CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

Sustainable Communities Environmental Assessment

Enlightenment Plaza Project

Case Numbers: ENV-2019-5597-SE, ENV-2020-2497-SCEA
Related Cases: CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR, VTT-82798

Project Location: 321 N. Madison Avenue [including 317, 327, 333, 339, 345 N. Madison Avenue, 312, 316, 322, 328, N. Juanita Avenue, and 3810, 3812, 3812 ½, 3814, 3814 ½, 3818, 3820, 3830, and 3838 W. Oakwood Avenue, Los Angeles, CA 90004]

Community Plan Area: Wilshire

Council District: 13 – Mitch O'Farrell

Project Description: The Proposed Project includes the demolition of three existing commercial buildings formerly used for the commercial operation of a telecommunications company, three existing single-family residential buildings, one surface parking lot, and removal of 4 non-protected street trees, and the construction, operation, and maintenance of five eight-story multi-family buildings in a Permanent Supportive Housing project consisting of 454 dwelling units ("Proposed Project"). The Proposed Project consists of 100 percent affordable housing for the formerly homeless serving lower-income and target population members, exclusive of the five manager's units. The Proposed Project includes 370 studio units, 71 one-bedroom units, and 13 two-bedroom units. Vehicular access to the Project Site would be provided via one full-access driveway along Madison Avenue, one full-access driveway along Oakwood Avenue, one full-access driveway along Juanita Avenue, and a loading/drop-off area along Madison Avenue. Additionally, the Proposed Project would provide 36,580 square feet of interior and exterior open space and 11,772 square feet of resident supportive services space (which includes 5,700 square feet of Case Management service area as well as 6,072 square feet of interior open space equal to 4.7 percent of the projects floor area). The Proposed Project's total floor area would consist of 247,812 square feet of residential space, resulting in a Floor Area Ratio of 2.8:1. The maximum building height is 95 feet above grade.

The Proposed Project would also include the renovation of an existing office building at 3838 Oakwood Avenue and the vacation of portions of Madison Avenue, Juanita Avenue, and Oakwood Avenue to allow for secured and controlled access to the Project Site and the adjacent PATH project, and to provide an opportunity to facilitate transit access and enhance landscaping and open space features. The operation of the project is not dependent upon any future street vacations. The record includes no evidence that any other property owner, or development project in the SNAP has expressed an interest in using the newly proposed Subarea D2 at this time. Therefore, the analysis of amending the SNAP to include this new Subarea D.2 is limited to the project area.

PREPARED FOR:
The City of Los Angeles Department of City Planning

PREPARED BY:
Parker Environmental Consultants, LLC

APPLICANT:
Flexible PSH Solutions

April 30, 2020

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Section 1. Introduction

This Sustainable Communities Environmental Assessment (SCEA) has been prepared pursuant to Section 21155.2 of the California Public Resources Code.

1.1 Background Information on Senate Bill 375 and the SCEA

The State of California adopted Senate Bill 375 (SB 375), also known as "The Sustainable Communities and Climate Protection Act of 2008," which outlines growth strategies that better integrate regional land use and transportation planning and that help meet the State of California's greenhouse gas (GHG) emissions reduction mandates. SB 375 requires the State's 18 metropolitan planning organizations to incorporate a "sustainable communities strategy" (SCS) into the regional transportation plans to achieve their respective region's greenhouse gas emission reduction targets set by CARB. Correspondingly, SB 375 provides various CEQA streamlining provisions for projects that are consistent with an adopted applicable SCS and meet certain objective criteria; one such CEQA streamlining tool is the SCEA.

The Southern California Association of Governments (SCAG) is the metropolitan planning organization for the County of Los Angeles (along with the Counties of Imperial, San Bernardino, Riverside, Orange, and Ventura). On April 7, 2016, SCAG's Regional Council adopted the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016-2040 RTP/SCS). For the SCAG region, CARB has set GHG emissions reduction targets at eight percent below 2005 per capita emissions levels by 2020, and 13 percent below 2005 per capita emissions levels by 2035. The 2016-2040 RTP/SCS outlines strategies to meet or exceed the targets set by CARB. By Executive Order, approved June 28, 2016, CARB officially determined that the 2016-2040 RTP/SCS would achieve CARB's 2020 and 2035 GHG emission reduction targets.

SB 375 allows the City of Los Angeles (at times referred to as City), acting as lead agency, to prepare a SCEA as the environmental CEQA Clearance for "Transit Priority Projects" (as described below) that are consistent with SCAG's 2016-2040 RTP/SCS.

1.2 Transit Priority Project Criteria

SB 375 provides CEQA streamlining benefits to qualifying Transit Priority Projects (TPPs). For purposes of projects in the SCAG region, a qualifying TPP is a project that meets the following four criteria (see Public Resources Code §21155 (a) and (b)):

1. Is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in the SCAG 2016-2040 RTP/SCS;

2. Contains at least 50 percent residential use, based on total building square footage and, if the project contains between 26 percent and 50 percent nonresidential uses, a floor area ratio of not less than 0.75;

3. Provides a minimum net density of at least 20 units per acre; and

4. Is within one-half mile of a Major Transit Stop or High-Quality Transit Corridor included in a regional transportation plan.

1.3 SCEA Process and Streamlining Provisions

Qualifying TPPs that have incorporated all feasible mitigation measures and performance standards or criteria set forth in the prior applicable EIR (SCAG's 2016-2040 RTP/SCS Program EIR) and that are determined to not result in significant and unavoidable environmental impacts may be approved with a SCEA. The specific substantive and procedural requirements for the approval of a SCEA include the following:

1. An initial study shall be prepared for a SCEA to identify all significant impacts or potentially significant impacts, except for the following:

   a. Growth-inducing impacts, and

   b. Project-specific or cumulative impacts from cars and light trucks on global warming or the regional transportation network.

   Note: All relevant and applicable 2016-2040 RTP/SCS Program EIR mitigation measures shall be incorporated into the Project prior to conducting the initial study analysis.

2. The initial study shall identify any cumulative impacts that have been adequately addressed and mitigated in a prior applicable certified EIR. Where the lead agency determines the impact has been adequately addressed and mitigated, the impact shall not be cumulatively considerable.

3. The SCEA shall contain mitigation measures that either avoid or mitigate to a level of insignificance all potentially significant or significant effects of the project required to be identified in the initial study.

4. A draft of the SCEA shall be circulated for a public comment period not less than 30 days, and the lead agency shall consider all comments received prior to acting on the SCEA.

5. The SCEA may be approved by the lead agency after the lead agency's legislative body conducts a public hearing, reviews comments received, and finds the following:

    a. All potentially significant or significant effects required to be identified in the initial study have been identified and analyzed, and

    b. With respect to each significant effect on the environment required to be identified in the initial study, either of the following apply:

        i. Changes or alterations have been required in or incorporated into the project that avoid or mitigate the significant effects to a level of insignificance.

        ii. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.

6. The lead agency's decision to review and approve a TPP with a SCEA shall be reviewed under the substantial evidence standard.

1.4 Required Findings

The City of Los Angeles has determined that the proposed Transit Priority Project may be reviewed through a SCEA:

1. The Proposed Project is consistent with the general use designations, density, building intensity, and applicable policies specified for the project area in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG);

2. The Proposed Project qualifies as a Transit Priority Project (TPP) pursuant to Public Resources Code Section 21155(b);

3. The Proposed Project is a residential project as defined by Public Resources Code Section 21159.28(d);

4. The Proposed Project, as mitigated, incorporates all relevant and feasible mitigation measures, performance standards, or criteria set forth in the prior environmental reports, including SCAG's RTP/SCS Program Environmental Impact Report;

5. All potentially significant or significant effects required to be identified and analyzed pursuant to the CEQA have been identified and analyzed in an initial study; and

6. The Proposed Project, as mitigated, either avoids or mitigates to a level of insignificance all potentially significant or significant effects of the Proposed Project required to be analyzed pursuant to CEQA.

Therefore, the City of Los Angeles finds that the Proposed Project complies with the requirements of CEQA for using a SCEA as authorized pursuant to Public Resources Code Section 21155.2(b). The attached Section IV, Environmental Impact Analysis, has been prepared by the Parker Environmental Consultants on behalf of the Project Applicant and in conjunction with the City of Los Angeles, as Lead Agency in support of this SCEA.

1.5 Organization of the SCEA

This SCEA is organized into nine sections as follows:

Section I. Introduction: This section provides an overview of the SCEA and CEQA process.

Section 2. Executive Summary/SCEA Environmental Determination: This section provides Proposed Project information, identifies key areas of environmental concern, and includes a determination whether the Proposed Project may have a significant effect on the environment.

Section 3. Project Description: This section provides a detailed description of the Project Site location, the existing environmental setting and the Proposed Project, including details involving the proposed land uses, developed floor area, building height, vehicle parking, bicycle parking, open space areas, landscaping, signage, construction activities, and the associated land use entitlement requests.

Section 4. SCEA Criteria and Transit Priority Project Consistency Analysis: This section identifies the Transit Priority Project Criteria and provides an analysis of the Proposed Project's consistency with the SCAG RTP/SCS.

Section 5. 2016-2040 RTP/SCS Program EIR Mitigation Measures: This section identifies all feasible mitigation measures, performance standards, and criteria from the 2016-2040 RTP/SCS Program EIR.

Section 6. Sustainable Communities Environmental Analysis: Each environmental issue identified in the SCEA Initial Study Checklist contains an assessment and discussion of impacts associated with each subject area. When the evaluation identifies potentially significant effects, mitigation measures are provided to reduce such impacts to a less

than significant level. This section also identifies mitigation measures from the 2016-2040 RTP/SCS EIR that are applicable to the Proposed Project.

Section 7. List of Preparers: This section provides a list of City personnel, other governmental agencies, and consultant team members that participated in the preparation of the SCEA.

Section 8. References, Acronyms and Abbreviations: This section provides a list of reference materials and identifies commonly used acronyms and abbreviations that are used throughout the document.

Appendices: This section includes various reference documents, technical reports, and information used in the SCEA.

Section 2. Executive Summary / SCEA Environmental Determination

Project Title: Enlightenment Plaza Project

Environmental Case Number: ENV-2019-5597-SE; ENV-2020-2497-SCEA

Related Cases: CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR and VTT-82798

Project Location: 321 N. Madison Avenue [including 317, 327, 333, 339, 345 N. Madison Avenue, 312, 316, 322, 328, N. Juanita Avenue, and 3810, 3812, 3812 ½, 3814, 3814 ½, 3818, 3820, 3830, and 3838 Oakwood Avenue, Los Angeles, CA 90004]

Community Plan Area: Wilshire

Council District: 13 – Mitch O'Farrell

Lead City Agency: City of Los Angeles Department of City Planning

Staff Contact: Hagu Solomon-Cary
200 N. Main Street, Room 763
Los Angeles CA 90012

Phone Number: (213) 978-1361

Applicant Name and Address: Flexible PSH Solutions, Inc.
2102 Century Park Lane, Suite 413
Los Angeles, CA 90067

Phone Number: (213) 248-7185

General Plan Designation: Limited Manufacturing

Zoning: M1-1

PROJECT DESCRIPTION: The Proposed Project would result in the demolition of three existing commercial buildings formerly used for the commercial operation of a telecommunications company, three existing single-family residential buildings, one surface parking lot, removal of 4 non-protected trees, and the construction, operation, and maintenance of five eight-story multi-family buildings in a Permanent Supportive Housing project consisting of 454 dwelling units ("Proposed Project"). The Proposed Project consists of 100 percent affordable housing serving lower-income and target population members, exclusive of the five manager's units. The Proposed Project would include 370 studio units, 71 one-bedroom units, and 13 two-bedroom units. The Proposed Project would provide 23 vehicular parking spaces and 251 bicycle parking spaces. Vehicular access to the Project Site would be provided via one full-access driveway along Madison Avenue, one full-access driveway along Oakwood Avenue, one full-access driveway along Juanita Avenue, and a loading/drop-off area along Madison Avenue. Additionally, the Proposed Project would provide 36,580 square feet of interior and exterior open space and 11,772 square feet of resident services space (which includes 5,700 square feet of Case Management service area as well as 6,072 square feet of interior open space equal to 4.7

percent of the projects floor area). The Proposed Project's total floor area would consist of 247,812 square feet of residential space, resulting in a Floor Area Ratio of 2.8:1.[1] The maximum building height is 95 feet above grade. The Project would also include the renovation of an existing 5,663 square-foot two-story office building above a one-level partially subterranean parking garage at 3838 Oakwood Avenue.[2]

The discretionary requests include: (1) A General Plan Amendment from Limited Industrial to Commercial Manufacturing land use designation, (2) A Zone Change from M1-1 (Limited Industrial) to CM-1 (Commercial Manufacturing) and approval of affordable housing incentives in compliance with Measure JJJ for a 20% reduction in open space, the elimination of Section VI.6 of the Vermont/Western Transit Oriented District Station Neighborhood Area Specific Plan (SNAP), and to utilize the side yard requirements for the RAS3 zone; (3) A Specific Plan Amendment to create a new subarea within the SNAP to permit Permanent Supportive Housing that includes Restricted Affordable Units with supportive services for formerly homeless, (4) Project Permit Compliance Review, (5) Site Plan Review, (6) Vesting Tentative Tract Map, and (7) approval of a haul route.

Separate stand alone Street Vacation applications may be pursued with the City of Los Angeles for portions of Madison, Oakwood and Juanita Avenues independent of the main entitlements. The future vacation of portions of Madison Avenue, Juanita Avenue, and Oakwood Avenue would allow for secured and controlled access to the Project Site and the adjacent PATH project, and to provide an opportunity to facilitate transit access, and enhance landscaping and open space features. The operation of the project is not dependent upon any future street vacations.

The Proposed Project would also require approvals and permits from the Department of Building and Safety (and other municipal agencies) for project construction activities including, but not limited to, the following: shoring, grading, foundation, removal of existing street trees, and building and tenant improvements. (For additional detail, see "Section 3. Project Description").

ENVIRONMENTAL SETTING: The Project Site includes three assessor's tax parcels (Assessor Parcel No. 5501-001-800, 5501-001-023, and 5501-001-025) that encompasses 94,623 square feet of lot area (2.17 acres). The Project Site is currently occupied by three commercial buildings, three single-family residential buildings, a two-story office building above a one-level partially subterranean parking garage, and a paved surface parking lot. The surrounding properties are developed with residential use (including permanent supportive housing), commercial, and light industrial/manufacturing uses. (For additional detail, see "Section 3. Project Description").

Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement.): City of Los Angeles Bureau of Engineering (BOE), Department of Building and Safety, L.A. Sanitation (LASAN), Los Angeles Fire Department (LAFD), Board of Public Works/Department of Urban Forestry, CRA/LA Excess Bond Proceeds from the Wilshire Center/Koreatown Redevelopment Project Area, the Economic and Workforce Development Department, and the Housing and Community Investment Department, Los Angeles County Community Development Commission, and the State Department of Community Development.

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[1] *The Proposed Project proposes 317,743 sf of total floor area, however, Floor Area under Section 10.C of the Subarea D 2 SNAP regulations, excludes areas dedicated to supportive services and common areas.*

[2] *The floor area and lot are of the 3838 Oakwood Avenue lot are not included in the overall calculation of the Proposed Project's FAR.*

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 and Forestry Resources	☐ Hazards & Hazardous Materials	☐ Recreation
☐ Air Quality	☐ Hydrology / Water Quality	☐ Transportation/Traffic
☐ 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 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.

☒ I find that the Project is a qualified "Transit Priority Project" that satisfies the requirements of Sections 21155 and 21155.2 of the Public Resources Code (PRC), and/or a qualified "residential or mixed use residential project" that satisfies the requirements of Section 21159.28(d) of the PRC, and although the Project could have a potentially significant effect on the environment, there will not be a significant effect in this case, because this Sustainable Communities Environmental Assessment (SCEA) Initial Study identifies measures that either avoid or mitigate to a level of insignificance all potentially significant or significant effects of the Project.

Hagu Solomon-Cary, AICP	Senior City Planner
PRINTED NAME	**TITLE**
Hagerenash Solomon-Cary	4/27/2020
SIGNATURE	**DATE**

Section 3. Project Description

3.1. Project Summary

Flexible PSH Solutions (the "Applicant") proposes the demolition of three existing commercial buildings previously used for the commercial operation of a telecommunications company (totaling 7,881 square feet), three existing single-family residential buildings (totaling 1,518 square feet), and one surface parking lot with 199 parking spaces. The Project includes the renovation of an existing 5,663 square-foot two-story building above a one-level partially subterranean garage, and the construction, operation, and maintenance of five eight-story multi-family buildings in a Permanent Supportive Housing project with 454 dwelling units ("Proposed Project").

The Proposed Project consists of 100 percent affordable housing, exclusive of the five manager's units, serving lower-income and target population members. The Proposed Project includes 370 studio units, 71 one-bedroom units, and 13 two-bedroom units. The Proposed Project provides 23 vehicular parking spaces within a one-level at-grade parking level in three of the five buildings and 227 bicycle parking spaces within a one-level at-grade parking level in all five buildings and 28 bicycle parking spaces along the sidewalk (251 bicycle parking spaces total). Vehicular access to the Project Site is provided via one full-access driveway along Madison Avenue, one full-access driveway along Oakwood Avenue, one full-access driveway along Juanita Avenue, and a loading/drop-off area along Madison Avenue. Additionally, the Proposed Project provides 36,580 square feet of interior and exterior open space and 11,772 square feet (including 5,700 square feet of case management space and 6,072 square feet of interior open space) of resident services space. The Proposed Project's total floor area consists of 247,812 square feet, resulting in a Floor Area Ratio of 2.8:1. The maximum building height is 95 feet above grade.

The Proposed Project's discretionary requests include: (1) A General Plan Amendment from Limited Industrial[3] to Commercial Manufacturing land use designation, (2) A Zone Change from M1-1 (Limited Industrial) to CM-1 (Commercial Manufacturing), (3) A Specific Plan Amendment to create new Subarea D2 with a designation of Commercial Manufacturing/ Permanent Supportive Housing, (4) Project Permit Compliance, (5) Site Plan Review, and (6) A Vesting Tentative Tract Map. Separate stand alone Street Vacation applications may be processed with the City of Los Angeles for portions of

[3] *The Wilshire Community Plan General Plan Map identifies the site with the land use designation of Limited Industrial. ZIMAS identifies the site with the General Plan land use designation of Limited Manufacturing.*

Madison, Oakwood and Juanita Avenues independent of the main entitlements. The Proposed Project would also require approvals and permits from other City of Los Angeles departments, including, but not limited to, the Department of Building and Safety (City agencies and other non-City agencies) for project construction activities including, but not limited to, the following: shoring, grading, hauling, foundation, removal of existing street trees (requires Board of Public Works approval), and building and tenant improvements.

3.2. Environmental Setting

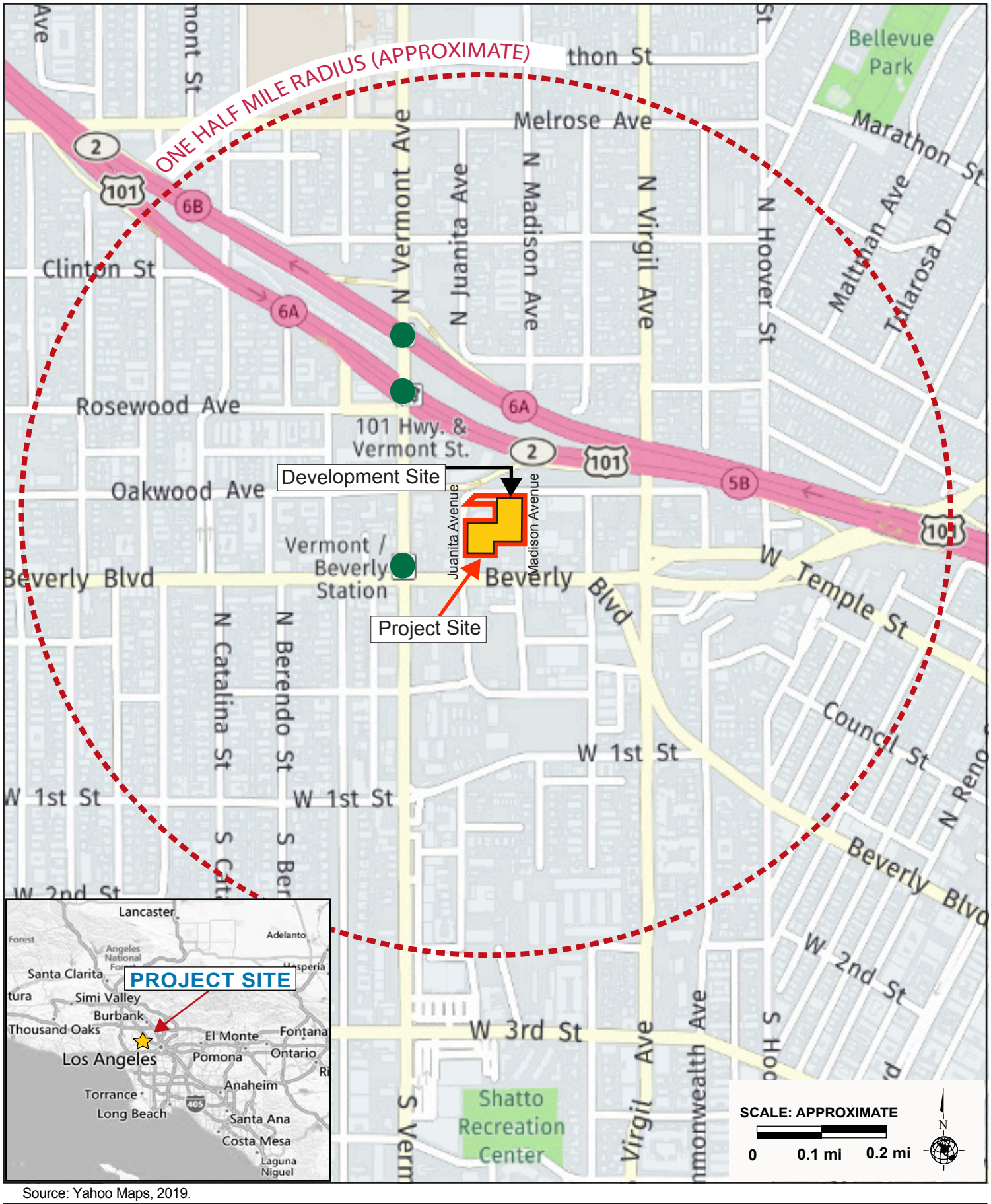
3.2.1 Project Location

The Project Site is located in the Wilshire Community Plan Area within the City of Los Angeles. The Project Site's location within the City of Los Angeles and the greater Los Angeles region is depicted in Figure 3.1, Project Location Map. The Project Site encompasses three parcels (with 12 lots) and includes approximately 94,623 square feet of gross lot area (2.17 acres). The Project Site is generally bound by Madison Avenue to the east; Oakwood Avenue to the north; and Juanita Avenue to the west. Existing commercial development bounds the Project Site to the south. The Project Site is asymmetrical. The Project Site's property addresses, Assessor's Parcel Numbers (APN), land use and lot area are summarized in Table 3.1, Summary of the Project Site, below.

Table 3.1
Summary of Project Site

Address	APN	Existing Land Use	Existing Building Area	Total Lot Area
312 N. Juanita Avenue 316 N. Juanita Avenue 322 N. Juanita Avenue 328 N. Juanita Avenue 317 N. Madison Avenue 321 N. Madison Avenue 327 N. Madison Avenue 333 N. Madison Avenue 339 N. Madison Avenue 345 N. Madison Avenue 310 Oakwood Avenue	5501-001-800	Commercial	7,881 sf	84,192 sf
3812 Oakwood Avenue 3812 ½ Oakwood Avenue 3814 Oakwood Avenue 3814 ½ Oakwood Avenue	5501-001-023	Single-Family Residential	3 dwelling units 1,518 sf	6,782 sf
3818 Oakwood Avenue 3820 Oakwood Avenue 3830 Oakwood Avenue 3838 Oakwood Avenue	5501-001-025	Commercial	5,663 sf	3,649 sf
		Total	15,060 sf	94,623 sf

Sources: City of Los Angeles Department of City Planning, Zone Information and Map Access System, website: http://zimas.lacity.org/, accessed May 2019; and Blew & Associates, P.A.



Source: Yahoo Maps, 2019.

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Figure 3.1
Project Location Map

Regional access to the Project Site is provided by the Hollywood Freeway (US 101), which borders the Project Site to the north across Oakwood Avenue. Access to and from the freeway is accessible via N. Vermont Avenue. The eastbound freeway off-ramp is located at N. New Hampshire and Rosewood Avenue and provides direct access to N. Vermont Avenue. The westbound freeway off-ramp is located at N. Vermont Avenue approximately 1,000 feet north of Oakwood Avenue. The west bound on-ramp is located at N. Vermont Avenue and Oakwood Avenue (approximately 480 feet north of Beverly Boulevard) and the eastbound on-ramp is located approximately 1,500 feet north of Beverly Boulevard.

Local street access is provided by the grid roadway system surrounding the Project Site. Juanita Avenue, which borders the Project Site to the immediate West, is a two-way street providing one travel lane in the north direction and one travel lane in the south direction. Juanita Avenue is classified as a Local Street in the City's Mobility Plan.[4] Oakwood Avenue, which borders the Project Site to the north, is a two-way street providing one travel lane in each direction in the vicinity of the Project Site. Oakwood Avenue is designated as a Local Street in the City's Mobility Plan. Madison Avenue, which borders the Project Site to the East, is a two-way street providing one travel lane in each direction in the vicinity of the Project Site. Madison Avenue is classified as a Local Street in the City's Mobility Plan. Beverley Boulevard, which is the closest street to the south of the Project Site, is a two-way street providing two travel lanes in each direction. Beverley Boulevard is designated as an Avenue II in the City's Mobility Plan. Street parking is provided along all bordering streets, with some restrictions.

Major arterial roadways that also provide access to the Project Site are Vermont Avenue, which is located approximately immediately 0.1 mile west of the Project Site; and Virgil Avenue, which is located approximately 0.2 mile east of the Project Site. Vermont Avenue is classified as an Avenue I and Virgil Avenue is classified as an Avenue II roadway in the City's Mobility Plan.

[4] *Based on a January 17, 2020 correspondence from the Bureau of Engineering to the City Planning Department, it is determined that Juanita Avenue functions in the same manner as a Limited Local Street and that the widening of the roadway would not be required to implement the intent of the Mobility Element.*

High Quality Transit Area

As described above, SB 375 provides streamlining benefits for projects located within one-half mile of a Major Transit Stop[5] or High Quality Transit Corridor.[6] For purposes of identifying such locations, SCAG utilizes the term "High Quality Transit Areas." The Project Site meets the criteria of a HQTA.

The roadways adjacent to the Project Site are served by several bus lines managed by multiple transit operators that include the Los Angeles County Metropolitan Transportation Authority (Metro), LADOT DASH and Commuter Express. The Project Site's proximity to the Vermont/Beverly Rail Station (within 500 feet to the west) provides transfer opportunities to other Metro rail services, Amtrak, Metrolink, and numerous bus routes served by Metro, LADOT, and municipal bus operators. The bus lines within a "reasonable walking distance" (approximately one-quarter mile) of the Project include (10, 14, 201, 204, 754, and Metro Rapid 780). The LADOT DASH line (DASH Wilshire Center/Koreatown) runs along Vermont Avenue, with the nearest bus stop located at W. 1st Street. Due to its proximity to the aforementioned bus stops and Vermont/Beverly Rail Station, the Project Site is located within a HQTA.

Transit Priority Area

In 2013, the State of California enacted Senate Bill 743 (SB 743), which provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an Infill Site[7] within a Transit Priority Area shall not be considered significant impacts on the environment." Public Resources Code Section 21099(a)(7) defines a "Transit Priority Area" as an area within one-half mile of a Major Transit Stop (i.e., Vermont/Beverly Rail Station) 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." As state law, SB 743 supersedes the aesthetic impact

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[5] *Public Resources Code 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."*

[6] *Public Resources Code Section 21155(b) defines "High Quality Transit Corridor" as "a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.*

[7] *Public Resources Code Section 21061.3 defines an "Infill Site" as a lot located within an urban area that has been previously developed with qualified urban uses, 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.*

thresholds in the *CEQA Thresholds Guide*, including those established for aesthetics, obstruction of views, shading,[8] and nighttime illumination.

The Project Site is an Infill Site as it is currently developed with several buildings and a surface parking lot. The Project Site is within a Transit Priority Area because it is within one half-mile of a Major Transit Stop.[9] The roadways adjacent to the Project Site are further served by several bus lines managed by multiple transit operators that include the Los Angeles County Metropolitan Transportation Authority (Metro), LADOT DASH and Commuter Express. The Project Site's proximity to the Vermont/Beverly Rail Station (less than 500 feet) provides transfer opportunities to other Metro rail services, Amtrak, Metrolink, and numerous bus routes served by Metro, LADOT, and municipal bus operators. The bus lines within a "reasonable walking distance" (approximately one-quarter mile) of the Project include (10, 14, 201, 204, 754, and Metro Rapid 780). The LADOT DASH line (DASH Wilshire Center/Koreatown) runs along Vermont Avenue, with the nearest bus stop located at W. 1st Street. Due to its proximity to the aforementioned bus stops and Vermont/Beverly Rail Station, the Project Site is easily accessible and highly connected with the City of Los Angeles and the greater Los Angeles area.

3.2.2 Existing Conditions

Zoning

As shown in Figure 3.2, Zoning and General Plan Designations, the Project Site is located in the M1-1 (Limited Industrial) Zone, Height District No. 1. Height District No. 1 does not limit building height, but limits development to an allowable Floor Area Ratio (FAR) of 1.5:1. Residential units are not permitted in the M1 zone unless an existing industrial building is being converted either by way of a conditional use permit process or under the Adaptive Reuse Ordinance. Subarea D allows uses of the CM Zone, except that Projects with hotel, motel, apartment hotel, and residential uses are prohibited. As such, the Applicant is seeking a Zone Change to CM (Commercial Manufacturing) Zone, which allows Qualified Permanent Supportive Housing Projects.

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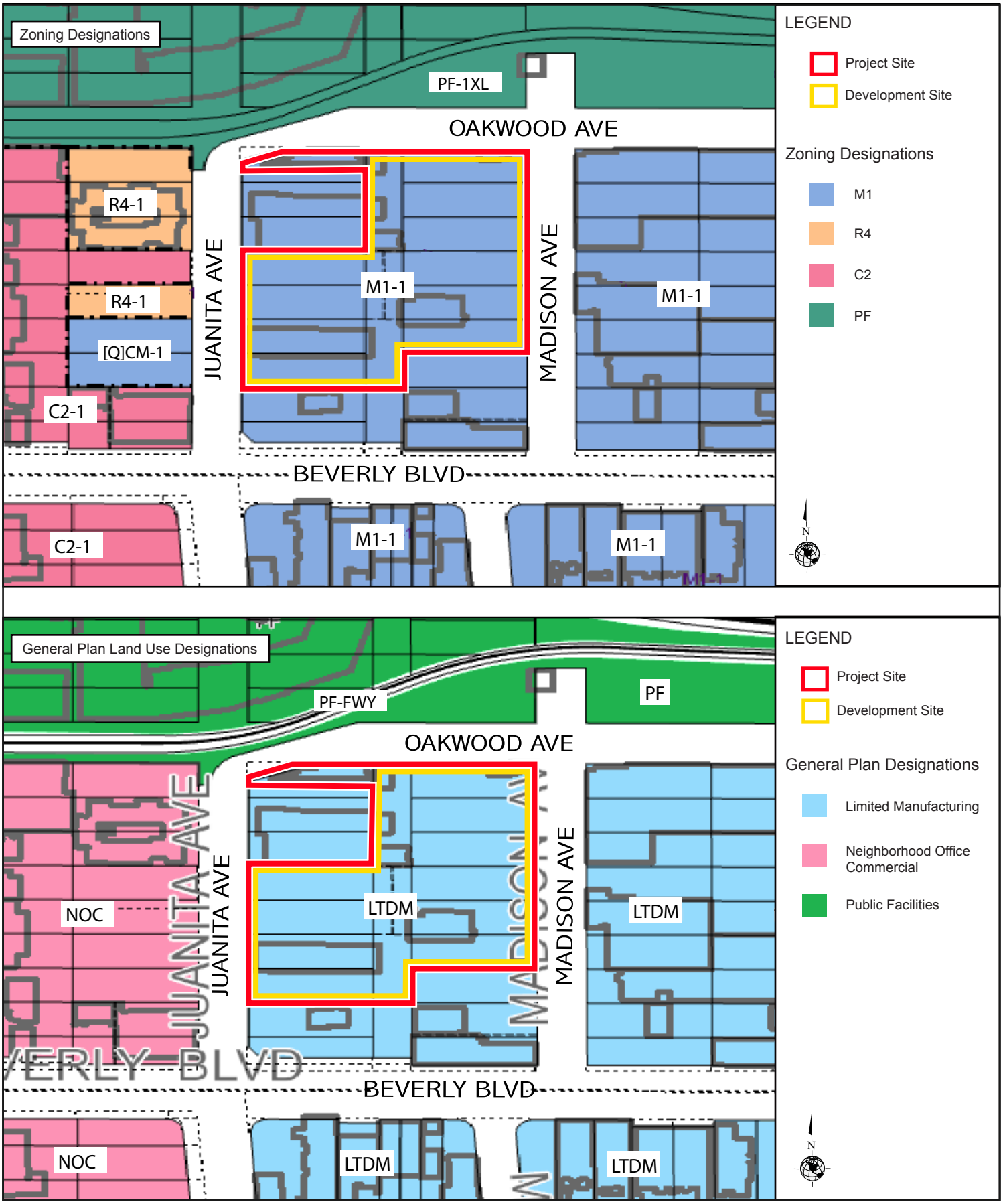
[8] *CEQA Guidelines Appendix G, which includes a comprehensive list of environmental topics under CEQA, does not expressly list shade and shadow impacts. The L.A. CEQA Thresholds Guide, however, considers shade and shadow impacts to be a type of aesthetic visual character impact under question 1c of Appendix G. The City has issued ZI No. 2452, confirming that SB 743 applies to a project's aesthetic impacts, including shade and shadow impacts.*

[9] *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 May 2019.*



Source: ZIMAS, City of Los Angeles, Department of City Planning, 2019.

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Figure 3.2
Zoning and General Plan Land Use Designations

Currently the SNAP allows the use and area regulations of the CM Zone (LAMC Section 12.17.1) to be applied to all lots in Subarea D, except that projects with residential uses are prohibited. As such, the Applicant is also requesting that the use and area regulations of Section 12.17.1 of the Code (CM Zone) shall apply to all lots in the Subarea D.2, except that residential uses are permitted provided specific requirements are met and the project meets the definition of a Qualified Permanent Supportive Housing Project. See Discretionary Requests, below, for further details.

Freeway Adjacent Advisory Notice (ZI-2427)

The Project Site is located approximately 250 feet south of the Hollywood Freeway (U.S. 101). ZI-2427 serves as an advisory notice to the public and applicants of the potential health risks associated with development projects that are located within 1,000 feet of a freeway. Areas within 500 feet of a freeway are known to experience the greatest concentrations of fine and ultrafine particulate matter (PM), a pollutant implicated in asthma and other health conditions.[10] Scientific literature previously focused on impacts to immediately surrounding communities within 500 feet of freeways; however, recent studies have established strong links to negative health outcomes affecting sensitive populations at a distance of 1,000 feet from freeways, (and in some instances, up to one mile). Therefore, the Department of City Planning uses the 1,000 feet boundary, as the distancing threshold, for conservative consideration of risk to the negative effects of air pollution caused by freeway proximity.

ZI-2427 provides design considerations to reduce air pollution exposure and associated health risks. All projects seeking discretionary approval for which findings must be made regarding conformance to the General Plan are expected to adhere to the Citywide Design Guidelines, including those that address freeway proximity. Further, ZI-2427 advises Applicants of Los Angeles Municipal Code (LAMC) Section 99.04.504.6, which requires building air filtration media with a Minimum Efficiency Reporting Value (MERV) of 13, for mechanically ventilated buildings within 1,000 feet of a freeway.

Enterprise Zone / Employment and Economic Incentive Program Area (ZI-2347)

Designated by City Council resolution, and approved by the California Department of Commerce, Enterprise Zones receive Federal, State and City economic incentives to stimulate local investment and employment. This is accomplished through tax and regulation relief and improvement of public services. Enterprise Zones are entitled to

[10] *City of Los Angeles, Department of City Planning, Zoning Information File, ZI No. 2452, Freeway Adjacent Advisory Notice, Effective September 17, 2018.*

special provisions with regards to certain design standards, including parking and height standards.[11]

Transit Priority Areas (TPAs)/Exemptions to Aesthetics and Parking (ZI-2452)

The Project Site is designated as a Transit Priority Area per the Department of City Planning's Zoning Information File ZI No. 2452, Transit Priority Areas (TPAs)/ Exemptions to Aesthetics and Parking within TPAs Pursuant to CEQA.[12] ZI-2452 clarifies 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. However, this law does not limit the ability of the City to regulate, or study aesthetic related impacts pursuant to other land use regulations found in the Los Angeles Municipal Code (LAMC), or the City's General Plan, including specific plans. For example, DCP staff would still need to address a project's shade and shadow impacts if it is expressly required in a specific plan, Community Design Overlays (CDOs), or Historic Preservation Overlay Zones (HPOZs).

Federal Opportunity Zone

The Project Site is located within a designated Opportunity Zone. Opportunity Zones were introduced in the Tax Cuts and Jobs Act, which President Donald J. Trump signed into law in December of 2017. Opportunity Zones are economically distressed communities located in urban, rural, suburban, and tribal areas. Opportunity Zones are designed to spur economic development and encourage job creation in distressed communities by providing tax benefits to investors. An Opportunity Zone is defined by the Internal Revenue Service (IRS) as "an economically distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as Opportunity Zones if they have been nominated for that designation by the State and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation of authority to the Internal Revenue Service."

LA Promise Zone

The Promise Zone program is President Obama's signature anti-poverty initiative. The LA Promise Zone Initiative, led by Mayor Garcetti, is a collective impact project involving leaders from government, local institutions, non-profits and community organizations to

[11] *City of Los Angeles, Department of City Planning, Zoning Information File, ZI No. 2374, Enterprise Zone / Employment and Economic Incentive Program Area (EZ), accessed May 2019.*

[12] *City of Los Angeles, Department of City Planning, Zoning Information File, ZI No. 2452, Transit Priority Areas (TPAs) / Exemptions to Aesthetics and Parking within TPAs Pursuant to CEQA, accessed May 2019.*

target resources to create jobs, boost public safety, improve public education and stimulate better housing opportunities for our residents and neighborhoods.

The LA Promise Zone is comprised of five ethnically and linguistically diverse neighborhoods based in Central Los Angeles – Hollywood, East Hollywood, Pico-Union, Westlake and Wilshire Center. The LA Promise Zone is home to approximately 165,000 residents, of whom 35% live in poverty (compared to 20% city-wide), and has alarming high school dropout rates, high unemployment, and a shortage of affordable housing. The LA Promise Zone's four four strategic goals are to: (1) Create economic opportunity, (2) Improve educational outcomes, (3) Make our neighborhoods safe, and (4) Build equitable, livable and sustainable communities.

Transit Oriented Communities

The Project Site is located in a Tier 4 Transit Priority area. Pursuant to the voter-approved Measure JJJ, LAMC Section 12.22 A.31 was added to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Program). The Measure required the Department of City Planning to create TOC Affordable Housing Incentive Program Guidelines (*TOC Guidelines*) for all Housing Developments located within a one-half mile radius of a Major Transit Stop. These Guidelines provide the eligibility standards, incentives, and other necessary components of the TOC Program consistent with LAMC 12.22 A.31.

General Plan Land Use Designations

Wilshire Community Plan

The Project Site is located within the Wilshire Community Plan (Community Plan) area of the City of Los Angeles and is designated for Limited Industrial land uses. The Wilshire Community Plan promotes an arrangement of land use, infrastructure, and services intended to enhance the economic, social, and physical health, safety, welfare, and convenience of the people who live, work and invest in the community. By serving to guide development, the Community Plan encourages progress and change within the community to meet anticipated needs and circumstances, promotes balanced growth, builds on economic strengths and opportunities while protecting the physical, economic, and social investments in the community to the extent reasonable and feasible. The Community Plan Area contains a pattern of low to medium density residential uses within areas of higher density residential uses. Commercial corridors can be found along arterial streets including Wilshire, Pico, La Cienega, Western Avenue, and Vermont Avenue.[13]

As stated in Chapter 3 – Land Use, of the General Plan Framework Element, "it is the intent of the General Plan Framework Element to preserve industrial lands for the retention and expansion of existing and attraction of new industrial uses that provide job

[13] *City of Los Angeles, Wilshire Community Plan, accessed May 2019.*

opportunities for the City's residents. As indicated in the Economic Development Chapter of the Framework Element, some existing industrially zoned lands may be inappropriate for new industries and should be converted for other land uses. Where such lands are to be converted, their appropriate use shall be the subject of future planning studies. Policies provide for the consideration of a broader array of uses within the industrial zones than has traditionally been acceptable to facilitate the clustering of uses, which may include retail, that support the basic industries or the location of industries in the same area where the waste products of one can be recycled as a resource for another ("industrial ecology") or a campus-like cluster of related uses."

As discussed in further detail below, under Discretionary Requests, the Applicant is seeking a General Plan Amendment from Limited Industrial to Commercial Manufacturing land use designation.

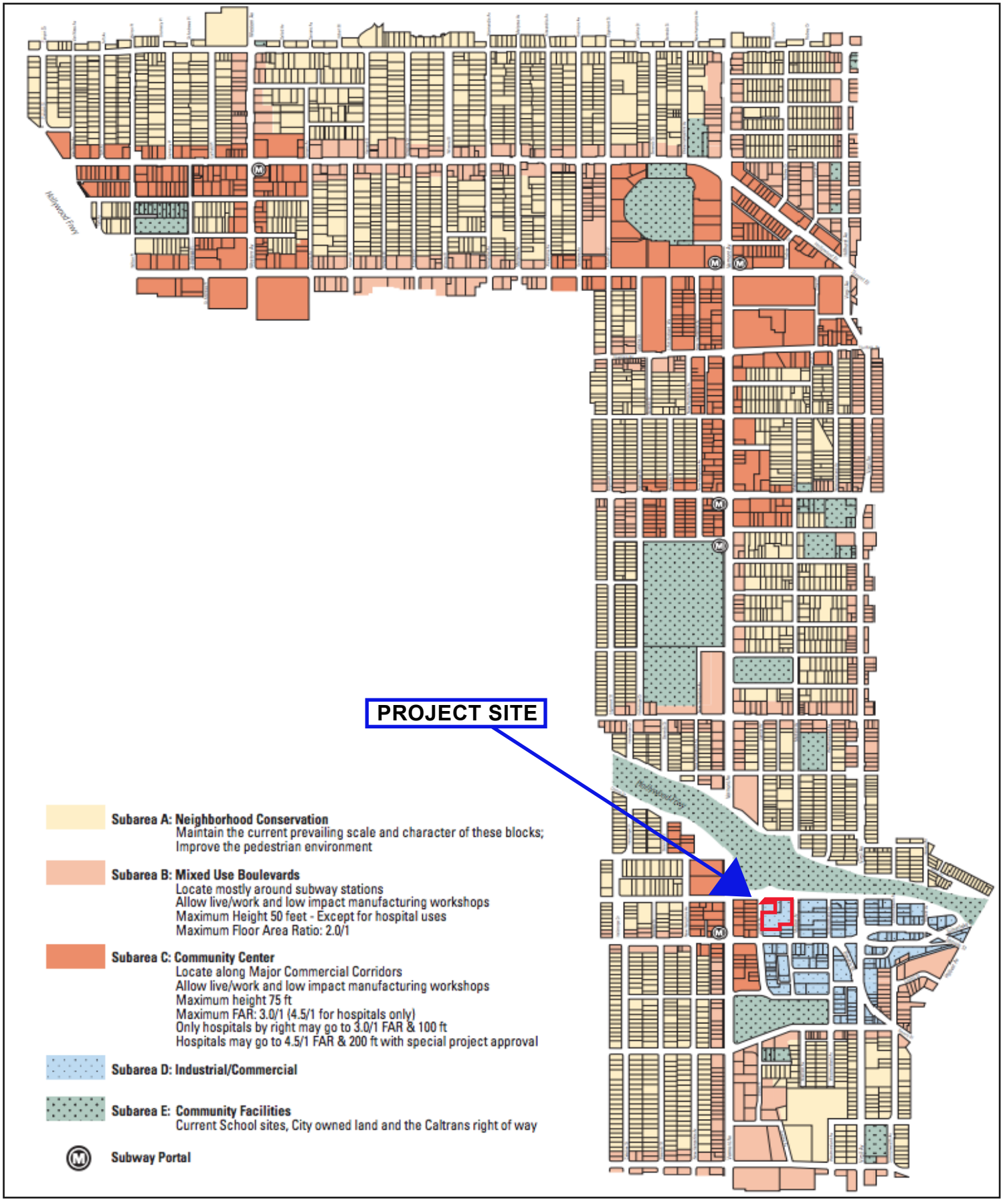
Vermont/Western Transit Oriented District (TOD) Station Neighborhood Area Plan Specific Plan

As shown in Figure 3.3, the Project Site is located within the Vermont/Western TOD Station Neighborhood Area Plan Specific Plan (SNAP). The SNAP consists of an area that includes all or parts of the Hollywood and Wilshire Communities and is generally bound by Franklin Avenue to the north; Virgil Avenue to the East; West 3rd Street to the South; and Canyon Drive to the West. The intent of the SNAP is to implement the goals and policies of the Hollywood Community Plan, Wilshire Community Plan, City General Plan Framework and Transportation Elements. To assist in implementation of goals and policies, the SNAP area is further divided into subareas grouped by land use elements. The Proposed Project is located within Subarea D and is subject to the area's use restrictions including no hotel, motel, apartment hotel, and residential uses.

Wilshire Center / Koreatown Redevelopment Project Area

The Project Site is located within the Wilshire Center / Koreatown Redevelopment Project Area. The Wilshire Center/Koreatown Redevelopment Plan, effective December 13, 1995, is valid until December 13, 2025.[14] While AB1X-26 dissolved redevelopment agencies as of October 2011, the land use regulations of the Wilshire Center/Koreatown Redevelopment Plan remain in effect. Pursuant to Ordinance 186,325, the City of Los Angeles will review the Project for compliance with the Wilshire Center/Koreatown Redevelopment Plan.

[14] *City of Los Angeles Community Redevelopment Agency – Los Angeles, Wilshire Center/Koreatown, website: http://www.crala.org/internet-site/Projects/Wilshire_Center/workprogram.cfm, accessed May 2019.*



Source: City of Los Angeles, Department of City Planning, Vermont/Western Transit Oriented District Specific Plan, Subarea D, Map No. 1, January 23, 2001.

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Figure 3.3
Vermont/Western Transit Oriented District Station Neighborhood Area Plan Specific Plan Map

Within the Wilshire Center/Koreatown Redevelopment Project Area, the Project Site is located within the Limited Industrial area. The Redevelopment Plan's objective for the project area is to, among others, eliminate and prevent the spread of blight and deterioration. Rehabilitation of this area is in part dependent on addressing the economic, social, educational, cultural, and physical well-being of the Wilshire Center / Koreatown population. Provision of low- and moderate-income housing for all income groups and family sizes is an important step towards addressing the goals of the Wilshire Center / Koreatown Redevelopment Project Area. Specialized facilities that address the social needs of the community, such as educational, job training, case management, and counseling programs should be developed in conjunction with new housing. Limitation on type, size, and height of buildings is limited by applicable federal, state, and local statutes, codes, and ordinances.[15]

Existing Site Conditions

Figure 3.4, Aerial Photograph of the Project Site and Surrounding Land Uses, shows an aerial view of the Project Site and identifies the photograph locations for the Project Site and surrounding land use photographs shown in Figure 3.4, Photographs of the Project Site.

The Project Site is currently improved with three one-story commercial buildings with a total of approximately 7,881 square feet of floor area, three single-family dwelling units (1,518 square feet), a 5,663 square-foot two-story office building above a one-level partially subterranean garage, and a surface parking lot, as shown on Figure 3.4 below.

The property at 312-328 Juanita Avenue and 317-345 Madison Avenue is developed with three structures totaling 7,881 square feet that were formerly used for telecommunication purposes by AT&T for administration, vehicle maintenance and storage purposes. This property has been vacant since December 2019. There are three vehicular driveways located along the west side of the Project Site fronting Juanita Avenue and three vehicular driveways located along the east side of the Project Site fronting Madison Avenue.

The property located at 3812-3814 Oakwood Avenue is developed with three single family dwelling units totaling 1,518 square feet. Access to this property is provided via one driveway from Oakwood Avenue.

The property located at 3838 Oakwood Avenue is developed with a 5,663 square-foot two-story office building above a one-level partially subterranean garage. This property is

[15] *Ibid.*

located within the Project Site for purposes of the SCEA analysis but is not within the proposed Vesting Tentative Tract Map.

Vegetation on the Project Site is minimal as the site is primarily improved with residential and commercial structures and ancillary paved surface parking areas. Based on information presented in the Tree Report, dated March 24, 2020, there are no trees within the Project Site that are considered protected under the City of Los Angeles Native Tree Protection Ordinance (Ord. 177,404). There are three (3) non-protected significant trees within the Project Site and four (4) street trees within the public right-of-way adjacent to the Project Site on Oakwood Avenue.[16]

Surrounding Land Uses

As shown in Figure 3.2, the properties immediately bordering the Project Site to the east and south are zoned M1 with a Limited Manufacturing General Plan land use designation. The properties bordering the property to the west are zoned R4, CM, and C2 with a Neighborhood Commercial General Plan land use designation.[17] The properties bordering the Project Site to the North are zoned PF-1XL with a Public Facilities General Plan land use designation. Photographs of the land uses immediately surrounding the Project Site are provided in Figure 3.5, Photographs of Surrounding Uses, Views 7 through 12. Figure 3.4 shows an aerial photograph of the uses surrounding the Project Site. Below is description of the existing conditions in the surrounding area.

North: The Project Site is immediately bordered by Oakwood Avenue to the north followed by mostly undeveloped land and the on-ramp to the Hollywood Freeway (US-101). A three-story residential rehabilitation center building and a Denny's restaurant are located directly north of the on-ramp, fronting N. Vermont Avenue. These properties and the freeway right-of-way are zoned PF-1XL and have a General Plan land use designation of Public Facilities.

East: The Project Site is immediately bordered by Madison Avenue to the east. On the east side of Madison Avenue, there is a 190 unit Permanent Supportive Housing development (PATH Metro Villas) and community serving commercial/industrial properties. Both of these developments are zoned M1-1 with a General Plan land use designation of Limited Industrial. Residential uses in conjunction with a

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[16] *The City of Los Angeles Department of City Planning requires the identification of the location, size type and condition of all existing trees on the Project Site with a diameter breast height (DBH) of 8" or greater. These trees are defined as non-protected significant trees. Smaller trees or shrubs not meeting this criteria were not surveyed.*

[17] *The Wilshire Community Plan identifies these properties with the land use designation of Neighborhood Office. However, ZIMAS identifies these properties with the land use designation of Neighborhood Office Commercial.*

homeless shelter use are permitted by conditional use as authorized under Planning Case Nos. CPC-2014-1602-CU-SPE-SPP-DB-SPR, CPC-2014-1602-CU-SPE-SPP-DB-SPR-PA1, and CPC-2014-1602-CU-SPE-SPP-DB-SPR-PA2.

South: The Project Site is immediately bordered by the Midway Car Rental business and Dewey Pest Control business located directly south of the Project Site. These properties are zoned M1-1 with a Limited Industrial General Plan land use designation. Located further south, on the south side of Beverly Boulevard, are more community serving commercial/industrial lots, also zoned M1-1 with a Limited Industrial General Plan land use designation.

West: The Project Site is immediately bordered by Juanita Avenue to the west. On the west side of Juanita Avenue, there are several multi-family and commercial properties zoned R4-1, C2-1, and [Q]CM-1. All of these properties have a Neighborhood Commercial General Plan land use designation. The building at 335 Juanita Avenue is the La Kretz Villas, a four-story low income multi-family apartment building managed by PATH Villas Hollywood. This Property is zoned R4-1. South of the La Kretz Villas are two vacant surface parking lots. The lot at 329 Juanita Avenue is zoned C2-1, while the lot at 321 Juanita Avenue is in the R4-1 Zone. The two lots located at 311 Juanita Avenue are vacant surface parking lots and are in the [Q] M1-1 Zone. The property at the northwest corner of Beverly Boulevard and Juanita Avenue (3755 Beverly Boulevard), is a three-story office building with offices and parking on the ground floor and two office levels above the ground floor. This property is in the C2-1 Zone.

Source: Google Earth, Aerial View, 2019.

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Figure 3.4
Aerial Photograph of the Project Site and Surrounding Land Uses

View 1: On the intersection of Juanita Avenue and Oakwood Avenue looking east at the Project Site.

View 2: On the north side of Oakwood Avenue looking southwest at the Project Site.

View 3: On the east side of Madison Avenue looking west at the Project Site.

View 4: On the west side of Juanita Avenue looking south-east at the Project Site.

View 5: On the west side of Juanita Avenue looking north-east at the Project Site.

View 6: On the intersection of Oakwood Avenue and Madison Avenue looking southwest the Project Site.

Source: Parker Environmental Consultants, June 13, 2019.

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Figure 3.5
Photographs of the Project Site
Views 1-6

View 7: On the south side of Beverly Boulevard looking northeast at the properties east of the Development Site.

View 8: On the south side of Beverly Boulevard looking northeast at the properties southeast of the Development Site.

View 9: On the intersection of Beverly Boulevard and Juanita Avenue looking northwest at the properties west and northwest of the Development Site.

View 10: On the west side of Juanita Avenue looking northeast at the properties north of the Development Site.

View 11: On the south side of Beverly Boulevard looking northeast at the properties south of the Development Site.

View 12: On the east side of Juanita Avenue looking northeast at the properties north of the Development Site.

Source: Parker Environmental Consultants, June 13, 2019.

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Figure 3.6
Photographs of the Surrounding Land Uses
Views 7-12

Section 4. SCEA Criteria and Transit Priority Project Consistency Analysis

4.1. Senate Bill 375

The State of California adopted SB 375, The Sustainable Communities and Climate Protection Act of 2008, which outlines growth strategies that better integrate regional land use and transportation planning and that help meet the State of California's greenhouse gas reduction mandates. SB 375 requires the State's 18 metropolitan planning organizations to incorporate a "Sustainable Communities Strategy" into the regional transportation plans to achieve their respective region's greenhouse gas emission reduction targets set by California Air Resources Board (CARB). The Southern California Association of Governments (SCAG) is the metropolitan planning organization that has jurisdiction over the Project Site.

On April 7, 2016, SCAG's Regional Council adopted the 2016-2040 Regional Transportation Plan/ Sustainable Communities Strategy (2016 RTP/SCS). For the SCAG region, the CARB has set greenhouse gas reduction targets at eight percent below 2005 per capita emissions levels by 2020, and 13 percent below 2005 per capita emissions levels by 2035. The 2016 RTP/SCS outlines strategies to meet or exceed the targets set by CARB.[20]

4.2. Transit Priority Project Criteria

SB 375 provides CEQA streamlining benefits to Transit Priority Projects (TPPs). A TPP is a project that meets the following four criteria (see Public Resources Code, Section §21155 (a) and (b)):

1. Is consistent with the use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy, for which the ARB has accepted a metropolitan planning organization's determination that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emission reduction targets established by CARB;

[20] *Southern California Association of Governments, 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy, Introduction, April 7, 2016.*

2. Contains at least 50 percent residential use, based on total building square footage and, if the project contains between 26 percent and 50 percent nonresidential uses, a floor area ratio of not less than 0.75;

3. Provides a minimum net density of at least 20 units per acre; and

4. Is within one-half mile of a Major Transit Stop or High-Quality Transit Corridor included in a regional transportation plan.

As discussed below, the Proposed Project qualifies as a TPP and meets the qualifying criteria pursuant to Public Resources Code, Section §21155 as outlined above.

Consistency with Criterion #1:

The Project is consistent with the general use designation, density, and building intensity and applicable policies of specified for the project area in either a sustainable communities strategy or an alternative planning strategy.

In April 2016, SCAG's Regional Council adopted the 2016-2040 RTP/SCS: A Plan for Mobility, Accessibility, Sustainability, and a High Quality of Life. The RTP/SCS is the culmination of a multi-year effort involving stakeholders from across the SCAG Region. The 2016-2040 RTP/SCS balances the Southern California region's future mobility and housing needs with economic, environmental, and public health goals. On June 28, 2016, CARB accepted SCAG's quantification of GHG emission reductions from the 2016–2040 RTP/SCS and determined that the 2016–2040 RTP/SCS would, if implemented, achieve the 2020 and 2035 GHG emission reduction targets established by CARB.[21]

Use Designation, Density, and Building Intensity

Using data collected from local jurisdictions, including general plans, SCAG categorized existing land use into land use types, then combined the land use types into 35 Place Types, and then classified sub-regions into one of three land use development categories (LDCs): urban; compact; or standard. SCAG used each of these categories to describe the conditions that exist and/or are likely to exist within each specific area of the region. (2016-2040 RTP/SCS, pp. 20-21.) The SCAG 2016-2040 RTP/SCS, Sustainable Communities Strategy Background Documentation, Appendix (April 2016), forecasted LDCs by county and subregion for 2012 and 2040; Exhibit 13: Forecasted Regional Development Types by Land Development Categories (2012) - Los Angeles City Subregion, and Exhibit 14: Forecasted Regional Development Types by Land

[21] *ARB Executive Order No. 16-066.*

Development Categories (2040) - Los Angeles City Subregion are provided in Appendix L of this SCEA. The forecasted land use development patterns by LDCs

The 2016-2040 RTP/SCS utilizes a classification system, known as Land Development Categories (LDC). SCAG notes that the LDCs utilized in the RTP/SCS are not intended to represent detailed land use policies, but are used to describe the general conditions likely to occur within a specific area if recently emerging trends, such as transit-oriented development, were to continue in concert with the implementation of the 2016 RTP/SCS. The forecasted land use development patterns by LDCs shown on the aforementioned exhibits (provided in Appendix L) are based on Transportation Analysis Zone ("TAZ") level data utilized to conduct required modeling analyses. Data at the TAZ level or at a geography smaller than the jurisdictional level are advisory only and non-binding, because SCAG sub-jurisdictional forecasts were not adopted as part of the 2016 RTP/SCS. However, these data may be used at the discretion of local agencies, which maintain their existing authority over local planning and land use decisions and will be solely responsible for determining consistency of any future project with the 2016 RTP/SCS.

The Project Site is located in the Urban LDC, which is the highest density and most intense land development category assessed in the 2016-2040 RTP/SCS. The 2016-2040 RTP/SCS describes the Urban Land Development Category as:

> *These areas are often found within and directly adjacent to moderate and high-density urban centers. Nearly all urban growth in these areas would be considered infill or redevelopment. The majority of housing is multifamily and attached single-family (townhome), which tend to consume less water and energy than the larger types found in greater proportion in less urban locations. These areas are supported by high levels of regional and local transit service. They have well-connected street networks, and the mix and intensity of uses result in a highly walkable environment. These areas offer enhanced access and connectivity for people who choose not to drive or do not have access to a vehicle. (page 20)*

The Proposed Project would be consistent with the Urban LDC. The Proposed Project is located within a highly urbanized area within the City of Los Angeles, in the Wilshire Community Plan area. The Proposed Project is an infill project that would provide affordable multi-family units and community serving ground floor case management and social services uses. As discussed above, due to the Proposed Project's proximity to transit, it is located within a High-Quality Transit Area (HQTA). HQTA's support transit opportunities and promotes a walkable environment. The Project Site is located within 500 feet of the Vermont/Beverly Rail Station, a Major Transit Stop. Additionally, access to the Project Site is served by a well-connected street network, which consists of a grid

pattern as is most of the City of Los Angeles. The predominant housing type in the Project Site area is multi-family residential. As such, the Proposed Project is highly connected and provides accessibility for persons who choose not to drive or do not have access to a vehicle.

The 2016-2040 RTP/SCS further demonstrates that HQTAs may include high-density development, support pedestrian and bike infrastructure, reduce parking requirements, and retain affordable housing near transit. The Proposed Project is an affordable housing project, which includes a campus of five eight-story residential buildings with 454 residential dwelling units and 11,772 square feet of case management and social services spaces. The Proposed Project promotes pedestrian activity and bicycling activity by providing landscaping along the public right-of-way as well as first floor courtyard spaces. The Proposed Project would provide limited parking for the supportive service and case management uses that is consistent with LAMC standards. Therefore, the Proposed Project is consistent with the expectations of developments within HQTAs.

The RTP/SCS includes various urban footprint place types, including mixed use, residential, commercial, office, research and development, industrial, civic and open space. (SCAG 2016-2040 RTP/SCS Background Documentation, p. 90, 'Place Types Categorized Into Land Development Categories (LDCs); SCAG 2016-2040 RTP/SCS, Urban Footprint Place Types, pp. 1-2).

'Urban Residential' place types "are typically found within or adjacent to major downtowns. They include high- and mid-rise residential towers, with some ground-floor retail space. Parking [is] usually structured below or above ground. Residents are well served by transit, and can walk or bicycle for many of their daily needs." The land use mix for this place type is typically approximately 64 percent residential, 4 percent employment, 12 percent mixed use and 21 percent open space/civic. The residential mix is 100 percent multi-family. The average total net FAR is 9.0, floors range from 15-100, and the gross density ranges from 0-50 employees per acre 75-500+ households per acre. (SCAG 2016-2040 RTP/SCS, Urban Footprint Place Types, p. 1.)

The Proposed Project is a residential development up to eight stories tall consisting of residential and support services uses in a highly-urbanized part of Los Angeles, on a site that is currently occupied by three commercial buildings, three single-family residential buildings, one office building, and one surface parking lot. Adjacent land uses include multi-family residential (including permanent supportive housing), office, commercial/retail, industrial uses, and surface parking. The Proposed Project's floor area is approximately 95 percent residential, and approximately 5 percent non-residential with a non-residential FAR of 0.13 to 1. The project area, generally consisting of a one-quarter mile radius, is supported by high levels of regional and local transit. The Proposed Project

would construct approximately 226 dwelling units per acre and will have a total net FAR of 2.8:1.

Based on the regional growth projections in the 2016-2040 RTP/SCS, the City of Los Angeles had an estimated permanent population of approximately 3,845,500 persons and approximately 1,325,500 residences in 2012. By the year 2040, SCAG forecasts that the City of Los Angeles will increase to 4,609,400 persons (or a 20% increase since the year 2012) and approximately 1,690,300 residences (or a 28% increase since the year 2012). SCAG's population and housing projections for the City of Los Angeles, Los Angeles County, and the SCAG region as a whole for 2012 and 2040 are further summarized in Table 4.1, below.

Table 4.1
SCAG Population and Housing Projections for the City of Los Angeles, Los Angeles County, and the SCAG Region

Population			
Region	**2012**	**2040**	**% Growth (2012-2040)**
Los Angeles City	3,845,500	4,609,400	20%
Los Angeles County	9,923,000	11,514,000	16%
SCAG Region	18,322,000	22,138,000	21%
Households			
Region	**2012**	**2040**	**% Growth (2012-2040)**
Los Angeles City	1,325,500	1,690,300	28%
Los Angeles County	3,257,000	3,946,000	21%
SCAG Region	5,885,000	7,412,000	26%
Employment			
Region	**2012**	**2040**	**% Growth (2012-2040)**
Los Angeles City	1,696,400	2,169,100	28%
Los Angeles County	4,246,000	5,226,000	23%
SCAG Region	7,440,000	9,872,000	33%

Source: SCAG, adopted 2016-2040 RTP/SCS Growth Forecast, Demographics and Growth Forecast Appendix, adopted April 2016.

The Proposed Project is an infill development project within the Wilshire Community Plan Area within the City of Los Angeles. With respect to regional growth forecasts, SCAG forecasts the City of Los Angeles Subregion will experience a population increase to 4.6 million persons by 2040. As shown in Table 4.1, SCAG population and housing projections from 2012 through 2040 envisions a population growth of 763,900 additional persons (an approximate 20% growth rate) in the City of Los Angeles and 3,816,000 additional persons (an approximate 21% growth rate) in the entire SCAG Region. The number of households within the City is Los Angeles is anticipated to increase by 364,800

households, or approximately 28% between 2012 and 2040. The number of households within the SCAG Region is anticipated to increase by 1,527,000 households, or approximately 26% between 2012 and 2040. The number of employment opportunities is anticipated to increase by 472,700 jobs (approximately 28%) in the City of Los Angeles between 2012 and 2040, and the SCAG Region is anticipated to increase by 2,432,000 jobs (approximately 33%) between 2012 and 2040.

As discussed in Section 6.14, Population and Housing, the Proposed Project would result in an increase in approximately 564 net permanent residents in the City of Los Angeles.[22] The proposed increase in housing units and population would be consistent with SCAG's forecast of 364,800 additional households, approximately 763,900 persons, and 472,700 jobs in the City of Los Angeles between 2012 and 2040. As such, the Proposed Project would not cause growth (i.e., new housing) or accelerate development in an undeveloped area that exceeds projected/planned levels for the year of Proposed Project occupancy/buildout or that would result in an adverse physical change in the environment.

Applicable Policies Specified for the Project Area

The Proposed Project is consistent with SCAG's growth projections for the City of Los Angeles, which supports the conclusion that the Proposed Project is consistent with SCAG policies. Refer to Section 6.14, Population and Housing, for a discussion on the Proposed Project's consistency with SCAG's population and housing growth. The Proposed Project would be consistent with applicable goals and policies presented within SCAG's 2016-2040 RTP/SCS. Refer to Table 4.2 below for the Proposed Project's consistency analysis.

[22] *The Proposed Project includes a Permanent Supportive Housing development to serve the target population and has programmed occupancy rates. As such. the citywide average population for multifamily housing of 2.6 persons per household is not applicable. The projected population density is based on 370 one-person occupancy units, 71 two-person occupancy units, and 13 four-person occupancy units.*

Table 4.2
Consistency Analysis with the
2016-2040 Regional Transportation Plan / Sustainable Community Strategy

Goals and Policies	Consistency Assessment
2016-2040 RTP/SCS Goal 1 Align the plan investments and policies with improving regional economic development and competitiveness.	**Not Applicable.** This Goal is directed towards SCAG and the City of Los Angeles and not does apply to the Proposed Project. No further discussion is required.
2016-2040 RTP/SCS Goal 2 Maximize mobility and accessibility for all people and goods in the region.	**Consistent.** The Project Site is located in a highly urbanized area within the City of Los Angeles within a HQTA. The Proposed Project would develop 454 dwelling units and 11,772 square feet of supportive space within 500 feet of the Vermont / Beverly Station and a Rapid Bus Stop, a Major Transit Stop. Additionally, the Project Site is located within ½ mile of numerous bus routes with peak commute service intervals of 15 minutes or less. The Proposed Project would provide residents, visitors, and target population members with convenient access to public transit and opportunities for walking and biking. The Proposed Project would also provide a a turn-a-bout driveway on Madison Avenue to facilitate access for busses and para-transit vehicles. The location of the Proposed Project encourages a variety of transportation options and access and is therefore consistent with this Goal.
2016-2040 RTP/SCS Goal 3 Ensure travel safety and reliability for all people and goods in the region.	**Consistent.** The Proposed Project would improve the public sidewalks adjacent to Project Site and would include active ground floor landscaping to enhance the pedestrian experience and promote walkability. In addition, the Proposed Project would provide 251 bicycle spaces to promote travel by bicycle. Furthermore, the Proposed Project would be subject to the site plan review requirements of the City of Los Angeles and work with the Department of Building and Safety and the Los Angeles Fire Department to ensure that all access roads, driveways and parking areas would not create a design hazard to local roadways.
2016-2040 RTP/SCS Goal 4 Preserve and ensure a sustainable regional transportation system.	**Not Applicable.** This goal is directed towards SCAG and the City of Los Angeles and does not apply to the Proposed Project. No further discussion is required.
2016-2040 RTP/SCS Goal 5 Maximize the productivity of our transportation system.	**Consistent.** The Proposed Project would place 454 residential dwelling units and 11,772 square feet of supportive service area within 500 feet of a Major Transit Stop, the Vermont/Beverly Rail Station. Given the Proposed Project's location close to transit, the Proposed Project will encourage the utilization of transit as a mode of transportation to and from the project area. Additionally, the Proposed Project will include a turn-a-bout driveway on Madison Avenue to facilitate paratransit vehicles. Thus, the Proposed Project will contribute to the productivity and use of the regional transportation system by providing housing and jobs near transit. Moreover, as discussed in the Proposed Project's Transportation Study (located in

Table 4.2
Consistency Analysis with the
2016-2040 Regional Transportation Plan / Sustainable Community Strategy

Goals and Policies	Consistency Assessment
	Appendix I of this SCEA), the Proposed Project would not create a significant impact at any of the study intersections. Additionally, as discussed in the Traffic Study, the Proposed Project would not create a significant impact at any CMP monitoring location. Therefore, the Proposed Project is consistent with this Goal.
2016-2040 RTP/SCS Goal 6 Protect the environment and health of our residents by improving air quality and encouraging active transportation (e.g., bicycling and walking).	**Consistent.** The Proposed Project is designed to active transportation. The Proposed Project would place dwelling units and ground-floor supportive space within 500 feet of a Major Transit Stop, the Vermont/Beverly Rail Station. The Project Site's location near mass transit and proximity to services, retail stores, and employment opportunities promotes public transit over vehicle use, and the streetscape improvements and pedestrian scaled landscaping create a pedestrian-friendly environment. The location and design of the Proposed Project promotes the use of a variety of transportation options, which includes walking, biking, and the use of public transportation. The Proposed Project would improve the public sidewalks adjacent to Project Site and would include active ground floor uses to enhance the pedestrian experience and promote walkability. In addition, the Proposed Project will provide 251 bicycle spaces to promote travel by bicycle. Thus, the Proposed Project is designed to reduce vehicle-miles-traveled and help improve air quality. Furthermore, the Proposed Project would comply with LAMC Section 99.05.504.5.3 of the LAMC, which requires mechanically ventilated buildings located within 1,000 feet of a freeway to provide air filtration media for outside and return air that provides a Minimum Efficiency Reporting Value (MERV) of 13. The Proposed Project residential and service uses would be subject to the MERV standards of LAMC Section 99.05.504.5.3. As such, adherence to the LAMC and incorporation of project design features would ensure Project consistency with Freeway Advisory Notice (ZI-2427) and would serve to improve indoor air quality. Therefore, the Proposed Project is consistent with this Goal.
2016-2040 RTP/SCS Goal 7 Actively encourage and create incentives for energy efficiency, where possible.	**Consistent.** The Proposed Project would comply with the L.A. Green Building Code, the California Green Building Code, and include requirements for a green or high albedo roof and that at least five percent of all parking spaces on-site shall be capable of supporting future electric vehicle (EV) charging stations. It also provides approximately 5,780 square feet of solar panels installed. Further, the L.A. Green Building Code requires the use of numerous conservation

Table 4.2
Consistency Analysis with the
2016-2040 Regional Transportation Plan / Sustainable Community Strategy

Goals and Policies	Consistency Assessment
	measures, beyond those required by Title 24 of the California Code of Regulations. Therefore, the Proposed Project is consistent with this Goal.
2016-2040 RTP/SCS Goal 8 Encourage land use and growth patterns that facilitate transit and active transportation.	**Consistent.** As stated above, the Project Site is located in a highly urbanized area near downtown Los Angeles within 500 feet of a Major Transit Stop, the Vermont / Beverly Rail Station. Additionally, the Project Site is located within ½ mile of numerous bus routes with peak commute service intervals of 15 minutes or less. The Proposed Project would provide residents, visitors, and patrons with convenient access to public transit and opportunities for walking and biking. The Proposed Project would develop dwelling units near mass transit and in close proximity to services, retail stores, and employment opportunities. The Proposed Project would improve the public sidewalks adjacent to Project Site and would include active ground floor uses to enhance the pedestrian experience and promote walkability. In addition, the Proposed Project will provide 251 bicycle spaces to promote travel by bicycle. The location of the Proposed Project encourages a variety of transportation options and access and is therefore consistent with this Goal.
2016-2040 RTP/SCS Goal 9 Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.	**Not Applicable.** This goal is directed towards SCAG to ensure the safety and security of the regional transportation system. No further discussion is required.
2016-2040 RTP/SCS Guiding Policy 1 Transportation investments shall be based on SCAG's adopted regional Performance Indicators.	**Not Applicable.** This policy is directed towards SCAG in allocating transportation investments. This goal does not apply to the individual development projects and no further discussion is required.
2016-2040 RTP/SCS Guiding Policy 2 Ensuring safety, adequate maintenance and efficiency of operations on the existing multimodal transportation system should be the highest RTP/SCS priorities for any incremental funding in the region.	**Not Applicable.** This policy is directed towards SCAG in allocating transportation system funding. Nevertheless, the Proposed Project would contribute to a safe, well maintained, and efficient multi-modal transportation system. The Proposed Project would provide landscaping along the public right-of-way and active ground floor uses, which promotes and supports pedestrian activity in the area. As discussed in the Proposed Project's Traffic Study (located in Appendix I of this SCEA), the Proposed Project would not create a significant impact at any of the study intersections. Additionally, the Proposed Project would not create a significant impact at any CMP monitoring location.
2016-2040 RTP/SCS Guiding Policy 3 RTP/SCS land use and growth strategies in the RTP/SCS will	**Not Applicable.** This Goal is directed towards SCAG and the City of Los Angeles and not does apply to the Proposed Project. The Proposed Project would

Table 4.2
Consistency Analysis with the
2016-2040 Regional Transportation Plan / Sustainable Community Strategy

Goals and Policies	Consistency Assessment
respect local input and advance smart growth initiatives.	develop 454 dwelling units and 11,772 square feet of resident service area within 500 feet of a Major Transit Stop. The Project Site's location near mass transit and proximity to services, retail stores, and employment opportunities promotes a pedestrian-friendly environment. The location of the Proposed Project promotes the use of a variety of transportation options, which includes walking, biking, and the use of public transportation. Therefore, the Proposed Project would advance smart growth by increasing residential uses in transit-rich areas near services, retail, and employment opportunities.
2016-2040 RTP/SCS Guiding Policy 4 Transportation demand management (TDM) and active transportation will be focus areas, subject to Policy 1.	**Not Applicable.** This policy is directed towards transportation investment by SCAG. However, the Proposed Project would support active transportation. Nonetheless, the Proposed Project will promote active transportation. The Project Site is located within 500 feet of a Major Transit Stop, the Vermont/Beverly Rail Station. Additionally, the Project Site is located within ½ mile of numerous bus routes with peak commute service intervals of 15 minutes or less. The Proposed Project would provide residents, visitors, and patrons with convenient access to public transit and opportunities for walking and biking. The Proposed Project would develop dwelling units near mass transit and in close proximity to services, retail stores, and employment opportunities. The Proposed Project would improve the public sidewalks adjacent to Project Site and would include active ground floor uses to enhance the pedestrian experience and promote walkability. In addition, the Proposed Project will provide 251 bicycle spaces to promote travel by bicycle.
2016-2040 RTP/SCS Guiding Policy 5 HOV gap closures that significantly increase transit and rideshare usage will be supported and encouraged, subject to Policy 1.	**Not Applicable.** This policy is directed towards transportation investment by SCAG to support HOV, transit and rideshare. No further discussion is required.
2016-2040 RTP/SCS Guiding Policy 6 The RTP/SCS will support investments and strategies to reduce non-recurrent congestion and demand for single occupancy vehicle use, by leveraging advanced technologies.	**Not Applicable.** This policy relates to SCAG goals in supporting investments and strategies to reduce congestion and the use of single occupancy vehicles. Nevertheless, the Proposed Project is located within 500 feet of a Major Transit Stop, the Vermont/Beverly Rail Station, and provides only 23 parking spaces. As such, the Proposed Project would support public transportation and other alternative methods of transportation (e.g., walking and biking).
2016-2040 RTP/SCS Guiding Policy 7 The RTP/SCS will encourage transportation investments that result in cleaner air, a better environment, a more	**Not Applicable.** This policy is directed towards SCAG and governmental agencies to encourage and support transportation investments. No further discussion is required.

Table 4.2
Consistency Analysis with the
2016-2040 Regional Transportation Plan / Sustainable Community Strategy

Goals and Policies	Consistency Assessment
efficient transportation system and sustainable outcomes in the long run.	
2016-2040 RTP/SCS Guiding Policy 8 Monitoring progress on all aspects of the Plan, including the timely implementation of projects, programs, and strategies, will be an important and integral component of the Plan.	**Not Applicable.** This policy is directed towards SCAG and the City of Los Angeles and not does apply to the Proposed Project. No further discussion is required.
2016-2040 RTP/SCS Land Use Policy 1 Identify regional strategic areas for infill and investment.	**Not Applicable.** This policy is directed towards SCAG to identify regional strategic areas. No further discussion is required.
2016-2040 RTP/SCS Land Use Policy 2 Structure the plan on a three-tiered system of centers development.[23]	**Not Applicable.** This Land Use Policy is directed towards SCAG and not does apply to the Proposed Project. No further discussion is required.
2016-2040 RTP/SCS Land Use Policy 3 Develop "Complete Communities."	**Consistent.** SCAG describes the development of "complete communities" to provide areas that encourages households to be developed with a range of mobility options to complete short trips. The 2016-2040 RTP/SCS supports the creation of these districts through a concentration of activities with housing, employment, and a mix of retail and services, located in close proximity to each other, where most daily needs can be met within a short distance of home, providing residents with the opportunity to patronize their local area and run daily errands by walking or cycling rather than traveling by automobile.[24] As stated above, the Proposed Project would place dwelling units in a transit-rich area. The Project Site's location near mass transit and in proximity to services, retail stores, and employment opportunities promotes the use of a variety of transportation options, which includes walking, biking, and the use of public transportation. The Proposed Project would also improve the public sidewalks adjacent to Project Site and would include active ground floor uses to enhance the pedestrian experience and promote walkability. In addition, the Proposed Project will provide 251 bicycle spaces to promote travel by bicycle. Therefore, the Proposed Project would be consistent with the SCAG's goals of increasing residential uses in transit-rich areas near services, retail, and employment

[23] *The 2016-2040 RTP/SCS reaffirms the 2008 Advisory Land Use Policies that were incorporated into the 2012-2035 RTP/SCS. The complete language from the original SCAG Advisory Land Use Policies is "Identify strategic centers based on a three-tiered system of existing, planned and potential relative to transportation infrastructure. This strategy more effectively integrates land use planning and transportation investment." A more detailed description of these strategies and policies can be found on pages 90–92 of the SCAG 2008 Regional Transportation Plan, adopted in May 2008.*

[24] *SCAG, 2016-2040 RTP/SCS, April 2016 (page 79).*

Table 4.2
Consistency Analysis with the
2016-2040 Regional Transportation Plan / Sustainable Community Strategy

Goals and Policies	Consistency Assessment
	opportunities to reduce vehicles-miles-traveled. Therefore, the Proposed Project is consistent with this policy.
2016-2040 RTP/SCS Land Use Policy 4 Develop nodes on a corridor.	**Not Applicable.** The 2016-2040 RTP/SCS describes nodes as mixed-use development centers at key locations that meet most of residents' daily needs and that support livable corridors. No further discussion is required.
2016-2040 RTP/SCS Land Use Policy 5 Plan for additional housing and jobs near transit.	**Consistent.** As stated above, the Proposed Project would place 454 dwelling units within 500 feet of a Major Transit Stop, the Vermont/Beverly Rail Station. Additionally, the Project Site is located within ½ mile of numerous bus routes with peak commute service intervals of 15 minutes or less. The Project Site's location would promote the use of a variety of transportation options, which includes walking, biking, and the use of public transportation. Therefore, the Proposed Project is consistent with this policy
2016-2040 RTP/SCS Land Use Policy 6 Plan for changing demand in types of housing.	**Consistent.** The Proposed Project would increase the housing stock in Los Angeles by providing safe, attractive, and centrally located studios, one-bedroom, and two-bedroom residential dwelling units. The proposed residential units would be available to Extremely Low Income to Low Income households. Thus, the Proposed Project is contributing to the range of housing choices in both size and affordability available in the Wilshire community and is therefore consistent with this goal.
2016-2040 RTP/SCS Land Use Policy 7 Continue to protect stable, existing single-family areas.	**Consistent.** The Proposed Project would not demolish any existing single-family homes. Three multi-family residential units would be displaced by the Proposed project; however, these units are entirely surrounded by limited manufacturing and office uses and are not within an established single-family area. Additionally, the Project would provide a total of 454 permanent supportive housing units resulting in a net increase of housing. Therefore, the Proposed Project is consistent with this policy.
2016-2040 RTP/SCS Land Use Policy 8 Ensure adequate access to open space and preservation of habitat.	**Consistent.** The Proposed Project is located within an urbanized area within the City of Los Angeles. Development of the Proposed Project would not remove any existing open space areas or habitat, since the Project Site is fully developed with three commercial buildings, three single-family residential buildings, and one surface parking lot. The Proposed Project would provide 36,580 square feet of open space that equals the required amount pursuant to the LAMC, utilizing a 20 percent reduction per the SNAP. Therefore, the Proposed Project is consistent with this policy.

Table 4.2
Consistency Analysis with the
2016-2040 Regional Transportation Plan / Sustainable Community Strategy

Goals and Policies	Consistency Assessment
2016-2040 RTP/SCS Land Use Policy 9 Incorporate local input and feedback on future growth.	**Not Applicable.** This Land Use Policy is directed towards SCAG and not does apply to the Proposed Project. No further discussion is required.
2016-2040 RTP/SCS Benefit 1: The RTP/SCS will promote the development of better places to live and work through measures that encourage more compact development in certain areas of the region, varied housing options, bicycle and pedestrian improvements, and efficient transportation infrastructure.	**Consistent.** The Proposed Project will provide multi-family housing to an existing, transit-accessible area. The Proposed Project would provide a variety of dwelling unit sizes including studio, one-bedroom, and two-bedroom units that accommodate a range of households. In addition, the Proposed Project will provide bicycle parking and various pedestrian-oriented improvements, including improved sidewalks. Therefore, the Proposed Project is consistent with this policy.
2016 RTP/SCS Benefit 2: The RTP/SCS will encourage strategic transportation investments that add appropriate capacity and improve critical road conditions in the region, increase transit capacity and expand mobility options. Meanwhile, the Plan outlines strategies for developing land in coming decades that will place destinations closer together, thereby decreasing the time and cost of traveling between them.	**Not Applicable.** This benefit is directed towards SCAG and does not apply to the Proposed Project. No further discussion is required.
2016 RTP/SCS Benefit 3: The RTP/SCS is expected to result in less energy and water consumption across the region, as well as lower transportation costs for households.	**Consistent.** The Proposed Project includes numerous energy-efficient design features, such as ENERGY STAR-rated appliances. It would comply with the City of Los Angeles Green Building Code, the California Green Building Code, and includes requirements for a green or high albedo roof and that at least five percent of all parking spaces on-site be capable of future electric vehicle (EV) charging stations and approximately 5,780 square feet of solar panels. The Proposed Project's incorporation of bicycle-and pedestrian-friendly elements and location near various bus lines will provide future residents with various affordable transportation options. Therefore, the Proposed Project is consistent with this benefit.
2016 RTP/SCS Benefit 4: Improved placemaking and strategic transportation investments will help improve air quality; improve health as people have more opportunities to bicycle, walk and pursue other active alternatives to driving; and better protect natural lands as new growth is concentrated in existing urban and suburban areas.	**Consistent.** The Proposed Project will encourage improved access and mobility by providing residential uses with access to various transit options, which will encourage the use of existing and proposed mass transit. The Proposed Project also includes 36,580 square feet of open space including ground level courtyards as well as community rooms. Recreational amenities would include building lobbies, computer rooms, fitness rooms, and community rooms. These areas provide the opportunity for Project residents and visitors to gather.

Source: Southern California Association of Governments, 2016-2040 RTP/SCS, April 2016.

Consistency with Criterion #2

Contains at least 50 percent residential use, based on total building square footage and, if the project contains between 26 percent and 50 percent nonresidential uses, a floor area ratio of not less than 0.75.

The Proposed Project includes the construction, operation, and maintenance of a total floor area of 247,812 square feet of floor area with 454 dwelling units. The Proposed Project includes resident supportive service space (which encompasses approximately 11,772 square feet of social services and case management uses) representing 4.7 percent of the total proposed floor area. As such, approximately 95 percent of the Proposed Project's floor area is dedicated to residential. Therefore, the Project would be consistent with this Criterion.

Consistency with Criterion #3

Provides a minimum net density of at least 20 units per acre.

The Project Site has a buildable area of approximately 2.01 acres. The Proposed Project includes 454 dwelling units and therefore provides approximately 226 dwelling units per acre. As such, the Proposed Project would be consistent with this Criterion.

Consistency with Criterion #4

Is within one-half mile of a Major Transit Stop or High-Quality Transit Corridor included in a regional transportation plan.

Public Resources Code (PRC) Section 21155 (b) defines a "High-Quality Transit Corridor" as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

PRC Section 21064.3 defines a "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 21155 (b) states that a "Major Transit Stop" is defined in PRC Section 21064.3, except that, for purposes of Section 21155 (b), it also includes Major Transit Stops that are included in the applicable regional transportation plan.

Project Site is located approximately 500 feet of the intersection of Vermont and Beverly, which provides access to Vermont/Beverly Rail Station, a major transit stop that provides transfer opportunities to other Metro rail services, Amtrak, Metrolink, as well as numerous

buses routes. The bus lines within approximately one-quarter mile of the Project include Metropolitan Transit Authority (Metro) Rapid 780 and Metro Local Lines , 10, 14, 201, 204, 754. The LADOT DASH line (DASH Wilshire Center/Koreatown) runs along Vermont Avenue, with the nearest bus stop located at W. 1st Street. The Project Site is also located within one-half mile of numerous bus routes with peak commute service intervals of 15 minutes or less along Vermont Avenue, Beverly Boulevard, Melrose Avenue, and W. First Street. Because the Vermont/Beverly Rail Station and numerous bus stops qualify as Major Transit Stop and High Quality Transit Corridor that are within one-half mile of the Project Site, the Proposed Project is consistent with this Criterion.

4.3 SB 375 Streamlining Benefits

Pursuant to PRC Section §21155.2(a), if the Proposed Project incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior applicable environmental impact reports and adopted in findings made pursuant to PRC Section 21081, shall be eligible for either the provisions of subdivision (b) (sustainable communities' environmental assessment) or (c) (limited analysis EIR). The Proposed Project would follow subdivision (b), and the Proposed Project would be reviewed through a sustainable communities' environmental assessment (SCEA), which provides streamlining benefits.

PRC Section §21155.2(b) states that an initial study shall be prepared to identify all significant or potentially significant impacts of the Transit Priority Project, other than those which do not need to be reviewed pursuant to Section 21159.28 based on substantial evidence in light of the whole record. The initial study shall identify any cumulative effects that have been adequately addressed and mitigated pursuant to the requirements of this division in prior applicable certified environmental impact reports. Where the lead agency determines that a cumulative effect has been adequately addressed and mitigated, that cumulative effect shall not be treated as cumulatively considerable.

PRC Section 21159.28 states that a residential project that is consistent with the use designation, density, building intensity, and applicable policies specified for the project area pursuant to the regional RTP/SCS shall not be required to reference, describe, or discuss (1) growth inducing impacts; or (2) any project specific or cumulative impacts from cars and light-duty truck trips generated by the project on global warming or the regional transportation network.

As such, the streamlining benefits for the Proposed Project include:

1. Cumulative effects that have been adequately addressed and mitigated in prior applicable certified environmental impact reports shall not be treated as cumulatively considerable for the Proposed Project (PRC Section §21155.2(b)(1));

2. Growth-inducing impacts are not required to be referenced, described, or discussed (PRC Section §21159.28(a)); and

3. Project-specific or cumulative impacts from cars and light-duty truck trips generated by the Proposed Project on global warming or the regional transportation network are not required to be referenced, described, or discussed (PRC Section §21159.28(a);

The City of Los Angeles, Department of City Planning will incorporate all applicable streamlining benefits in the environmental review of the Proposed Project.

4.4 Scope of Analysis

Pursuant to PRC Section §21155.2(b), the SCEA is required to identify all significant or potentially significant impacts of the Transit Priority Project, other than those which do not need to be reviewed pursuant to Section 21159.28 based on substantial evidence in light of the whole record. The SCEA is also required to identify any cumulative effects that have been adequately addressed and mitigated in prior applicable certified environmental impact reports. As such, this SCEA analyzes the following topics:

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

3.3. Description of the Proposed Project

3.3.1. Project Overview

The Proposed Project includes the demolition of three existing commercial buildings used for the commercial operation of a telecommunications company (totaling 7,881 square feet), three existing single-family residential buildings (totaling 1,518 square feet), one surface parking lot, and removal of three non-protected trees and one street tree. The Project includes the renovation of an existing 5,663 square-foot two-story officebuilding above a one-level partially subterranean garage, and the construction, operation, and maintenance of five eight-story multi-family buildings with 454 permanent supportive housing dwelling units. The Proposed Project consists of 100 percent affordable housing for the formerly homeless, exclusive of the five manager's units, serving lower-income and target population members. The Proposed Project includes 370 studio units, 71 one-bedroom units, and 13 two-bedroom units. The Proposed Project includes 23 vehicular parking spaces within an at-grade parking level in three of the five buildings and 251 bicycle parking spaces within an at-grade parking level in all five buildings. Vehicular access to the Project Site will be provided via one full-access driveway along Madison Avenue, one full-access driveway along Oakwood Avenue, one full-access driveway along Juanita Avenue, and a loading/drop-off area along Madison Avenue. Additionally, the Proposed Project provides 36,580 square feet of interior and exterior open space and 11,772 square feet of resident services space (including 5,700 square feet of case management space and 6,072 square feet of interior open space). The Proposed Project's total floor area consists of 247,812 square feet of residential space, resulting in a Floor Area Ratio of 2.8:1. The maximum building height is 95 feet above grade.

A summary of the Proposed Project is provided in Table 3.2, Proposed Development Program, below. The plan layout of the Proposed Project is depicted in Figure 3.6, Plot Plan. The floor plans are illustrated in Figures 3.7 through 3.11.

Table 3.2
Proposed Development Program

Land Uses	Units	Floor Area (Square Feet)
Existing Uses to be Demolished		
321 Madison Avenue (commercial)	---	7,881 sf
3812-3814 Oakwood Avenue (residential)	3 DU	1,518 sf
Subtotal	**---**	9,399 sf
Existing Uses to Remain		
3838 Oakwood Avenue (office)	---	5,663 sf
Proposed Project		
Multi-Family Residential	454 DU	247,812 sf [c]
Supportive Services [a]	11,772 sf	
Common Areas [b]	14,600 sf	
	FAR:	**2.8:1** [d]

Notes:

[a] *Supportive services area includes 5,700 square feet of case management services and 6,072 square feet of interior open space areas (community rooms computer rooms, and/or community kitchens).*

[b] *Common areas include but not limited to residential lobbies, mailrooms, laundry rooms, and or other common decks and interior rooms.*

[c] *Areas designated exclusively for Supportive Services uses or common areas accessible to all residents, including those for accessory residential or Supportive Services uses, shall not be considered floor area of the building for purposes of calculating the total allowable Floor Area. The Floor Area shall be measured to the center line of wall partitions between public and non-public areas*

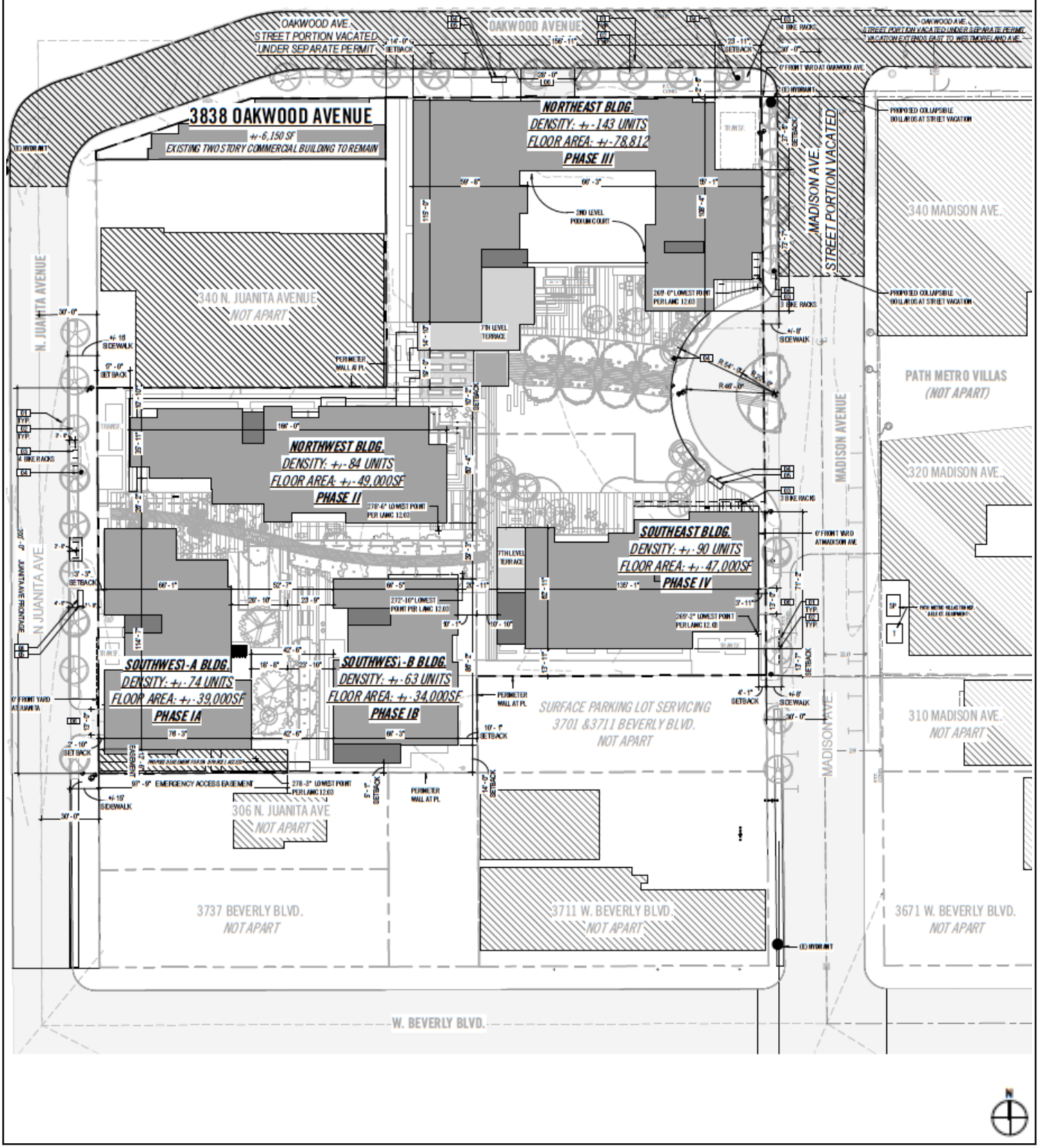
[d] *The calculation of the project's total FAR applies to the new buildable lot area of 321 Madison Avenue (87,466 sf) and excludes the lot area or existing developed floor area contained within 3838 Oakwood Avenue. No additional floor area or density is proposed for 3838 Oakwood Avenue.*

Source: KFA Associates, December 13, 2019.

Residential Uses

As shown in Table 3.2, above, the Proposed Project consists of 454 residential units in five buildings, including 370 studio units, 71 one-bedroom units and 13 two-bedroom units. All units include at least one bathroom and cooking facilities with, at minimum, a stovetop, a sink, and a refrigerator. The total residential floor area includes approximately 247,812 square feet. Figure 3.7 shows the layout of the five new buildings to be developed as part of the Project.

The Northeast Building, which is the northerly most building on the Project Site and fronts on Oakwood Avenue and Madison Avenue, is eight stories in height and consists of 143 dwelling units, including 111 studio units, 22 one-bedroom units, and 10 two-bedroom units.



Source: KFA Architecture, March 20, 2020.

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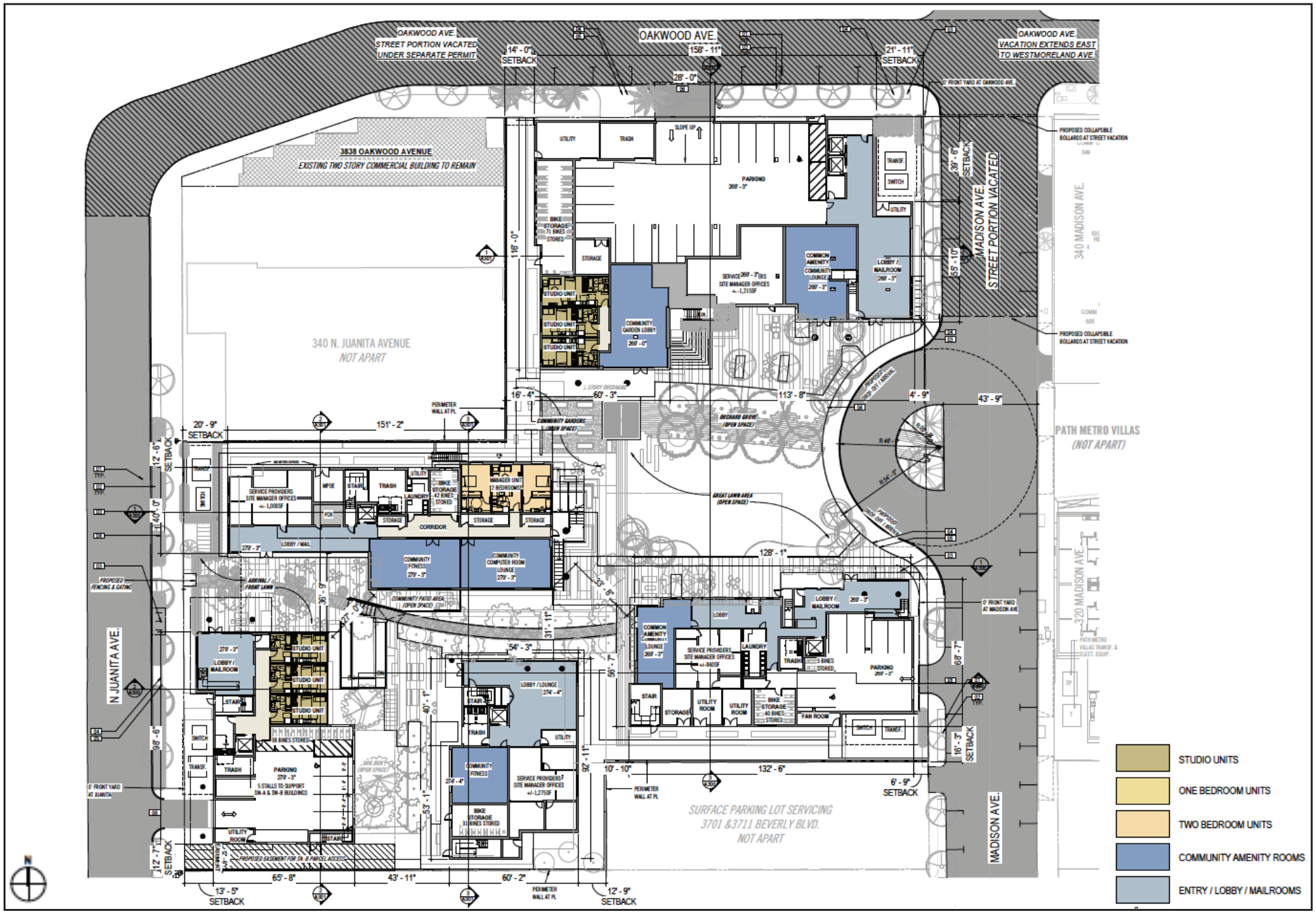
Figure 3.7
Plot Plan



Source: KFA Architecture, March 20, 2020.

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Figure 3.8
First Floor Plan

Source: KFA Architecture, March 20, 2020.

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Figure 3.9
Second Floor Plan

Source: KFA Architecture, March 20, 2020.

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Figure 3.10
Third Floor Plan

Source: KFA Architecture, March 20, 2020.

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Figure 3.11
Fourth Floor Plan

Source: KFA Architecture, March 20, 2020.

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Figure 3.12
Fifth Floor Plan

Source: KFA Architecture, March 20, 2020.

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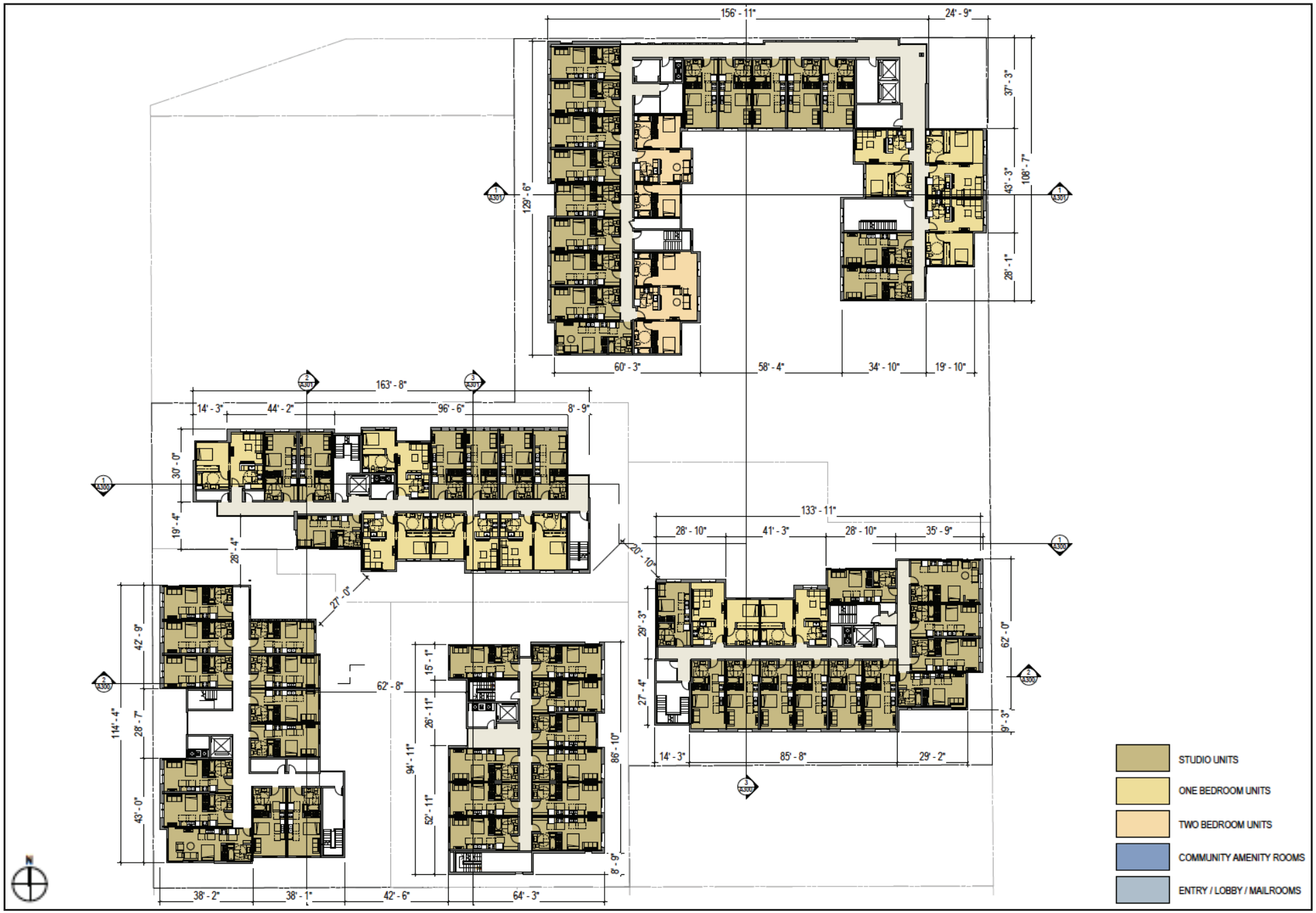
Figure 3.13
Sixth Floor Plan



Source: KFA Architecture, March 20, 2020.

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Figure 3.14
Seventh Floor Plan

Source: KFA Architecture, March 20, 2020.

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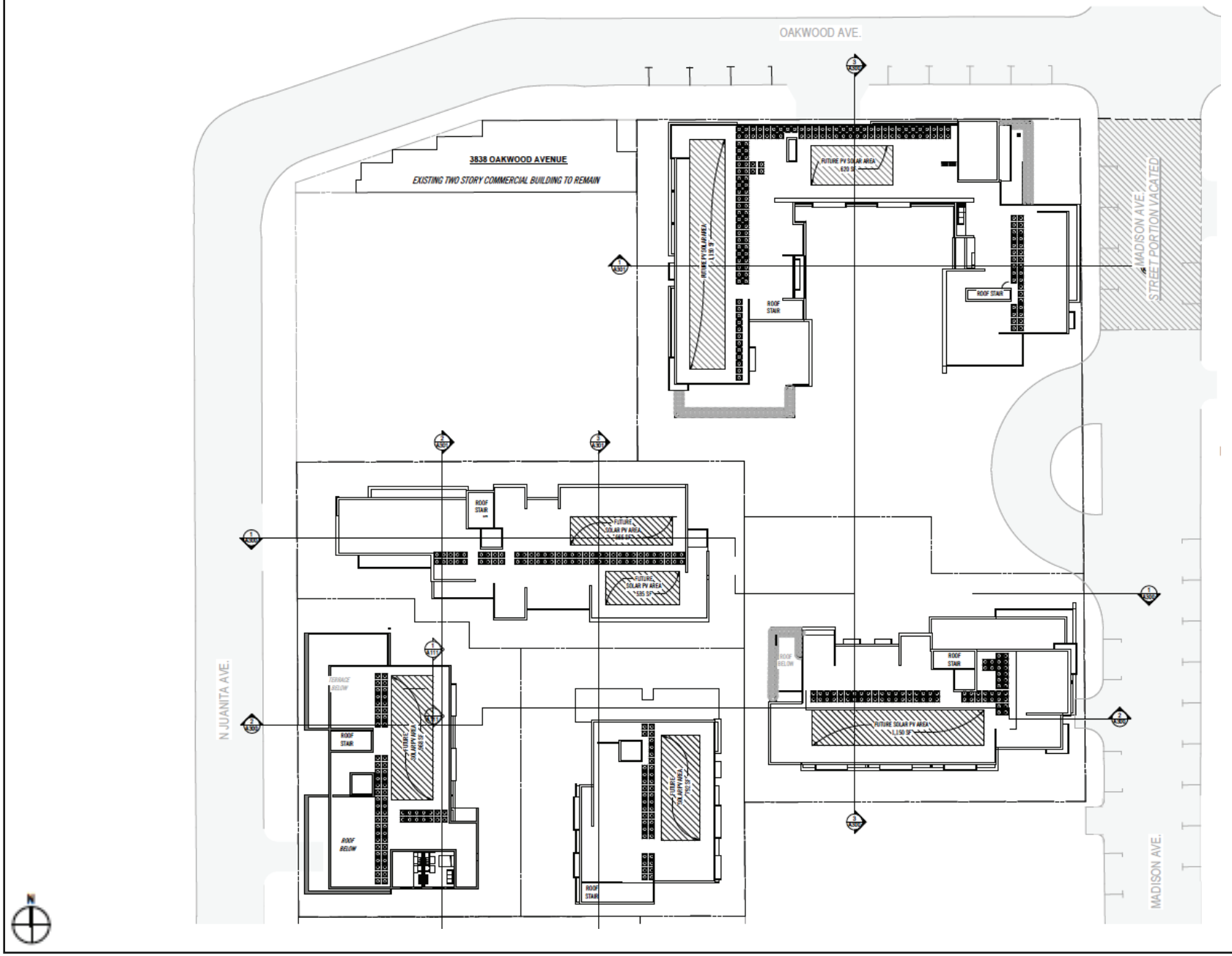
Figure 3.15
Eighth Floor Plan



Source: KFA Architecture, March 20, 2020.

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Figure 3.16
Roof Plan

The Northwest Building, which is south of the Northeast Building and fronts on Juanita Avenue, is a maximum of eight stories in height and consists of a maximum of 84 dwelling units, including 48 studio units, 35 one-bedroom units, and one two-bedroom unit.

The Southeast Building, which fronts on Madison Avenue on the southeasterly boundary of the Project Site, is a maximum of eight stories in height and consists of a maximum of 90 dwelling units, including 76 studio units and 14 one-bedroom units.

The Southwest Building A, which is directly south of the Northwest Building and fronts on N. Juanita Avenue on the southwesterly boundary of the Project Site, is a maximum of eight stories in height and consists of a maximum of 74 dwelling units, including 73 studio units and one two-bedroom unit.

The Southwest Building B, which is directly south of the Northwest Building and directly east of Southwest Building A and does not front any street, is a maximum of eight stories in height and consists of a maximum of 63 dwelling units, including 62 studio units and one two-bedroom unit.

All of the proposed units, exclusive of the five managers units, will be affordable. Five percent of the units will be affordable to Extremely Low Income households; 11 percent will be affordable to Very Low Income households; and 84 percent will be affordable to Low Income households.

All of the proposed units, exclusive of the managers units, will be occupied by the target population, which includes homeless individuals and families, and individuals and families currently living in supportive shelters and interim housing that qualify as homeless when approved for tenancy in the permanent supportive housing project.

Support Services Uses

The Proposed Project includes supportive services space, consisting of community rooms, case management offices, computer rooms, and/or community kitchens, and totaling approximately 11,772 square feet of floor area. The support services are located near the building lobbies of each building. This area comprises 4.7 percent of the Proposed Project's floor area.

3.3.2. Floor Area and Density

The Project Site[18] includes a gross lot area of 90,974 square feet with 87,466 square feet of buildable area. The Proposed Project would provide approximately 247,812 square feet of residential floor area. Qualified Permanent Supportive Housing Projects shall not exceed a maximum Floor Area Ratio of 3:1. Areas designated exclusively for supportive services uses or public areas accessible to all residents, including those for residential or supportive services uses, shall not be considered floor area of the building for purposes of calculating the total allowable Floor Area. The Floor Area shall be measured to the center line of wall partitions between public and non-public areas.

The Development Site is located within the M1-1 Zone and Subarea D of the SNAP. Residential units are not permitted in the M1 Zone unless an existing industrial building is being converted either by way of a conditional use permit process or under the Adaptive Reuse Ordinance. Subarea D allows uses of the CM Zone, except that Projects with hotel, motel, apartment hotel, and residential uses are prohibited.

In order to provide residential uses on the Development Site, the Applicant is requesting a General Plan Amendment, Zone Change and Specific Plan Amendment to create a zone and Subarea (See Exhibit B for Specific Plan Amendment and Exhibit C Development Standards in the Entitlement Package) that permits unspecified density for a qualified Permanent Supportive Housing Project. The Project proposes the development of 454 dwelling units as part of a Qualified Permanent Supportive Housing Project.

The Proposed Project is a multi-lot development with five individual buildings. The Southwest Building A includes a maximum of 74 units, the Southwest Building B includes 62 units, the Northwest Building includes a maximum of 84 units, the Northeast Building includes a maximum of 143 units and the Southeast Building includes a maximum of 90 units. The Proposed Project consists of 370 studio units, 71 one-bedroom units and 13 two-bedroom units that all offer private baths, kitchens and living spaces critical to promoting resident independence.

[18] *The proposed Development Site does not include 3838 Oakwood Avenue. Although the property identified as 3838 Oakwood is included within the Project Site area, the existing building on this parcel would be renovated in place and no changes to the existing floor area would occur. 3838 Oakwood is not a part of the proposed subdivision and will remain a separate parcel.*

3.3.3. Building Height

The Project Site is located in Height District No. 1, which does not set a specific height limit for development in the M1 or the CM zones. The proposed entitlements would not change the Height District.

The proposed eight-story multi-family residential buildings are planned for a maximum height of 95 feet above grade at the top of the parapet. Refer to Figure 3.16 and Figure 3.18 for the elevations of the proposed buildings. Section Plans of the Proposed Project are depicted in Figure 3.19. Illustrations depicting the building sections of the Proposed Project are provided in Figure 3.20 and Figure 3.21.

3.3.4. Yards and Setbacks

The Development Site has three separate street frontages and several internal property lines. Based on the Department of City Planning discussion with LADBS, all three street frontages are considered front yards and all internal property lines are considered side yards. There are no rear yards as part of the Development Site.

Based on the proposed SNAP Subarea D.2, yard provisions would be in accordance with the proposed underlying zone. The Applicant is requesting a Zone Change from M1 to CM so the yard provisions of the CM zone would apply. However, the Applicant is also requesting a Developer Incentive pursuant to LAMC Section 11.5.11(e), to utilize the side yard requirements for the RAS3 zone per LAMC 12.10.5 in lieu of the side yard requirements in the underlying CM zone. The CM zone does not require front yard setbacks and the RAS3 zone requires 5-foot side yards. Thus, the Project is not required to provide a minimum front yard setback on and is required to provide side yard setbacks of at least 5 feet.

The Project includes varying setbacks from all property lines ranging from 0 feet to 37’ - 6”. Along street frontages (which are all front yards), the Northeast Building would have a minimum setback of 0 feet from Oakwood Avenue and a minimum setback of 0 feet from Madison Avenue, the Southeast Building would have a minimum 4’ – 1” setback from Madison Avenue, the Northwest Building would have a minimum 17-foot setback from Juanita Avenue and the Southwest Building A would have a minimum 2’ - 10” setback from Juanita Avenue. In multiple instances, varying building setbacks along street frontages are determined by the location requirements of the transformer so they are accessible to the public street.

The minimum interior yard setback would be 5’ – 1” for a portion of the Southwest Building B between the building and the southwesterly property line. All other interior yard setbacks range from 10’ – 2” to 13’ – 11”.

Aditionally, the Applicant is also requesting a Developer Incentive pursuant to LAMC Section 11.5.11(e), to eliminate the 15-foot step back(s) required by Section VI.6 of the SNAP Development Standards and Design Guidelines along the front property line.

3.3.5 Design and Architecture

The Proposed Project is a campus of five mid-rise (eight-story) multi-family residential buildings with modern architectural materials including vinyl clad windows and doors, metal railings, composite siding, fiber cement siding, and standing seam siding. Architectural renderings of the Proposed Project are provided in Figure 3.18.

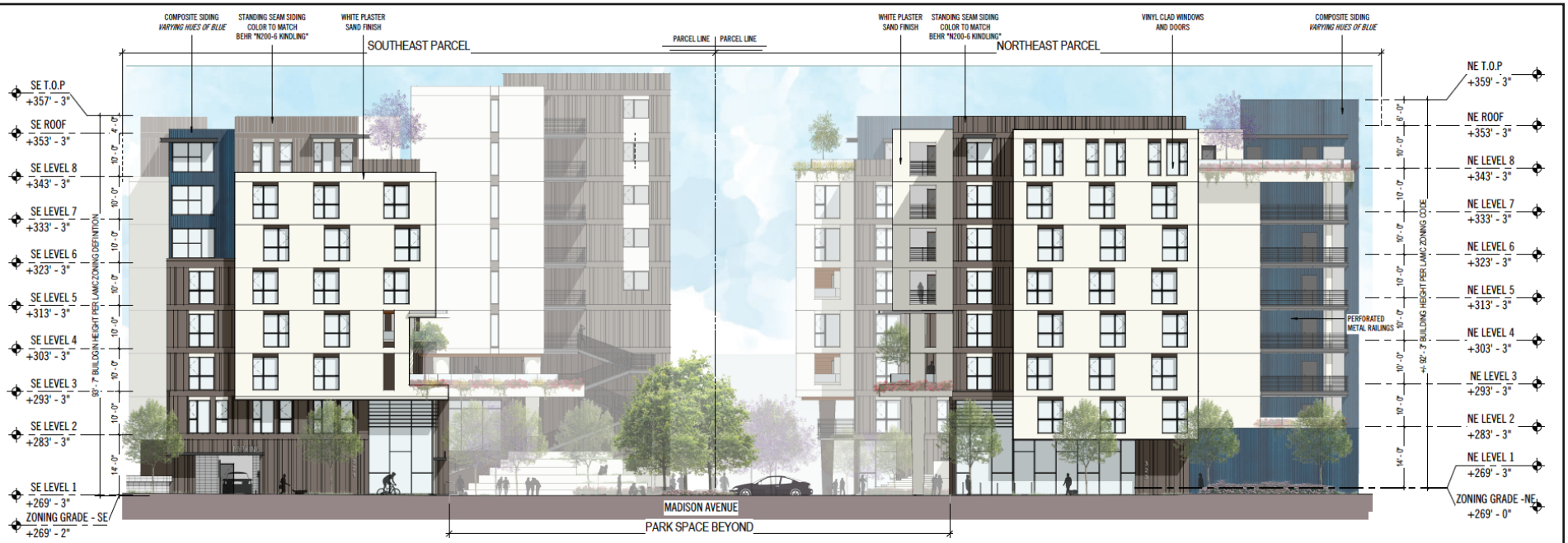
3.3.6 Open Space and Landscaping

The open space requirements and amount of open space proposed for the Proposed Project are summarized in Table 3.3, Summary of Required and Proposed Open Space Areas, below. The Applicant will utilize the incentive established within LAMC Section 11.5.11 which allows for a twenty (20) percent reduction in required open space. As such, the Proposed Project would be required to provide 36,580 square feet of open space. Consistent with this requirement, the Project Site would provide 36,580 square feet of open space through outdoor common open space and indoor common open space on the first floor of each of the five buildings (See Figure 3.7, Figure 3.8, and Figure 3.9). Common open space includes, but is not limited to, ground level courtyards, roof terrace, and community rooms including 5,700 square feet of Case Management service area as well as 6,072 square feet of interior open space. (refer to Figure 3.21, Composite Landscape Plan).

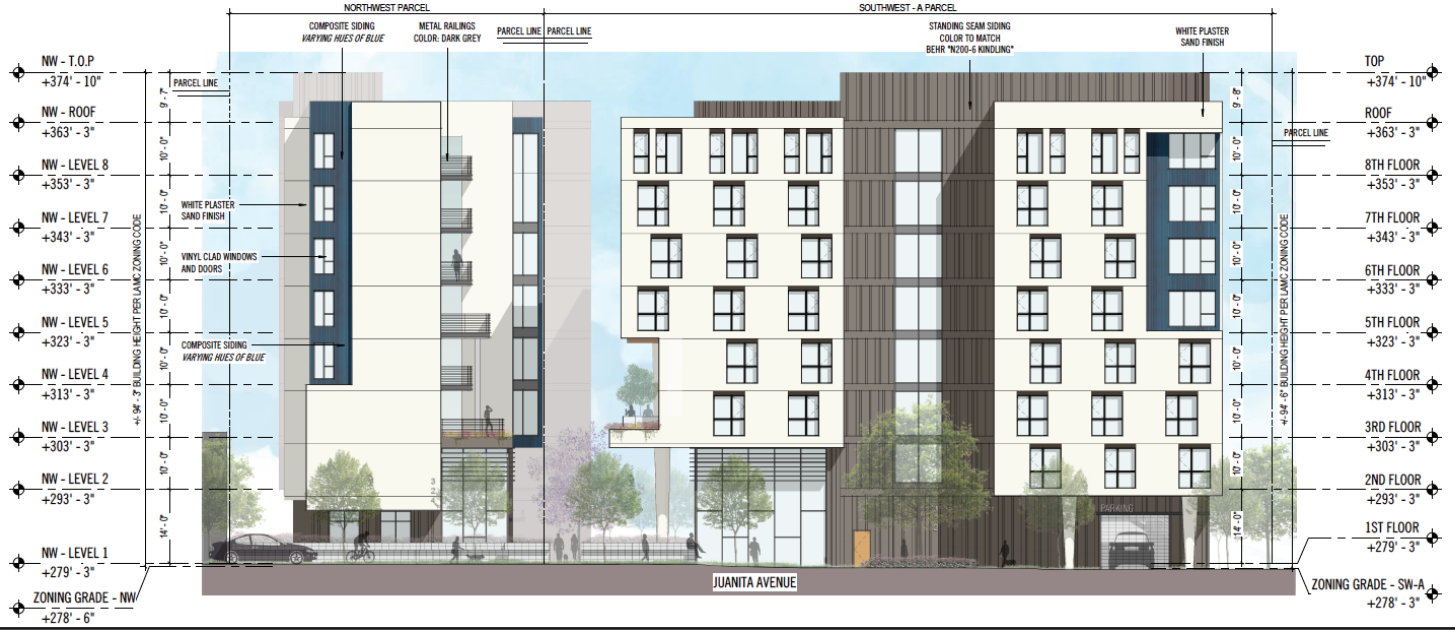
Table 3.3
Summary of Required and Proposed Open Space Areas

LAMC Open Space Requirements	Dwelling Units	Open Space (square feet)
Less than 3 Habitable Rooms (100 sf/du)	441 du	44,100 sf
3 Habitable Rooms (125 sf/du)	13 du	1,625 sf
Sub-Total:	454 du	45,725 sf
- 20% open space reduction entitlement	---	*-9,145 sf*
Total Required:	**--**	**36,580 sf**
Proposed Open Space Area	**Proposed Open Space (square feet)**	
Exterior Open Space	30,508 sf	
Interior Open Space	6,072 sf	
Total Open Space Provided:	**36,580 sf**	

Notes: du = dwelling unit; sf = square feet
Source: KFA Associates, December 13, 2019.



EAST ELEVATION



WEST ELEVATION

Source: KFA Architecture, March 20, 2020.

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Figure 3.17
East and West Elevations

Source: KFA Architecture, March 20, 2020.

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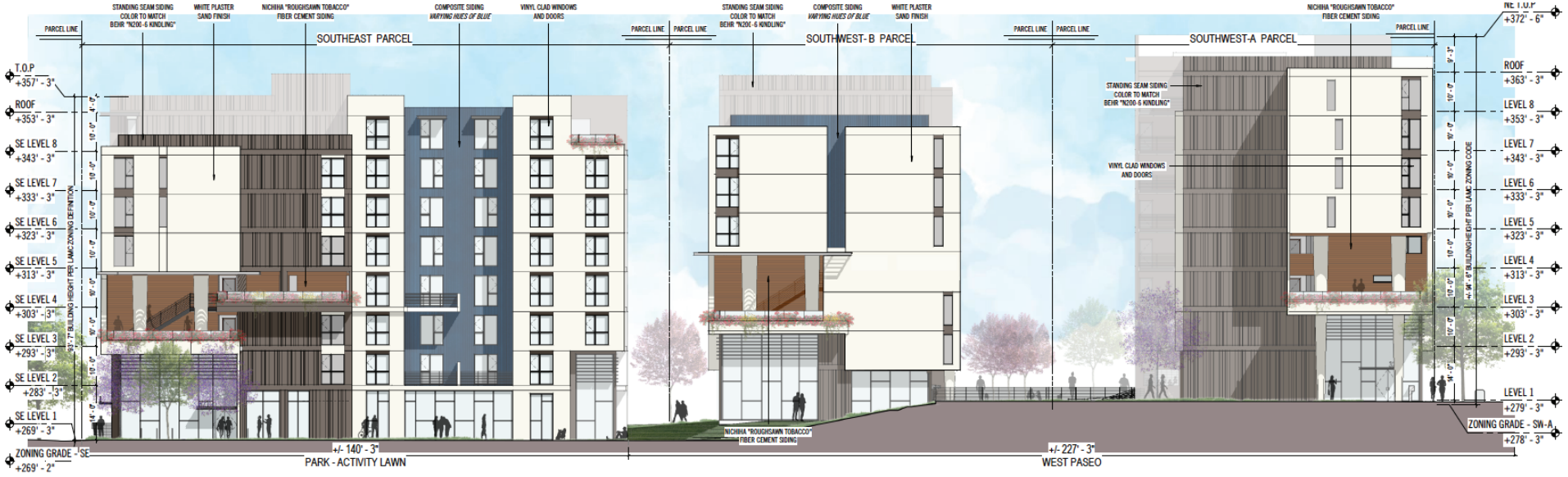
Figure 3.18
North and South Elevations

LOOKING NORTH



LOOKING SOUTH

Source: KFA Architecture, March 20, 2020.

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Figure 3.19
Paseo Elevations

Source: Land Images Landscape Architecture, March 8, 2020.

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Figure 3.20
Landscape Concept Plan

3.3.7. Access, Circulation, and Parking

The main vehicular access (ingress and egress) will be provided via Madison Avenue. A centralized drop-off and pickup will also be provided on Madison Avenue. Vehicular access will also be provided via driveways on Oakwood Avenue and Juanita Avenue to parking for those components of the Proposed Project. The Proposed Project traffic will therefore use Madison Avenue, Juanita Avenue and Oakwood Avenue to access the Proposed Project.

The Proposed Project also proposes to vacate the northern portion of Madison Avenue between the project turnaround and Oakwood Avenue, as shown in Figure 3.7, Plot Plan. The project turn-a-bout driveway on Madison Avenue is designed to facilitate full size transit buses and para-transit vehicles.

It is anticipated that the vacated portion of Madison Avenue and Oakwood Avenue would not be available for general public use, and would be controlled by a control arm type device. The Proposed Project's residents and employees would pass through the vacated street section with use of key card or similar device to operate the control barrier. A similar option would be provided for the adjacent PATH project on the east side of Madison Avenue to Oakwood Avenue. The public would not however be able to use this section of Madison Avenue connecting to Oakwood Avenue.

Vehicle Parking

Pursuant to the incentives established in Subarea D.2, the Proposed Project is not required to provide any vehicular parking for residential units restricted to the target population. Consistent with the incentives established with the Subarea D.2, the Proposed Project will provide one parking space for each 20 units to be used by building managers, guests, supportive services, and case managers. Up to 40 percent of the total required parking spaces may be provided as compact stalls. With 454 dwelling units, the Proposed Project would require 23 guest parking spaces to accommodate the anticipated parking demand of the building managers, guests, supportive services, and case management. Therefore, as summarized in Table 3.4, the Proposed Project would be consistent with the applicable vehicle parking requirements.

Table 3.4
Summary of Required and Proposed Vehicle Parking Spaces

Description	Quantity	Parking Required		Parking Provided [b]
		Rate	Spaces	
Required Parking				
Multi-Family Residential [a]	454 du	1 sp / 20 du	23	23
Total Parking Required	**---**	**---**	**23**	**23**

Notes:
du = dwelling unit, sf = square feet
[a] *Pursuant to LAMC Section 14.00.A.13.(d)(2)(iii) one parking space for every 20 dwelling units or guest rooms shall be required for the purpose of accommodating guests, supportive services, and case management.*
[b] *The Proposed Project is seeking a Developer Incentive to provide reduced parking.*
Source: KFA Associates, December 13, 2019.

Bicycle Parking

The Proposed Project provides on-site bicycle parking for resident use. As summarized in Table 3.5, below, the Proposed Project would be consistent with the applicable parking requirements under SNAP Subarea D.2 Development Standards and Design Guidelines. The Proposed Project would provide 251 bicycle parking spaces. In the event the number of residential units is reduced from the current plans, the amount of vehicle and bicycle parking would be revised accordingly to meet the code requirements. For purposes of calculation of bicycle parking, the supportive services provided on-site are considered accessory uses, not independent nonresidential uses because they are associated with services provided directly to residents of the Proposed Project who will not need a separate bicycle space to access these on-site uses.

Table 3.5
Summary of Required and Proposed Bicycle Parking Spaces

Description	Quantity	Bicycle Parking Required		Total Spaces Required	Total Spaces Provided
		Short Term	Long Term		
Residential[b]		**sp / du**			
Studio Units	370 du	0.5 sp/du		184	227
1 Bedroom Units	71 du	0.5 sp/du		36	
2 Bedroom Units	13 du	0.5 sp/du		7	
Total	454			227	
SNAP Development Standards and Design Guidelines [c]		**1 bike rack (2 sp) / 50 ft**			
Lot Frontage	597.75 ft	12 racks		24	24
			TOTAL	***251***	***251***

Notes: du = dwelling unit, sf = square feet, sp = space, ft = feet
[a] LAMC 12.21 A.16 (a)(2) for office commercial use. A minimum of two parking spaces shall be provided in each building.
[b] Residential bicycle parking rates based upon Vermont SNAP Specific Plan for Subarea C (Community Center)
[c] Bicycle parking rates are based upon the Vermont SNAP Streetscape Elements. 597.75 sf of street frontage requires 12 racks and 28 bike spaces.
Source: KFA Associates, December 13, 2019

Street Vacations

As a separate action, the Applicant may seek approval to vacate a portion of Madison Avenue (between the proposed driveway/round-about and Oakwood Avenue), Oakwood Avenue (between Westmoreland Avenue and Juanita Avenue), and a portion of Juanita Avenue (fronting the property at 3838 Oakwood Avenue) to allow for a turnaround at the proposed new terminus of Juanita Avenue and Oakwood Avenue. The Proposed Project, as defined above, is not dependent upon this request. Nevertheless, it is being disclosed herein for informational purposes and potential future clearance under CEQA, if required. The vacation of Madison Avenue and Oakwood Avenue would allow for secured and controlled access to the Project Site and the adjacent PATH project, and would provide an opportunity to facilitate transit access and enhance landscaping and open space features within the area to be vacated. The operation of the Proposed Project is not dependent upon any future street vacations.

3.3.8. Lighting and Signage

Exterior lighting features within the Project would consist of low level illuminated pedestrian walkways and lighting within common open space areas and outdoor courtyards. On site signage would include site identity and wayfinding signs in accordance with the LAMC.

3.3.9. Site Security

Security for the Proposed Project will be provided via site planning, secured access points of entry, and on-site security personnel who would operate 24 hours a day, seven days a week. The Proposed Project includes an on-site leasing office and on-site manager's units which will provide continuous on-site presence and services for residents to report security concerns. Entry doors to the main building and public areas will be secured with locks and gates to ensure safe and convenient access for residents.

The plans for the Project will incorporate design guidelines as identified in the "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Such design guidelines provide security design measures for semi-public and private spaces, which may include but not be limited to access control to the building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of building entrances in high-foot traffic areas.

3.3.10. Sustainability Features

The Proposed Project will comply with the 2017 L.A. Green Building Code, which sets high standards to conserve energy. As further described in the Energy Use Analysis below, compliance with Title 24 of the California Code of Regulations and the L.A. Green Building Code will reduce the Proposed Project's energy consumption.

The Project will comply with the requirements for renewable energy and solar-ready buildings per LAMC section 99.04.211, which require all buildings to comply with the California Energy Code (CCR), Title 24, Part 6, sections 110.10(b) through 110.10(d). Approximately 5,780 square feet of rooftop space is able to accommodate solar panels.

The 2019 Building Energy Efficiency Standards for solar panels, which went into effect on January 1, 2020, apply to building permit applications submitted on or after that date.

3.3.11. Anticipated Construction Schedule

For purposes of analyzing impacts associated with air quality, this analysis assumes a Project construction schedule of approximately 24 months, with final buildout occurring in 2023. Construction activities associated with the Project will be undertaken in four stages: (1) demolition/site clearing; (2) grading; (3) building construction; and (4) finishing and architectural coatings and will be performed in accordance with all applicable state and federal laws and City Codes and policies with respect to building construction and activities. The Proposed Project will also comply with the restrictions provided in LAMC Section 41.40 , including (1) limiting construction hours within the City to 7:00 A.M. to 9:00

P.M. Monday through Friday, and between 8:00 A.M. and 6:00 P.M. on any Saturday or national holiday,(2) limiting hauling activities to 9:00 A.M. to 3:00 P.M. Monday through Friday and 8:00 A.M. to 4:00 P.M. on Saturdays, and (3) prohibiting construction or hauling activities on Sundays.

Demolition/Site Clearing Phase

The Proposed Project would entail the demolition of 9,399 square feet of existing uses, including three existing commercial buildings (7,881 square feet), three single-family dwelling units (1,518 square feet), and paved surface parking areas consisting of approximately 845 cubic yards (cy) of asphalt. The site clearing and demolition phases are anticipated to occur over an approximate 1 to 1.5 month period.

Grading Phase

After the completion of demolition phase, the grading/excavation phase for the Proposed Project will occur for approximately 2 months and will involve mass grading the Project Site for the cut and fill of land to ensure the proper base and slope for the building foundations. The Proposed Project is estimated to require approximately 3,040 cy of soil to be hauled off-site in order to build the building foundations. The soil will be exported to the United Rock Products Pit No. 2 inert landfill in Irwindale. It is anticipated that the export phase would include approximately 10 trucks a day over a 19 day period, using 18-wheel bottom dump trucks with a soil capacity of 16 cy per truck.

Building Construction Phase

Construction of the Proposed Project would occur over an approximate 15 month period and would include the development of five separate buildings totaling 247,812 square feet of developed floor area.

Concurrent with the building construction phase, the existing 5,663 square foot, two-story office building above a one-level partially subterranean garage located at 3838 Oakwood would be renovated. No change of use is proposed.

Finishing/Architectural Coating Phase

The finishing phase would occur following the completion of each building and is expected to overlap the construction of the five new buildings. The final finishing phase after the construction of the fifth building is expected to occur over a four-month period.

Paving

The final phase would involve paving sidewalks, common areas, street curbs and gutters within the vacated portion of Madison Avenue and landscaping improvements. The paving phase is anticipated to occur over a two to three week period during the last month of construction.

3.4 Related Projects

In accordance with CEQA Guidelines Section 15064(h), this SCEA includes an evaluation of the Project's cumulative impacts. The guidance provided under CEQA Guidelines Section 15064 (h) is as follows:

> *"(1) When assessing whether a cumulative effect requires an EIR, the lead agency shall consider whether the cumulative impact is significant and whether the effects of the project are cumulatively considerable. An EIR must be prepared if the cumulative impact may be significant and the project's incremental effect, though individually limited, is cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.*
>
> *(2) A lead agency may determine in an initial study that a project's contribution to a significant cumulative impact will be rendered less than cumulatively considerable and thus is not significant. When a project might contribute to a significant cumulative impact, but the contribution will be rendered less than cumulatively considerable through mitigation measures set forth in a mitigated negative declaration, the initial study shall briefly indicate and explain how the contribution has been rendered less than cumulatively considerable.*
>
> *(3) A lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program (including, but not limited to, water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plan, plans or regulations for the reduction of greenhouse gas emissions) that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area in which the project is located. Such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered*

by the public agency. When relying on a plan, regulation or program, the lead agency should explain how implementing the particular requirements in the plan, regulation or program ensure that the project's incremental contribution to the cumulative effect is not cumulatively considerable. If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding that the project complies with the specified plan or mitigation program addressing the cumulative problem, an EIR must be prepared for the project.

(4) The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable."

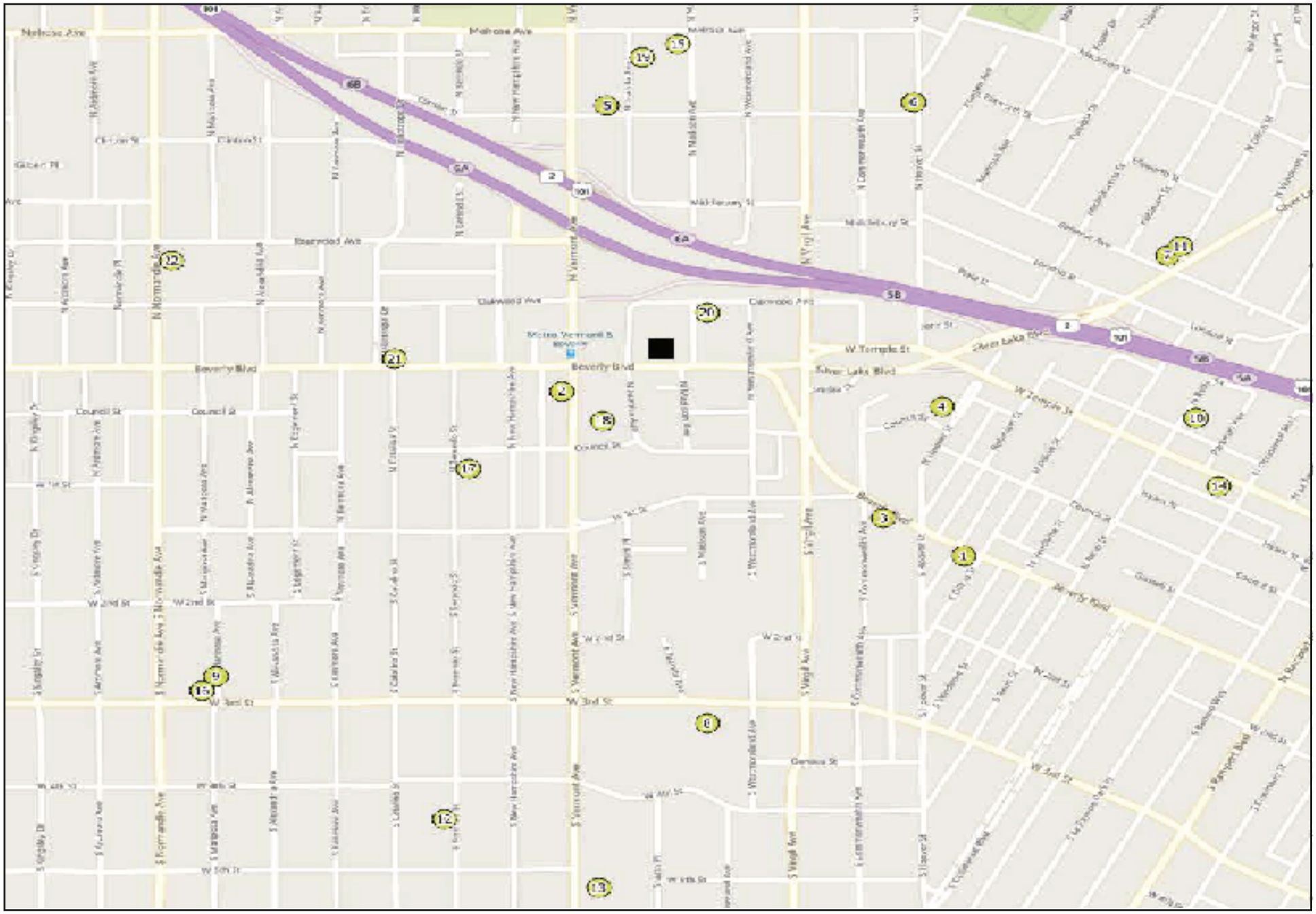
In light of the guidance summarized above, an adequate discussion of a project's significant cumulative impact, in combination with other closely related projects, can be based on either: (1) a list of past, present, and probable future producing related impacts; or (2) a summary of projections contained in an adopted local, regional, statewide plan, or related planning document that describes conditions contributing to the cumulative effect. (CEQA Guidelines Section 15130(b)(1)(A)-(B)). The lead agency may also blend the "list" and "plan" approaches to analyze the severity of impacts and their likelihood of occurrence. Accordingly, all proposed, recently approved, under construction, or reasonably foreseeable projects that could produce a related or cumulative impact on the local environment, when considered in conjunction with the Project, were identified for evaluation.

The related projects identified are included in Table 3.6, Related Projects List, below. A total of 22 related projects were identified within the vicinity of the Project Site. An analysis of the cumulative impacts associated with these related projects and the Proposed Project are provided under each individual environmental impact category in Section 4 of this SCEA. The locations of the related projects are shown in Figure 3.20, Location of Related Projects.

Table 3.6
Related Projects

Project Number	Project Name	Location/Address	Project Description	Size	Units
1	Mixed-Use	3200 Beverly Boulevard	Apartments Retail	32 5,866	du sf
2	AMCAL – Meridian Apartments	241 Vermont Avenue	Apartments Retail	100 5,000	du sf
3	Apartment and Child Care	3330 Beverly Boulevard	Apartments Day Care	40 4,237	du sf
4	Apartments	235 Hoover Street	Apartments	214	du
5	Mixed- Use	600 Vermont Avenue	Apartments Retail	120 14,600	du sf
6	District Maintenance Yard	611 Hoover Street	Office Office (Fleet Staff) Other	20 80 40	emp emp veh
7	Dillion Mixed-Use	609 N. Dillon Street	Apartments Retail	52 18,600	du sf
8	Charter School Relocation	3400 W. 3rd Street	N/A		
9	Postpartum Extended Care and Retail	257 Mariposa Avenue	Postpartum Care Retail	140 3,490	unit sf
10	Apartments	326 N. Reno Street	Apartments	65	du
11	Apartments	617 Dillon Street	Apartments	49	du
12	Apartments	427 Berendo Street	Apartments	85	du
13	Mixed-Use	510 S. Vermont Avenue	Office Retail Apartments Community Center	2,166 17,500 318 13,200	sf sf du sf
14	Apartments	2812 Temple Street	Apartments	42	du
15	Apartments	4100 Melrose Avenue	Apartments	34	du
16	Restaurant	269 Mariposa Avenue	Restaurant	4,656	sf
17	Apartments	146 Berendo Street	Apartments	15	du
18	Apartments	200 Vermont Avenue	Apartments Retail	490 35,000	du sf
19	Apartments	642 Juanita	Apartments	31	du
20	Affordable Housing (PATH II)	320/330 Madison	Affordable Housing	190	du
21	Mixed-Use	3977 Beverly Boulevard	Apartments Retail	67 8,450	du sf
22	Apartments	432 Normandie Avenue	Apartments	14	du

Notes:
du = dwelling unit, sf = square feet, emp = employees, veh = vehicles
Source: The Mobility Group, Transportation Study, January 2020.


Melrose Ave
Beverly Blvd
Council St
W 2nd St
W 3rd St
W Temple St
Silver Lake Blvd
Glendale Blvd
Clinton St
Wilshire Blvd
Rosewood Ave

3.5 Requested Permits and Approvals

The SCEA analyzes the impacts associated with the Proposed Project and is intended to provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Proposed Project. Flexible PSH Solutions, Inc. (Applicant) is requesting the following land use entitlement requests as part of the Proposed Project:

1. Pursuant to LAMC Section 11.5.6, as authorized by the Los Angeles Charter Section 555, approval of a General Plan Amendment to revise the land use designation in the Wilshire Community Plan from Limited Industrial[19] to Commercial Manufacturing to permit the construction of a new multi-phased Permanent Supportive Housing project which combines Restricted Affordable units with supportive social services for formerly homeless individuals. The proposed Project contains a maximum of 454 residential dwelling units, including 449 Restricted Affordable units and 5 managers' units with approximately 11,772 square feet of residential supportive services.

2. Pursuant to LAMC Section 12.32 F, approval of a Zone Change from M1-1 Zone (Limited Industrial) to CM-1 Zone (Commercial Manufacturing) to permit the construction of a new Permanent Supportive Housing project which combines Restricted Affordable units with supportive social services for formerly homeless individuals. The Proposed Project contains a maximum of 454 residential dwelling units, including 449 Restricted Affordable units and 5 managers' units with approximately 11,772 square feet of residential supportive services.

    a. Pursuant to LAMC Section 11.5.11 (e) and California Government Code Section 65915(k), the following incentives are being requested in connection with a 100 percent affordable project:

        i. A 20% reduction in overall open space requirement to permit 36,580 square feet of Open Space in lieu of providing 45,725 square feet.

        ii. The elimination of Section VI.6 of the Vermont/Western Transit Oriented District Station Neighborhood Area Specific Plan (SNAP) Development Standards and Design Guidelines along the front property line.

[19] *The Wilshire Community Plan General Plan Map identifies the site with the land use designation of Limited Industrial. ZIMAS identifies the site with the General Plan land use designation of Limited Manufacturing.*

iii. To utilize the side yard requirements for the RAS3 zone per LAMC 12.10.5 in lieu of the side yard requirements in the underlying CM zone.

3. Pursuant to LAMC. Section 11.5.7 G, approval of a Specific Plan Amendment to introduce a new Subarea within the SNAP, Subarea D.2 - Commercial Manufacturing/Permanent Supportive Housing, to permit the construction of qualified Permanent Supportive Housing project that includes Restricted Affordable housing units with supportive social services for formerly homeless. As mentioned previously, this project proposes a development containing a maximum of 454 residential dwelling units including 449 Restricted Affordable units and 5 managers' units with approximately 11,772 square feet of residential supportive services.

4. Pursuant to LAMC Section 11.5.7 C and Section 12.A.1 of the SNAP, a Project Permit Compliance Review.

5. Pursuant to LAMC. Section 16.05, approval of Site Plan Review findings for a project that proposes more than 49 new residential dwelling units.

6. Pursuant to California Government Code Sections 66473.1, 66474 (Subdivision Map Act) and LAMC Section 17.01 and 17.15, approval of a Vesting Tentative Tract Map to permit the merger and re-subdivision of the land and the creation of one ground lot containing 5 air space lots. The requested Lots included:

    i. Lot 1: Master Ground Lot
    ii. Airspace Lot 2: Northeast
    iii. Airspace Lot 3: Southeast
    iv. Airspace Lot 4: Southwest B
    v. Airspace Lot 5: Southwest A
    vi. Airspace Lot 6: Northwest
    a. The Applicant requests a Haul Route approval.

The Proposed Project would also request discretionary and ministerial permits and approvals that may be deemed necessary including, but not limited to, the following: shoring, grading, foundation, removal of existing street trees, and building and tenant improvements. As a separate action, the Applicant may seek approval to vacate a portion of Oakwood Avenue (between Westmoreland Avenue and Juanita Avenue), a portion of Madison Avenue (between the proposed driveway/round about and Oakwood Avenue), and a portion of Juanita Avenue (fronting the property at 3838 Oakwood Avenue). The Proposed Project, as defined above, is not dependent upon this request. Nevertheless, it is being disclosed in this SCEA for disclosure and potential future CEQA clearance, if required.

Section 5. 2016-2040 RTP/SCS Program Mitigation Measures

5.1 Incorporation of Applicable Mitigation Measures from Prior EIRs

Public Resources Code Section 21151.2 requires that a Transit Priority Project incorporate all feasible mitigation measures, performance standards, or criteria from prior applicable EIRs, including the 2016-2040 RTP/SCS Draft Program Environmental Impact Report (RTP/SCS PEIR).

The Mitigation Monitoring and Reporting Program for the RTP/SCS PEIR (MMRP) does not include project level mitigation measures that are required of the Proposed Project. The MMRP does provide a list of mitigation measures that SCAG determined a lead agency can and should consider, as applicable and feasible, where the agency has identified that a project has the potential for significant effects. The City has complied with PRC Section 21151.2 by reviewing all of the suggested mitigation measures in the MMRP and reviewed them for imposition on the Proposed Project. No mitigation measures were imposed if the Proposed Project was found to be in substantial compliance with the mitigation measure as proposed or if the MMRP mitigation measure was found not to be relevant. If the Proposed Project was not found to be in substantial compliance or the mitigation measure was found relevant, the City considered whether to use the MMRP mitigation measure or an equally effective City mitigation measure. The City's analysis is found in Table 5.1 below.

Table 5.1
Applicability of Project-Level Mitigation Measures from the 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
Aesthetics *Scenic Vista*	Project-Level Mitigation Measure **MM-AES-1(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects of visual intrusions on scenic vistas, or National Scenic Byways that are in the jurisdiction and responsibility of Caltrans, other public agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and	**This Mitigation Measure is not applicable to the Proposed Project** as Public Resources Code Section 21099, enacted by Senate Bill 743, provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a Transit Priority Area shall not be considered significant impacts on the environment."

Table 5.1
Applicability of Project-Level Mitigation Measures from the
2016-2040 Regional Transportation Plan / Sustainable Communities Strategy

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	should consider mitigation measures to ensure compliance with regulations for Caltrans scenic vistas and goals and policies within county and city general plans, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Use a palette of colors, textures, building materials that are graffiti-resistant, and/or plant materials that complement the surrounding landscape and development. • Use contour grading to better match surrounding terrain. Contour edges of major cut-and-fill to provide a more natural looking finished profile. • Use alternating facades to "break up" large facades and provide visual interest. • Design new corridor landscaping to respect existing natural and man-made features and to complement the dominant landscaping of the surrounding areas. • Replace and renew landscaping along corridors with road widenings, interchange projects, and related improvements. • Retain or replace trees bordering highways, so that clear-cutting is not evident. • Provide new corridor landscaping that respects and provides appropriate transition to existing natural and man-made features and is complementary to the dominant landscaping or native habitats of surrounding areas. • Implement design guidelines, local policies, and programs aimed at protecting views of scenic corridors and avoiding visual intrusions in design of projects to minimize contrasts in scale and massing between the project and surrounding natural forms and developments. Avoid, if possible, large cuts and fills when the visual environment (natural or urban) would be substantially disrupted. Site or design of projects should minimize their intrusion into important viewsheds and use contour grading to better match surrounding terrain.	The Proposed Project is a residential infill development project with 454 dwelling units and 11,772 square feet of resident services uses. The Project Site is located within 500 feet of Vermont/Beverly Rail Station, a Major Transit Stop, as well as within approximately one-quarter mile of several bus line stops, including Metro Rapid 780, Metro Local Lines 10, 14, 201, 204, 754, and LADOT DASH line (DASH Wilshire Center/Koreatown), with peak commute service intervals of 15 minutes or less along Vermont Avenue, Beverly Boulevard, Melrose Avenue, and W. First Street, making it a High Quality Transit stop as well. Therefore, the Proposed Project is located in a Transit Priority Area. The Proposed Project's aesthetic impacts shall not be considered significant impacts on the environment pursuant to Public Resources Code Section 21099.
<u>Aesthetics</u> *Visual Character/ Quality*	<u>Project-Level Mitigation Measure</u> **MM-AES-3(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable	**This Mitigation Measure is not applicable to the Proposed Project.** As Public Resources Code Section

Table 5.1
Applicability of Project-Level Mitigation Measures from the
2016-2040 Regional Transportation Plan / Sustainable Communities Strategy

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	of avoiding or reducing the significant effects of degrading the existing public viewpoints, visual character, or quality of the site that are in the jurisdiction and responsibility of local jurisdictions and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the goals and policies within county and city general plans, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Minimize contrasts in scale and massing between the projects and surrounding natural forms and development, minimize their intrusion into important viewsheds, and use contour grading to better match surrounding terrain in accordance with county and city hillside ordinances, where applicable. • Design landscaping along highway corridors to add significant natural elements and visual interest to soften the hard-edged, linear transportation corridors. • Require development of design guidelines for projects that make elements of proposed buildings/facilities visually compatible, or minimize visibility of changes in visual quality or character through use of hardscape and softscape solutions. Specific measures to be addressed include setback buffers, landscaping, color, texture, signage, and lighting criteria. • Design projects consistent with design guidelines of applicable general plans. • Apply development standards and guidelines to maintain compatibility with surrounding natural areas, including site coverage, building height and massing, building materials and color, landscaping, site grading, and so forth in accordance with general plans and adopted design guidelines, where applicable. • Require that sites are kept in a blight/nuisance-free condition. Remove blight or nuisances that compromise visual character or visual quality of project areas including graffiti abatement, trash removal, landscape management, maintenance of signage and billboards in good condition, and replace compromised native	21099, enacted by Senate Bill 743, provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a Transit Priority Area shall not be considered significant impacts on the environment." As described above, the Proposed Project is located in a Transit Priority Area, and therefore, the Proposed Project's aesthetic impacts shall not be considered significant impacts on the environment pursuant to Public Resources Code Section 21099, and therefore no aesthetic Mitigation Measures will be required.

Table 5.1
Applicability of Project-Level Mitigation Measures from the
2016-2040 Regional Transportation Plan / Sustainable Communities Strategy

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	vegetation and landscape.	
Aesthetics *Light/Glare/Shade*	Project-Level Mitigation Measure **MM-AES-4(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or minimizing the effects of light and glare on routes of travel for motorists, cyclists, and pedestrians, or on adjacent properties, and limit expanded areas of shade and shadow to areas that would not adversely affect open space or outdoor recreation areas that are in the jurisdiction and responsibility of local jurisdictions and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the goals and policies within county and city general plans, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Use lighting fixtures that are adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties. • Restrict the operation of outdoor lighting for construction and operation activities in accordance with local regulations. • Use high pressure sodium and/or cut-off fixtures instead of typical mercury-vapor fixtures for outdoor lighting. • Use unidirectional lighting to avoid light trespass onto adjacent properties. • Design exterior lighting to confine illumination to the project site, and/or to areas which do not include light-sensitive uses. • Provide structural and/or vegetative screening from light-sensitive uses. • Shield and direct all new street and pedestrian lighting away from light-sensitive off-site uses. • Use non-reflective glass or glass treated with a non-reflective coating for all exterior windows and glass used on building surfaces. • Architectural lighting shall be directed onto the building surfaces and have low reflectivity to minimize glare and limit light onto adjacent properties.	**This Mitigation Measure is not applicable to the Proposed Project.** As Public Resources Code Section 21099, enacted by Senate Bill 743, provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a Transit Priority Area shall not be considered significant impacts on the environment." As described above, the Proposed Project is located in a Transit Priority Area, and therefore, the Proposed Project's aesthetic impacts shall not be considered significant impacts on the environment pursuant to Public Resources Code Section 21099, and therefore no aesthetic Mitigation Measures will be required.

Table 5.1
Applicability of Project-Level Mitigation Measures from the
2016-2040 Regional Transportation Plan / Sustainable Communities Strategy

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
Agriculture and Forestry *Conversion of Farmland to Non-Agricultural Use, Conversion of Forest Land*	Project-Level Mitigation Measure **MM-AF-1(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses that are within the jurisdiction and responsibility of the Natural Resources Conservation Service, the California Resources Agency, other public agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the Farmland Protection Act and implementing regulations, and the goals and policies established within the applicable adopted county and city general plans to protect agricultural resources consistent with the Farmland Mapping and Monitoring Program of the California Resources Agency. Such measures may include the following, or other comparable measures identified by the Lead Agency taking into account project and site-specific considerations as applicable and feasible: • For projects that require approval or funding by the USDOT, comply with Section 4(f) U.S. Department of Transportation Act of 1966 (USDOT Act). • Project relocation or corridor realignment to avoid Prime Farmland, Unique Farmland, or Farmland of Local or Statewide Importance. • Maintain and expand agricultural land protections such as urban growth boundaries. Support the acquisition or voluntary dedication of agriculture conservation easements and other programs that preserve agricultural lands, including the creation of farmland mitigation banks. Local governments would be responsible for encouraging the development of agriculture conservation easements or farmland mitigation banks, purchasing conservation agreements or farmland for mitigation, and ensuring that the terms of the conservation easement agreements are upheld. The California Department of Fish and Wildlife provides a definition for conservation or mitigation banks on their website	**This Mitigation Measure is not applicable to the Proposed Project** as no farmland or agricultural activity exists on or in the vicinity of the Project Site. The Project Site as it currently exists is fully developed with three commercial buildings, three single-family residential buildings, and a surface parking lot.

Table 5.1
Applicability of Project-Level Mitigation Measures from the
2016-2040 Regional Transportation Plan / Sustainable Communities Strategy

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	(please see https://www.wildlife.ca.gov/Conservation/Planning/Banking) "A conservation or mitigation bank is privately or publicly owned land managed for its natural resource values. In exchange for permanently protecting, managing, and monitoring the land, the bank sponsor is allowed to sell or transfer habitat credits to permitees who need to satisfy legal requirements and compensate for the environmental impacts of developmental projects. A privately owned conservation or mitigation bank is a free-market enterprise that: • Offers landowners economic incentives to protect natural resources; • Saves permitees time and money by providing them with the certainty of pre-approved compensation lands; • Consolidates small, fragmented wetland mitigation projects into large contiguous sites that have much higher wildlife habitat values; • Provides for long-term protection and management of habitat. A publicly owned conservation or mitigation bank: • Offers the sponsoring public agency advance mitigation for large projects or multiple years of operations and maintenance." In 2013, the University of California published an article entitled "Reforms could boost conservation banking by landowners" that speaks specifically to the use of agricultural lands for in conjunction with conservation banking programs. • Provide for mitigation fees to support a mitigation bank that invests in farmer education, agricultural infrastructure, water supply, marketing, etc. that enhance the commercial viability of retained agricultural lands. • Include underpasses and overpasses at reasonable intervals to maintain property access. • Use berms, buffer zones, setbacks, and	

Table 5.1
Applicability of Project-Level Mitigation Measures from the
2016-2040 Regional Transportation Plan / Sustainable Communities Strategy

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	fencing to reduce conflicts between new development and farming uses and protect the functions of farmland. • Ensure individual projects are consistent with federal, state, and local policies that preserve agricultural lands and support the economic viability of agricultural activities, as well as policies that provide compensation for property owners if preservation is not feasible. • Contact the California Department of Conservation and each county's Agricultural Commissioner's office to identify the location of prime farmlands and lands that support crops considered valuable to the local or regional economy and evaluate potential impacts to such lands using the land evaluation and site assessment (LESA) analysis method (CEQA Guidelines §21095), as appropriate. Use conservation easements or the payment of in-lieu fees to offset impacts.	
Agriculture and Forestry *Zoning for Ag Use, Williamson Act Contract*	Project-Level Mitigation Measure **MM-AF-2(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from conflict with existing zoning for agricultural use or a Williamson Act contract that are within the jurisdiction and responsibility of the California Department of Conservation, other public agencies, and Lead Agencies. Where the Lead Agency has identified that a project has potential for significant effects, the Lead Agency can and should consider mitigation measures to mitigate the significant effects of agriculture and forestry resources to ensure compliance with the goals and policies established within the applicable adopted county and city general plans to protect agricultural resources consistent with the California Land Conservation Act of 1965, the Farmland Security Zone Act, and county and city zoning codes, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency, taking into account project and site-specific considerations as applicable and feasible: • Project relocation or corridor realignment to avoid lands in Williamson Act contracts. • Establish conservation easements consistent	**This Mitigation Measure is not applicable to the Proposed Project** as the Project Site is not zoned for agricultural production, there is no farmland on the Project Site, and there are no Williamson Act Contracts in effect for the Project Site. As noted above, the Project Site as it currently exists is fully developed with three commercial buildings, three single-family residential buildings, and a surface parking lot.

Table 5.1
Applicability of Project-Level Mitigation Measures from the
2016-2040 Regional Transportation Plan / Sustainable Communities Strategy

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	with the recommendations of the Department of Conservation, or 20-year Farmland Security Zone contracts (Government Code Section 51296 et seq.), 10-year Williamson Act contracts (Government Code Section 51200 et seq.), or use of other conservation tools available from the California Department of Conservation Division of Land Resource Protection. • Prior to final approval of each project, encourage enrollments of agricultural lands for counties that have Williamson Act programs, where applicable.	
Air Quality *Potential to Violate AQ Standard*	Project-Level Mitigation Measure **MM-AIR-2(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures that are within the jurisdiction and authority of the CARB, air quality management districts, and other regulatory agencies. Where the Lead Agency has identified that a project has the potential to violate an air quality standard or contribute substantially to an existing air quality violation, the Lead Agency can and should consider the measures that have been identified by CARB and air district(s) and other agencies as set forth below, or other comparable measures, to facilitate consistency with plans for attainment of the NAAQS and CAAQS, as applicable and feasible. CARB, South Coast AQMD, Antelope Valley AQMD, Imperial County APCD, Mojave Desert AQMD, Ventura County APCD, and Caltrans have identified project-level feasible measures to reduce construction emissions: • Minimize land disturbance. • Use watering trucks to minimize dust; watering should be sufficient to confine dust plumes to the project work areas. • Suspend grading and earth moving when wind gusts exceed 25 miles per hour unless the soil is wet enough to prevent dust plumes. • Cover trucks when hauling dirt. • Stabilize the surface of dirt piles if not removed immediately. • Limit vehicular paths on unpaved surfaces and stabilize any temporary roads.	**The Proposed Project would substantially conform to this Mitigation Measure.** As discussed below in Section 6.3 (Air Quality), the Proposed Project would not generate construction or operational emissions that exceed the SCAQMD's recommended regional thresholds of significance with implementation of the below-listed regulatory compliance measures which have been identified by CARB and air district(s) and other agencies, to facilitate consistency with plans for attainment of the NAAQS and CAAQS, as applicable and feasible. Although no mitigation is required, compliance with the below-listed regulatory compliance measures substantially conform to this Mitigation Measure. • Air Quality (Demolition, Site Clearing, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403. The Proposed Project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:

Table 5.1
Applicability of Project-Level Mitigation Measures from the
2016-2040 Regional Transportation Plan / Sustainable Communities Strategy

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	• Minimize unnecessary vehicular and machinery activities. • Revegetate disturbed land, including vehicular paths created during construction to avoid future off-road vehicular activities. • On Caltrans projects, Caltrans Standard Specifications 10-Dust Control, 17-Watering, and 18-Dust Palliative shall be incorporated into project specifications. • Require contractors to assemble a comprehensive inventory list (i.e., make, model, engine year, horsepower, emission rates) of all heavy-duty off-road (portable and mobile) equipment (50 horsepower and greater) that could be used an aggregate of 40 or more hours for the construction project. Prepare a plan for approval by the applicable air district demonstrating achievement of the applicable percent reduction for a CARB-approved fleet. • Ensure that all construction equipment is properly tuned and maintained. • Provide an operational water truck on-site at all times. Use watering trucks to minimize dust; watering should be sufficient to confine dust plumes to the project work areas. Sweep paved streets at least once per day where there is evidence of dirt that has been carried on to the roadway. • Project sponsors should ensure to the extent possible that construction activities utilize grid-based electricity and/or onsite renewable electricity generation rather than diesel and/or gasoline powered generators. • Develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through- traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites. • As appropriate, require that portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles, obtain CARB Portable Equipment Registration with the state or a local district permit. Arrange appropriate consultations with the CARB or the	○ All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent. ○ The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind. ○ All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust. ○ All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust. ○ All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust. ○ General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. ○ Trucks having no current hauling activity shall not idle but be turned off. • The Proposed Project shall comply with South Coast Air Quality Management District Rule 1166 – Volatile Organic Compound Emissions from Decontamination of Soil, which sets requirements to control the emission of VOC from excavating, grading, handling and treating VOC-contaminated soil as a result of leakage from storage or

Table 5.1
Applicability of Project-Level Mitigation Measures from the
2016-2040 Regional Transportation Plan / Sustainable Communities Strategy

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	District to determine registration and permitting requirements prior to equipment operation at the site. • Implement EPA's National Clean Diesel Program. • Diesel- or gasoline-powered equipment shall be replaced by lowest emitting feasible for each piece of equipment from among these options: electric equipment whenever feasible, gasoline-powered equipment if electric infeasible. • On-site electricity shall be used in all construction areas that are demonstrated to be served by electricity. • If cranes are required for construction, they shall be rated at 200 hp or greater equipped with Tier 4 or equivalent engines. • Use alternative diesel fuels, such as Clean Fuels Technology (water emulsified diesel fuel) or O2 diesel ethanol-diesel fuel (O2 Diesel) in existing engines • Convert part of the construction truck fleet to natural gas. • Include "clean construction equipment fleet", defined as a fleet mix cleaner than the state average, in all construction contracts • Fuel all off-road and portable diesel powered equipment with ARB-certified motor vehicle diesel fuel (non-taxed version suitable for use off-road) • Use electric fleet or alternative fueled vehicles where feasible including methanol, propane, and compressed natural gas • Use diesel construction equipment meeting ARB's Tier 4 certified engines or cleaner offroad heavy-duty diesel engines and comply with State off-road regulation • Use on-road, heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road diesel engines, and comply with the State on-road regulation • Use idle reduction technology, defined as a device that is installed on the vehicle that automatically reduces main engine idling and/or is designed to provide services, e.g., heat, air conditioning, and/or electricity to the vehicle or equipment that would otherwise require the operation of the main drive engine while the vehicle or equipment is temporarily parked or is	transfer operations, accidental spillage, or other deposition. • The Proposed Project shall comply with South Coast Air Quality Management District Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities, which specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). • In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location. • In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards. • The Proposed Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings. • The Proposed Project shall comply with South Coast Air Quality Management District Rule 1108 limiting the volatile organic compound content from cutback asphalt. • The Proposed Project shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138. • New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control

Table 5.1
Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	stationary • Minimize idling time either by shutting off equipment when not in use or limit idling time to 3 minutes Signs shall be posted in the designated queuing areas and/or job sites to remind drivers and operators of the 3 minute idling limit. The construction contractor shall maintain a written idling policy and distribute it to all employees and subcontractors. The on-site construction manager shall enforce this limit. • Prohibit diesel idling within 1,000 feet of sensitive receptors. • Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors. • The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. • The engine size of construction equipment shall be the minimum practical size. • Catalytic converters shall be installed on gasoline-powered equipment. • Signs shall be posted in designated queuing areas and job sites to remind drivers and operators of the idling limit. • Construction worker trips shall be minimized by providing options for carpooling and by providing for lunch onsite. • Use new or rebuilt equipment. • Maintain all construction equipment in proper working order, according to manufacturer's specifications. The equipment must be check by an ASE-certified mechanic and determined to be running in proper condition before it is operated. • Use low rolling resistance tires on long haul class 8 tractor-trailers. • Suspend all construction activities that generate air pollutant emissions during air alerts. • Install a CARB-verified, Level 3 emission control device, e.g., diesel particulate filters, on all diesel engines.	measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by South Coast Air Quality Management District Regulation XIII, New Source Review.
Air Quality *Expose Sensitive Receptors to Pollutants*	Project-Level Mitigation Measure **MM-AIR-4(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures that are within the jurisdiction and authority of the air quality	**This Mitigation Measure is not applicable to the Project,** as the Proposed Project does not involve a 2016-2040 RTP/SCS transportation

Table 5.1
Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	management district(s) where proposed 2016 RTP/SCS transportation projects would be located. Where the Lead Agency has identified that a project has the potential to expose sensitive receptors to substantial pollutant concentrations and harm public health outcomes substantially, the Lead Agency can and should consider the measures that have been identified by CARB and air district(s), or other comparable measures, to reduce cancer risk pursuant to the Air Toxics "Hot Spots" Act of 1987 (AB2588), as applicable and feasible. Such measures include those adopted by CARB designed to reduce substantial pollutant concentrations, specifically diesel, from mobile sources and equipment. CARB's strategy includes the following elements: • Set technology forcing new engine standards. • Reduce emissions from the in-use fleet. • Require clean fuels, and reduce petroleum dependency. • Work with US EPA to reduce emissions from federal and state sources. • Pursue long-term advanced technology measures Proposed new transportation-related SIP measures include: On-Road Sources o Improvements and Enhancements to California's Smog Check Program o Expanded Passenger Vehicle Retirement o Modifications to Reformulated Gasoline Program o Cleaner In-Use Heavy-Duty Trucks o Ship Auxiliary Engine Cold Ironing and Other Clean Technology Cleaner Ship Main Engines and Fuel o Port Truck Modernization o Accelerated Introduction of Cleaner Line-Haul Locomotives o Clean Up Existing Commercial Harbor Craft o Limited idling of diesel-powered trucks o Consolidated truck trips and improve traffic flow o Late model engines, Low emission diesel products, engine retrofit technology o Alternative fuels for on-road vehicles Off-Road Sources o Cleaner Construction and Other	project. As a residential development, the Proposed Project cannot establish new regulatory standards or requirements, such as setting new engine standards or making improvements and enhancements to California's Smog Check Program. Furthermore, the Proposed Project would comply with regulatory compliance measures that have been aadopted to address poor ambient air quality in close proximity to freeways. Pursuant to LAMC Sec. 99.05.504.5.3, mechanically ventilated buildings located within 1,000 feet of a freeway shall provide air filtration media for outside and return air that provides a Minimum Efficiency Reporting Value (MERV) of 13. The Proposed Project residential and service uses would be subject to the MERV standards of LAMC Section 99.05.504.5.3. As such, adherence to the LAMC and incorporation of project design features would ensure Project consistency with Freeway Advisory Notice (ZI-2427) and would serve to improve indoor air quality for the proposed residents.

Table 5.1
Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	Equipment o Cleaner In-Use Off-Road Equipment o Agricultural Equipment Fleet Modernization o New Emission Standards for Recreational Boats o Off-Road Recreational Vehicle Expanded Emission Standards	
Biological Resources *Adverse Effect on Candidate, Sensitive, or Special Status Species, Adverse Effect on Riparian Habitat or Other Sensitive Natural Community, Adverse Effect on Wetlands, Interfere with the Movement of Species, Conflict with Local Policies or Ordinances Protecting Biological Resources, Conflict with Habitat Conservation Plan, Natural Community Conservation Plan, or Other*	Project-Level Mitigation Measure **MM-BIO-1(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on threatened and endangered species and other special status species that are in the jurisdiction and responsibility of U.S. Fish and Wildlife Service, National Marine Fisheries Service, California Department of Fish and Wildlife, other public agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with Sections 7, 9, and 10(a) of the federal Endangered Species Act; the California Endangered Species Act; the Native Plant Protection Act; the State Fish and Wildlife Code; and the Desert Native Plant Act; and related applicable implementing regulations, as applicable and feasible. Additional compliance should adhere to applicable implementing regulations from the U.S. Fish and Wildlife Service, the National Marine Fisheries Service, and/or the California Department of Fish and Wildlife. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Require project design to avoid occupied habitat, potentially suitable habitat, and designated critical habitat, wherever practicable and feasible. • Where avoidance is determined to be infeasible, provide conservation measures to fulfill the requirements of the applicable authorization for incidental take pursuant to Section 7 or 10(a) of the federal Endangered Species Act or Section 2081 of the California Endangered Species Act to support issuance of an Incidental take permit. A wide variety of conservation strategies have been successfully used in the SCAG region to	**This Mitigation Measure is not applicable to the Proposed Project** as the Project Site does not contain any critical habitat or support any species identified or designated 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. The Project Site is located in an urbanized area of the City. The Project Site is improved with three commercial buildings, three single-family residential buildings, a commercial office building and a paved surface parking lot. The Project would result in the removal and replacement of three on-site non-protected trees and one street tree within the right-of-way. With regard to avoiding potentially significant effects related to any nesting native birds that may occur within any trees proposed for removal, the City will require the following regulatory compliance measure: • Habitat Modification (Nesting Native Birds) o Under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13) and Sections 3503, 3503.5 and 3513 of the California Fish and Wildlife Code, Proposed Project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding

Table 5.1
Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
Conservation Plan	protect the survival and recovery in the wild of federally and state-listed endangered species including the bald eagle: o Avoidance strategies o Contribution of in-lieu fees o Use of mitigation bank credits o Funding of research and recovery efforts o Habitat restoration o Conservation easements o Permanent dedication of habitat o Other comparable measures • Design projects to avoid desert native plants, salvage and relocate desert native plants, and/or pay in lieu fees to support off-site long-term conservation strategies. • Develop and implement a Worker Awareness Program (environmental education) to inform project workers of their responsibilities in regard to avoiding and minimizing impacts on sensitive biological resources. • Appoint an Environmental Inspector to monitor implementation of mitigation measures. • Schedule construction activities to avoid sensitive times for biological resources (e.g., steelhead spawning periods during the winter and spring, nesting bird season) and to avoid the rainy season when erosion and sediment transport is increased. • Conduct pre-construction monitoring to delineate occupied sensitive species' habitat to facilitate avoidance. • Where projects are determined to be within suitable habitat of listed or sensitive species that have specific field survey protocols or guidelines outlined by the USFWS, CDFW, or other local agency, conduct preconstruction surveys that follow applicable protocols and guidelines and are conducted by qualified and/or certified personnel.	bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture of kill (Fish and Wildlife Code Section 86). o If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall: o Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys shall be conducted by a Qualified Biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work. o If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species (within 500 feet for suitable raptor nesting habitat) until August 31. o Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no

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Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
		evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area. o The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project. Although, no mitigation is required due to the lack of protected habitat and species on the fully developed Project Site, compliance with the above-listed regulatory compliance measures substantially conforms to this Mitigation Measure.
<u>Biological Resources</u> *Adverse Effect on Riparian Habitat or Other Sensitive Natural Community, Adverse Effect on Wetlands, Interfere with the Movement of Species, Conflict with Local Policies or Ordinances Protecting Biological*	<u>Project-Level Mitigation Measure</u> **MM-BIO-2(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant impacts on state-designated sensitive habitats, including riparian habitats, that are in the jurisdiction and responsibility of U.S. Fish and Wildlife Service, the National Marine Fisheries Service, the California Department of Fish and Wildlife; and other public agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with Section 1600 of the State Fish and Wildlife Code, USFS Land Management Plan for the four national forests in the six-county area: Angeles, Cleveland, Los Padres, and San Bernardino, implementing regulations for the U.S. Fish and Wildlife Service, the National Marine Fisheries Service, the California Department of Fish and Wildlife; and other related federal, state, and local regulations, as applicable and feasible.	**This Mitigation Measure is not applicable to the Proposed Project** as the Project Site does not contain any critical habitat, including riparian, or any wetlands, nor does it support any species identified or designated 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. The Project Site is located in an urbanized area of the City. The Project Site is improved with three commercial buildings, three single-family residential buildings, and a paved surface parking lot. The Project Site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.

Table 5.1
Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
Resources, Conflict with Habitat Conservation Plan, Natural Community Conservation Plan, or Other Conservation Plan	Such measures may include the following, or other comparable measures identified by the Lead Agency: • Consult with the USFWS and NMFS where such state-designated sensitive or riparian habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal Endangered Species Act. • Consult with the USFS where such state-designated sensitive or riparian habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal Endangered Species Act and any additional species afforded protection by an adopted Forest Land Management Plan or Resource Management Plan for the four national forests in the six-county area: Angeles, Cleveland, Los Padres, and San Bernardino. • Consult with the CDFW where such state-designated sensitive or riparian habitats provide potential or occupied habitat for state-listed rare, threatened, and endangered species afforded protection pursuant to the California Endangered Species Act, or Fully-Protected Species afforded protection pursuant to the State Fish and Wildlife Code. • Consult with the CDFW pursuant to the provisions of Section 1600 of the State Fish and Wildlife Code as they relate to lakes and streambeds. • Consult with the USFWS, USFS, CDFW, and counties and cities in the SCAG region, where state-designated sensitive or riparian habitats are occupied by birds afforded protection pursuant to the Migratory Bird Treaty Act during the breeding season. • Consult with the CDFW for state-designated sensitive or riparian habitats where fur-bearing mammals, afforded protection pursuant to the provisions of the State Fish and Wildlife Code for fur-beaming mammals, are actively using the areas in conjunction with breeding activities. • Utilize applicable and CDFW approved plant community classification resources during delineation of sensitive communities and	Therefore, no impact would occur with implementation of the Proposed Project, and no mitigation is required.

Table 5.1
Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	invasive plants including, but not limited to, the *Manual of California Vegetation,* the California Invasive Plant Inventory Database, and the Orange County California Native Plant Society (OCCNPS) Emergent Invasive Plant Management Program, where appropriate. • Encourage project design to avoid sensitive natural communities and riparian habitats, wherever practicable and feasible. • Where avoidance is determined to be infeasible, develop sufficient conservation measures through coordination with local agencies and the regulatory agency (i.e., USFWS or CDFW) to protect sensitive natural communities and riparian habitats. • Install fencing and/or mark sensitive habitat to be avoided during construction activities. • Salvage and stockpile topsoil (the surface material from 6 to 12 inches deep) and perennial plants for use in restoring native vegetation to all areas of temporary disturbance within the project area. • Revegetate with appropriate native vegetation following the completion of construction activities. • Complete habitat enhancement (e.g., through removal of non-native invasive wetland species and replacement with more ecologically valuable native species). • Use Best Management Practices (BMPs) at construction sites to minimize erosion and sediment transport from the area. BMPs include encouraging growth of vegetation in disturbed areas, using straw bales or other silt-catching devices, and using settling basins to minimize soil transport.	
<u>Biological Resources</u> *Adverse Effect on Wetlands, Interfere with the Movement of Species, Conflict with Local Policies or*	<u>Project-Level Mitigation Measure</u> **MM-BIO-3(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant impacts on protected wetlands that are in the jurisdiction and responsibility of the U.S. Army Corps of Engineers, public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with Section 404 of the Clean Water Act	**This Mitigation Measure is not applicable to the Proposed Project** as the Project Site is not located on protected wetlands that are in the jurisdiction and responsibility of the U.S. Army Corps of Engineers, public agencies and/or Lead Agencies.

Table 5.1
Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
Ordinances Protecting Biological Resources, Conflict with Habitat Conservation Plan, Natural Community Conservation Plan, or Other Conservation Plan	and regulations of the U.S. Army Corps of Engineers (USACOE), and other applicable federal, state and local regulations, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Require project design to avoid federally protected wetlands consistent with the provisions of Section 404 of the Clean Water Act, wherever practicable and feasible. • Where the Lead Agency has identified that a project, or other regionally significant project, has the potential to impact other wetlands or waters not protected under Section 404 of the Clean Water Act, seek comparable coverage for these wetlands and waters in consultation with the USACOE and applicable Regional Water Quality Control Boards (RWQCB). Where avoidance is determined to be infeasible, develop sufficient conservation measures to fulfill the requirements of the applicable authorization for impacts to federally protected wetlands to support issuance of a permit under Section 404 of the Clean Water Act as administered by the USACOE. The use of an authorized Nationwide Permit or issuance of an individual permit requires the project applicant to demonstrate compliance with the USACOE's Final Compensatory Mitigation Rule. The USACOE reviews projects to ensure environmental impacts to aquatic resources are avoided or minimized as much as possible. Consistent with the administration's performance standard of "no net loss of wetlands" a USACOE permit may require a project proponent to restore, establish, enhance or preserve other aquatic resources in order to replace those affected by the proposed project. This compensatory mitigation process seeks to replace the loss of existing aquatic resource functions and area. Project proponents required to complete mitigation are encouraged to use a watershed approach and watershed planning information. The new rule establishes performance standards, sets timeframes for decision making, and to the extent possible, establishes equivalent requirements and standards for the three sources of compensatory	

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	mitigation: o Permitee-responsible mitigation o Contribution of in-lieu fees o Use of mitigation bank credits • Require review of construction drawings by a certified wetland delineator as part of each project-specific environmental analysis to determine whether wetlands will be affected and, if necessary, perform a formal wetland delineation.	
Biological Resources *Interfere with the Movement of Species, Conflict with Local Policies or Ordinances Protecting Biological Resources, Conflict with Habitat Conservation Plan, Natural Community Conservation Plan, or Other Conservation Plan*	Project-Level Mitigation Measure **MM-BIO-4(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant impacts on migratory fish or wildlife species or within established native resident and/or migratory wildlife corridors, and native wildlife nursery sites that are in the jurisdiction and responsibility of U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife, U.S. Forest Service, public agencies and/or Lead Agencies, as applicable and feasible. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with regulations of the USFWS, USFS, CDFW, and related regulations, goals and polices of counties and cities, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Consult with the USFWS, USFS, CDFW, and counties and cities in the SCAG region, where impacts to birds afforded protection pursuant to the Migratory Bird Treaty Act during the breeding season may occur. • Consult with the USFS where impacts to migratory wildlife corridors may occur in an area afforded protection by an adopted Forest Land Management Plan or Resource Management Plan for the four national forests in the six-County area: Angeles, Cleveland, Los Padres, and San Bernardino. • Consult with counties, cities, and other local organizations when impacts may occur to open space areas that have been designated as important for wildlife movement.	**This Mitigation Measure is not applicable to the Proposed Project** as the Project Site is not located within or adjacent to migratory fish, wildlife species, or established native resident and/or migratory wildlife corridors, and native wildlife nursery sites. The Project Site is improved with three commercial buildings, three single-family residential buildings, and a paved surface parking lot and located in an urbanized area of the City. The Project Site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, no impact would occur with implementation of the Proposed Project, and no mitigation is required.

Table 5.1
Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	• Prohibit construction activities within 500 feet of occupied breeding areas for wildlife afforded protection pursuant to Title 14 § 460 of the California Code of Regulations protecting fur-bearing mammals, during the breeding season. • Prohibit clearing of vegetation and construction within the peak avian breeding season (February 1st through September 1st), where feasible. • Conduct weekly surveys to identify active raptor and other migratory nongame bird nests by a qualified biologist with experience in conducting breeding bird surveys within three days prior to the work in the area from February 1 through August 31. • Prohibit construction activities with 300 feet (500 feet for raptors) of occupied nests of birds afforded protection pursuant to the Migratory Bird Treaty Act, during the breeding season. Delineate the non-disturbance buffer by temporary fencing and keep the buffer in place until construction is complete, or the nest is no longer active. No construction shall occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the project. Reductions or expansions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors. • Ensure that suitable nesting sites for migratory nongame native bird species protected under the Migratory Bird Treaty Act and/or trees with unoccupied raptor nests should only be removed prior to February 1, or following the nesting season. • Conduct site-specific analyses of opportunities to preserve or improve habitat linkages with areas on- and off-site. Analyze habitat linkages/wildlife movement corridors on a broader and cumulative impact analysis scale to avoid adverse impacts from linear projects that have potential for impacts on a broader scale or critical narrow choke points that could reduce function of recognized movement corridors on a larger scale. Require review of construction drawings and habitat connectivity mapping provided by the CDFW or CNDDB by a qualified biologist to determine the risk of habitat	

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	fragmentation. • Pursue mitigation banking to preserve habitat linkages and corridors (opportunities to purchase, maintain, and/or restore offsite habitat). • Demonstrate that proposed projects would not adversely affect movement of any native resident or migratory fish or wildlife species, wildlife movement corridors, or wildlife nursery sites through the incorporation of avoidance strategies into project design, wherever practicable and feasible. • Evaluate the potential for overpasses, underpasses, and culverts in cases where a roadway or other transportation project may interrupt the flow of species through their habitat. Provide wildlife crossings in accordance with proven standards, such as FHWA's Critter Crossings or Ventura County Mitigation Guidelines and in consultation with wildlife corridor authorities with sufficient knowledge of both regional and local wildlife corridors, and at locations useful and appropriate for the species of concern. • Install wildlife fencing where appropriate to minimize the probability of wildlife injury due to direct interaction between wildlife and roads or construction. • Establish native vegetation and facilitate the enhancement and maintenance of biological diversity within existing habitat pockets in urban environments that provide connectivity to large-scale habitat areas. • Where avoidance is determined to be infeasible, design sufficient conservation measures through coordination with local agencies and the regulatory agency (i.e., USFWS or CDFW) and in accordance with the respective counties and cities general plans to establish plans to mitigate for the loss of fish and wildlife movement corridors and/or wildlife nursery sites. The consideration of conservation measures may include the following measures, in addition to the measures outlined in **MM-BIO-1(b)**, where applicable: o Wildlife movement buffer zones o Corridor realignment o Appropriately spaced breaks in center barriers	

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Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	○ Stream rerouting ○ Culverts ○ Creation of artificial movement corridors such as freeway under- or overpasses ○ Other comparable measures • Where the Lead Agency has identified that a RTP/SCS project, or other regionally significant project, has the potential to impact other open space or nursery site areas, seek comparable coverage for these areas in consultation with the USFWS, CDFW, NMFS, or other local jurisdictions. • Project sponsors should emphasize that urban habitats and the plant and wildlife species they support are indeed valuable, despite the fact they are located in urbanized (previously disturbed) areas. Established habitat connectivity and wildlife corridors in these urban ecosystems will likely be impacted with further urbanization, as proposed in the Project. Appropriate mitigation measures should be proposed, developed, and implemented in these sensitive urban microhabitats to support or enhance the rich diversity of urban plant and wildlife species. • Establish native vegetation within habitat pockets or the "wildling of urbanized habitats" that facilitate the enhancement and maintenance of biological diversity in these areas. These habitat pockets, as the hopscotch across an urban environment, provide connectivity to large-scale habitat areas.	
<u>Biological Resources</u> *Conflict with Local Policies or Ordinances Protecting Biological Resources, Conflict with Habitat Conservation Plan, Natural Community Conservation Plan, or*	<u>Project-Level Mitigation Measure</u> **MM-BIO-5(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant impacts related to conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, that are in the jurisdiction and responsibility of local jurisdictions and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to comply with county, city and local policies or ordinances, protecting biological resources, such as tree preservation policies or ordinances, as	**This Mitigation Measure is not applicable to the Proposed Project** as the Project Site is completely paved and developed, and no significant vegetation exists, including protected trees. No protected biological resources or tree species, such as oak trees, currently exist on the Project Site. As such, none of the mitigation measures that pertain to local policies or ordinances protecting biological resources, such as the City of Los Angeles Protected Tree Ordinance, are applicable. The Project Site and its vicinity are not part of any draft or

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Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
Other Conservation Plan	applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Consult with the appropriate local agency responsible for the administration of the policy or ordinance protecting biological resources. • Prioritize retention of trees on-site consistent with local regulations. Provide adequate protection during the construction period for any trees that are to remain standing, as recommended by a certified arborist. • If specific project area trees are designated as "Protected Trees," "Landmark Trees," or "Heritage Trees," obtain approval for encroachment or removals through the appropriate entity, and develop appropriate mitigation measures at that time, to ensure that the trees are replaced. Mitigation trees shall be locally collected native species. • Before the start of any clearing, excavation, construction or other work on the site, securely fence off every protected tree deemed to be potentially endangered by said site work. Keep such fences in place for duration of all such work. Clearly mark all trees to be removed. Establish a scheme for the removal and disposal of logs, brush, earth and other debris that will avoid injury to any protected tree. • Where proposed development or other site work could encroach upon the protected perimeter of any protected tree, incorporate special measures to allow the roots to breathe and obtain water and nutrients. Minimize any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter. Require that no change in existing ground level occur from the base of any protected tree at any time. Require that no burning or use of equipment with an open flame occur near or within the protected perimeter of any protected tree. • Require that no storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees occur from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. Require that no heavy construction equipment or construction materials be operated or stored within a	adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, no impact would occur with implementation of the Proposed Project, and no mitigation is required.

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	distance from the base of any protected trees. Require that wires, ropes, or other devices not be attached to any protected tree, except as needed for support of the tree. Require that no sign, other than a tag showing the botanical classification, be attached to any protected tree. • Thoroughly spray the leaves of protected trees with water periodically during construction to prevent buildup of dust and other pollution that would inhibit leaf transpiration. • If any damage to a protected tree should occur during or as a result of work on the site, the appropriate local agency will be immediately notified of such damage. If, such tree cannot be preserved in a healthy state, require replacement of any tree removed with another tree or trees on the same site deemed adequate by the local agency to compensate for the loss of the tree that is removed. • Remove all debris created as a result of any tree removal work from the property within two weeks of debris creation, and such debris shall be properly disposed of in accordance with all applicable laws, ordinances, and regulations. • Design projects to avoid conflicts with local policies and ordinances protecting biological resources. • Where avoidance is determined to be infeasible, sufficient conservation measures to fulfill the requirements of the applicable policy or ordinance shall be developed, such as to support issuance of a tree removal permit. The consideration of conservation measures may include: ○ Avoidance strategies ○ Contribution of in-lieu fees ○ Planting of replacement trees at a minimum ratio of 2:1 ○ Re-landscaping areas with native vegetation post-construction ○ Other comparable measures	
Biological Resources *Conflict with Habitat Conservation Plan, Natural Community*	Project-Level Mitigation Measure **MM-BIO-6(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant impacts on HCP and NCCPs that are in the jurisdiction and responsibility of public agencies and/or Lead	**This Mitigation Measure is not applicable to the Proposed Project** as no locally designated natural communities are known to occur on or adjacent to the Project Site. The Project Site and its vicinity are not part of any draft or adopted Habitat Conservation

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
Conservation Plan, or Other Conservation Plan	Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with Section 7 or 10(a) of the federal Endangered Species Act or Section 2081 of the California Endangered Species Act; and implementing regulations, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Consult with the appropriate federal, state, and/or local agency responsible for the administration of HCPs, NCCPs or other conservation programs. • Wherever practicable and feasible, the project shall be designed to avoid through project design lands preserved under the conditions of an HCP, NCCP, or other conservation program. • Where avoidance is determined to be infeasible, sufficient conservation measures to fulfill the requirements of the HCP and/or NCCP or other conservation program, which would include but not be limited to applicable authorization for incidental take pursuant to Section 7 or 10(a) of the federal Endangered Species Act or Section 2081 of the California Endangered Species Act, shall be developed to support issuance of an Incidental take permit or any other permissions required for development within the HCP/NCCP boundaries. The consideration of additional conservation measures would include the measures outlined in **MM-BIO-1(b)**, where applicable.	Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, no impact would occur with implementation of the Proposed Project, and no mitigation is required.
<u>Cultural Resources</u> *Potential to Destroy Unique Paleontological Resources or Unique Geological Features*	<u>Project-Level Mitigation Measure</u> **MM-CUL-1(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on unique paleontological resources or sites and unique geologic features that are within the jurisdiction and responsibility of National Park Service, Office of Historic Preservation, and Native American Heritage Commission, other public agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures consistent	**The Proposed Project would substantially conform to this Mitigation Measure.** It is not anticipated that the Project Site contains unique paleontological resources or sites and unique geologic features. However, if unexpected discovery should occur compliance with the following regulatory compliance measure, which is capable of avoiding or reducing significant impacts on unique paleontological resources or sites or unique geologic features, are

Table 5.1
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	with Section 15064.5 of the State CEQA Guidelines capable of avoiding or reducing significant impacts on unique paleontological resources or sites or unique geologic features. Ensure compliance with the National Historic Preservation Act, Section 5097.5 of the Public Resources Code (PRC), state programs pursuant to Sections 5024 and 5024.5 of the PRC, adopted county and city general plans, and other federal, state and local regulations, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Obtain review by a qualified geologist or paleontologist to determine if the project has the potential to require excavation or blasting of parent material with a moderate to high potential to contain unique paleontological or resources, or to require the substantial alteration of a unique geologic feature. • Avoid exposure or displacement of parent material with a moderate to high potential to yield unique paleontological resources. • Where avoidance of parent material with a moderate to high potential to yield unique paleontological resources is not feasible: o All on-site construction personnel receive Worker Education and Awareness Program (WEAP) training to understand the regulatory framework that provides for protection of paleontological resources and become familiar with diagnostic characteristics of the materials with the potential to be encountered. o Prepare a Paleontological Resource Management Plan (PRMP) to guide the salvage, documentation and repository of representative samples of unique paleontological resources encountered during construction. If unique paleontological resources are encountered during excavation or blasting, use a qualified paleontologist to oversee the implementation of the PRMP. o Monitor blasting and earth-moving activities in parent material, with a moderate to high potential to yield unique paleontological resources using a qualified paleontologist or	equal to or more effective than this mitigation measure: Under California Public Resources Code Sections 5097.5 and 30244, if any paleontological materials are encountered during the course of project development, all further development activities shall halt and: • The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. • The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. • The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report. • Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum. Compliance with the above-listed regulatory compliance measures substantially conforms to this Mitigation Measure, and would reduce any potentially significant impacts.

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	archeologists cross-trained in paleontology to determine if unique paleontological resources are encountered during such activities, consistent with the specified or comparable protocols. o Identify where excavation and earthmoving activity is proposed in a geologic unit having a moderate or high potential for containing fossils and specify the need for a paleontological or archeological (cross-trained in paleontology) to be present during earth-moving activities or blasting in these areas. • Avoid routes and project designs that would permanently alter unique features with archaeological and/or paleontological significance. • Salvage and document adversely affected resources sufficient to support ongoing scientific research and education.	
Cultural Resources *Substantial Adverse Change in Significance of a Historical Resource, Substantial Adverse Change in the Significance of an Archaeological Resource*	Project-Level Mitigation Measure **MM-CUL-2(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects of on historical resources within the jurisdiction and responsibility of the Office of Historical Preservation, Native American Heritage Commission, other public agencies, and/or Local Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures consistent with Section 15064.5 of the State CEQA Guidelines capable of avoiding or reducing significant impacts on historical resources, to ensure compliance with the National Historic Preservation Act, Section 5097.5 of the Public Resources Code (PRC), state programs pursuant to Sections 5024 and 5024.5 of the PRC, adopted county and city general plans and other federal, state and local regulations, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Pursuant to CEQA Guidelines Section 15064.5, conduct a record search at the appropriate Information Center to determine whether the	**The Proposed Project would substantially conform to this Mitigation Measure.** The Project does not involve and will not affect any historic resources. Further, it is not anticipated that the Project Site contains significant archaeological resources. However, if an unexpected discovery should occur compliance with the following regulatory compliance measure, which is consistent with the SCAG RTP/SCS Program EIR MM-CUL-2(b)CUL in avoiding potential impacts to inadvertent finds of historic or archeological cultural resources: • Cultural Resources (Archaeological Resources): In the event that archaeological resources (sites, features, artifacts, or fossilized material) are exposed during construction activities for the Proposed Project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified specialist, meeting the Secretary of the Interior's

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	project area has been previously surveyed and whether historic resources were identified. • Obtain a qualified architectural historian to conduct historic architectural surveys as recommended by the Information Center. In the event the records indicate that no previous survey has been conducted, the Information Center will make a recommendation on whether a survey is warranted based on the sensitivity of the project area for historical resources within 1,000 feet of the project. • Comply with Section 106 of the National Historic Preservation Act including, but not limited to, projects for which federal funding or approval is required for the individual project. This law requires federal agencies to evaluate the impact of their actions on resources included in or eligible for listing in the National Register. Federal agencies must coordinate with the State Historic Preservation Officer in evaluating impacts and developing mitigation. These mitigation measures may include, but are not limited to the following: o Employ design measures to avoid historical resources and undertake adaptive reuse where appropriate and feasible. If resources are to be preserved, as feasible, carry out the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction in a manner consistent with the Secretary of the Interior's Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. If resources would be impacted, impacts should be minimized to the extent feasible. o Where feasible, noise buffers/walls and/or visual buffers/landscaping should be constructed to preserve the contextual setting of significant built resources. • Secure a qualified environmental agency and/or architectural historian, or other such qualified person to document any significant historical resource(s), by way of historic narrative, photographs, and architectural drawings, as mitigation for the effects of demolition of a resource. • Consult with the Native American Heritage Commission to determine whether known	Professional Qualification Standards, can evaluate the significance of the find and determine whether additional study is warranted. Depending upon the significance of the find under CEQA (14 CCR 15064.5(f); PRC Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted. Compliance with the above-listed regulatory compliance measures substantially conforms to this Mitigation Measure, and would reduce any potentially significant impacts. See also discussion regarding Tribal Cultural Resources in Section 6.18.

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	sacred sites are in the project area, and identify the Native American(s) to contact to obtain information about the project site. • Prior to construction activities, obtain a qualified archaeologist to conduct a record search at the appropriate Information Center of the California Archaeological Inventory to determine whether the project area has been previously surveyed and whether resources were identified. • Prior to construction activities, obtain a qualified archaeologist or architectural historian (depending on applicability) to conduct archaeological and/or historic architectural surveys as recommended by the Information Center. In the event the records indicate that no previous survey has been conducted, the Information Center will make a recommendation on whether a survey is warranted based on the sensitivity of the project area for archaeological resources. • If a record search indicates that the project is located in an area rich with cultural materials, retain a qualified archaeologist to monitor any subsurface operations, including but not limited to grading, excavation, trenching, or removal of existing features of the subject property. • Conduct construction activities and excavation to avoid cultural resources (if identified). If avoidance is not feasible, further work may be needed to determine the importance of a resource. Retain a qualified archaeologist familiar with the local archaeology, and/or as appropriate, an architectural historian who should make recommendations regarding the work necessary to determine importance. If the cultural resource is determined to be important under state or federal guidelines, impacts on the cultural resource will need to be mitigated. • Stop construction activities and excavation in the area where cultural resources are found until a qualified archaeologist can determine the importance of these resources.	
<u>Cultural Resources</u> *Disturb Human Remains*	<u>Project-Level Mitigation Measure</u> **MM-CUL-4(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects to	**The Proposed Project would substantially conform to this Mitigation Measure.** It is not anticipated that the Project Site will

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	human remains that are within the jurisdiction and responsibility of the Native American Heritage Commission, other public agencies, and/or Local Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency should consider mitigation measures capable of avoiding or reducing significant impacts on human remains, to ensure compliance with the California Health and Safety Code, Section 7060 and Section 18950-18961 and Native American Heritage Commission, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • In the event of discovery or recognition of any human remains during construction or excavation activities associated with the project, in any location other than a dedicated cemetery, cease further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remains are discovered has been informed and has determined that no investigation of the cause of death is required. • If any discovered remains are of Native American origin: o Contact the County Coroner to contact the Native American Heritage Commission to ascertain the proper descendants from the deceased individual. The coroner should make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods. This may include obtaining a qualified archaeologist or team of archaeologists to properly excavate the human remains. o If the Native American Heritage Commission is unable to identify a descendant, or the descendant failed to make a recommendation within 24 hours after being notified by the commission, obtain a Native American monitor, and an archaeologist, if recommended by the Native American monitor, and rebury the Native American human remains and any	disturb human remains. However, if an unexpected discovery should occur compliance with the following regulatory compliance measure, which is capable of avoiding or reducing significant impacts on historical resources within the jurisdiction and responsibility of the Office of Historical Preservation, Native American Heritage Commission, other public agencies, and/or Local Agencies: • Cultural Resources (Human Remains): If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed: o Stop immediately and contact the County Coroner: 1104 N. Mission Road Los Angeles, CA 90033 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays) o If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). o The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.

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	associated grave goods, with appropriate dignity, on the property and in a location that is not subject to further subsurface disturbance where the following conditions occur: ▪ The Native American Heritage Commission is unable to identify a descendent; ▪ The descendant identified fails to make a recommendation; or ▪ The landowner or their authorized representative rejects the recommendation of the descendant, and the mediation by the NAHC fails to provide measures acceptable to the landowner.	o The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods. o If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC. Compliance with the above-listed regulatory compliance measures substantially conforms to this Mitigation Measure, and would reduce any potentially significant impacts.
Energy *Increase Residential Energy Use, Increase Building Energy Use*	Project-Level Mitigation Measure **MM-EN-2(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects of increased residential energy consumption that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with CALGreen, local building codes, and other applicable laws and regulations governing residential building standards, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Integrate green building measures consistent with CALGreen (California Building Code Title 24) into project design including: o Use energy efficient materials in building design, construction, rehabilitation, and retrofit. o Install energy-efficient lighting, heating, and cooling systems (cogeneration); water heaters; appliances; equipment; and control systems. o Reduce lighting, heating, and cooling needs by taking advantage of light-colored roofs,	**The Proposed Project would substantially conform to this Mitigation Measure.** With compliance with regulatory compliance measures, the Proposed Project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Proposed Project construction or operation or conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The following regulatory compliance measure(s), which is capable of avoiding or reducing the significant effects of increased residential energy consumption that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies, substantially complies with this Mitigation Measure: • Energy (Green Building Code): In accordance with the City of Los Angeles Green Building Code (Chapter IX, Article 9, of the Los Angeles Municipal Code), the Project shall comply with all applicable mandatory provisions of the Los Angeles Green Building

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	trees for shade, and sunlight. o Incorporate passive environmental control systems that account for the characteristics of the natural environment. o Use high-efficiency lighting and cooking devices. o Incorporate passive solar design. o Use high-reflectivity building materials and multiple glazing. o Prohibit gas-powered landscape maintenance equipment. o Install electric vehicle charging stations. o Reduce wood burning stoves or fireplaces. o Provide bike lanes accessibility and parking at residential developments.	Code and as it may be subsequently amended or modified.
Geology and Soils *Adverse Effects due to Earthquake or Other Seismic Activity, Unstable Geologic Unit or Soil, Expansive Soil*	Project-Level Mitigation Measure **MM-GEO-1(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on the potential for projects to result in the exposure of people and infrastructure to the effects of earthquakes, seismic related ground-failure, liquefaction, and seismically induced landslides, that are in the jurisdiction and responsibility of public agencies, regulatory agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with County and City Public Works and Building and Safety Department Standards, the Uniform Building Code (UBC) and the California Building Code (CBC), and other applicable laws and regulations governing building standards, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Consistent with Section 4.7.2 of the Alquist-Priolo Earthquake Fault Zoning Act, conduct a geologic investigation to demonstrate that proposed buildings would not be constructed across active faults. An evaluation and written report of a specific site can and should be prepared by a licensed geologist. If an active fault is found and unfit for human occupancy over the fault, place a setback of 50 feet from the	**The Proposed Project would substantially conform to this Mitigation Measure.** As described in Section 6.7 (Geology and Soils) below, the Proposed Project will not result in significant impacts with implementation of the following regulatory compliance measure(s), which is capable of avoiding or reducing the significant effects on the potential for projects to result in the exposure of people and infrastructure to the effects of earthquakes, seismic related ground-failure, liquefaction, and seismically induced landslides, that are in the jurisdiction and responsibility of public agencies, regulatory agencies, and/or Lead Agencies: • Geology (Seismic): The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety. • Geology (Geotechnical Investigation): The Proposed Project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed

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	fault. • Use site-specific fault identification investigations conducted by licensed geotechnical professionals in accordance with the requirements of the Alquist-Priolo Act, as well as any applicable Caltrans regulations that exceed or reasonably replace the requirements of the Act to either determine that the anticipated risk to people and property is at or below acceptable levels or site-specific measures have been incorporated into the project design, consistent with the CBC and UBC. • Ensure that projects located within or across Alquist-Priolo Zones comply with design requirements provided in Special Publication 117, published by the California Geological Survey, as well as relevant local, regional, state, and federal design criteria for construction in seismic areas. • Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that projects are designed in accordance with county and city code requirements for seismic ground shaking. With respect to design, consider seismicity of the site, soil response at the site, and dynamic characteristics of the structure, in compliance with the appropriate California Building Code and State of California design standards for construction in or near fault zones, as well as all standard design, grading, and construction practices in order to avoid or reduce geologic hazards. • Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that site-specific geotechnical investigations conducted by a qualified geotechnical expert be required prior to preparation of project designs. These investigations shall identify areas of potential expansive soils and recommend remedial geotechnical measures to eliminate any problems. Recommended corrective measures, such as structural reinforcement and replacing soil with engineered fill, shall be implemented in project designs. Geotechnical investigations identify areas of potential failure and recommend remedial geotechnical	project, and as it may be subsequently amended or modified. Although no mitigation is required, compliance with the above-listed regulatory compliance measures substantially conforms to this Mitigation Measure.

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	measures to eliminate any problems. • Adhere to design standards described in the CBC and all standard geotechnical investigation, design, grading, and construction practices to avoid or reduce impacts from earthquakes, ground shaking, ground failure, and landslides. • Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, design projects to avoid geologic units or soils that are unstable, expansive soils and soils prone to lateral spreading, subsidence, liquefaction, or collapse wherever feasible.	
Geology and Soils *Soil Erosion or Loss of Topsoil*	Project-Level Mitigation Measure **MM-GEO-2(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on the potential for projects to result in substantial soil erosion or the loss of topsoil, that are in the jurisdiction and responsibility of public agencies, regulatory agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with County and City Public Works and Building and Safety Department Standards, the Uniform Building Code (UBC) and the California Building Code (CBC), and other applicable laws and regulations governing building standards, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that site-specific geotechnical investigations conducted by a qualified geotechnical expert are conducted to ascertain soil types prior to preparation of project designs. These investigations can and should identify areas of potential failure and recommend remedial geotechnical measures to eliminate any problems. • Consistent with the requirements of the State	**The Proposed Project would substantially conform to this Mitigation Measure.** As described in Section 6.7 (Geology and Soils) below, the Proposed Project will not result in significant impacts with implementation of the following regulatory compliance measure(s), which are capable of avoiding or reducing the significant effects on the potential for projects to result in substantial soil erosion or the loss of topsoil, that are in the jurisdiction and responsibility of public agencies, regulatory agencies, and/or Lead Agencies: Site grading is regulated under Chapter IX, Division 70 of the Los Angeles Municipal Code. • Geology (Erosion/Grading/Short-Term Construction Impacts): The Applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor. • Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading

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	Water Resources Control Board (SWRCB) for projects over one acre in size, obtain coverage under the General Construction Activity Storm Water Permit (General Construction Permit) issued by the SWRCB and conduct the following: o File a Notice of Intent (NOI) with the SWRCB. o Prepare a stormwater pollution prevention plan (SWPPP) and submit the plan for review and approval by the Regional Water Quality Control Board (RWQCB). At a minimum, the SWPPP should include a description of construction materials, practices, and equipment storage and maintenance; a list of pollutants likely to contact stormwater; site-specific erosion and sedimentation control practices; a list of provisions to eliminate or reduce discharge of materials to stormwater; best management practices (BMPs); and an inspection and monitoring program. o Submit to the RWQCB a copy of the SWPPP and evidence of submittal of the NOI to the SWRCB. Implementation of the SWPPP should start with the commencement of construction and continue through the completion of the project. o After construction is completed, the project sponsor can and should submit a notice of termination to the SWRCB. • Consistent with the requirements of the SWRCB and local regulatory agencies with oversight of development associated with the Plan, ensure that project designs provide adequate slope drainage and appropriate landscaping to minimize the occurrence of slope instability and erosion. Design features should include measures to reduce erosion caused by storm water. Road cuts should be designed to maximize the potential for revegetation. • Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that, prior to preparing project designs, new and abandoned wells are identified within construction areas to ensure the stability of nearby soils.	permits from the Department of Building and Safety. The Applicant shall implement Best Management Practices ("BMPs") during grading and excavation to reduce erosion, including, but not limited to the following: o Excavation and grading activities shall be scheduled during dry weather periods to the extent practical. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity. o Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer. • Hydrology (National Pollutant Discharge Elimination System General Permit): Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for the Proposed Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan shall be prepared and implemented for the Proposed

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		Project in compliance with the requirements of the Construction General Permit. The Storm Water Pollution Prevention Plan shall identify construction Best Management Practices to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities. Although no mitigation is required, compliance with the above-listed regulatory compliance measures substantially conforms to this Mitigation Measure.
Greenhouse Gases *Cumulative Impacts, Forest Land Conversion*	Project-Level Mitigation Measure **MM-GHG-3(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of greenhouse gases that are within the jurisdiction and authority of California Air Resources Board, local air districts, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases**,** the Lead Agency can and should consider mitigation measures to mitigate the significant effects of greenhouse gas impacts to ensure compliance with all applicable laws, regulations, governing CAPs, general plans, adopted policies and plans of local agencies, and standards set forth by responsible public agencies for the purpose of reducing emissions of greenhouse gases, as applicable and feasible. Consistent with Section 15126.4(c) of the State CEQA Guidelines, compliance can be achieved through adopting greenhouse gas mitigation measures that have been used for projects in the SCAG region as set forth below, or through comparable measures identified by Lead Agency: • Measures in an adopted plan or mitigation program for the reduction of emissions that are	**The Proposed Project would substantially conform to this Mitigation Measure.** The Proposed Project is located on an infill development site that is currently improved with three commercial buildings, three single-family residential buildings, an office building, and a surface parking lot. The Project Site is also located in an area that is adequately served by existing infrastructure and would not require the extension of utilities or roads to accommodate the proposed development. Further, the Proposed Project is substantially consistent with the applicable policies and/or regulations outlined in the Scoping Plan, SB 375, SCAG's 2016 RTP/SCS, and the L.A. Green Building Code, and thus no mitigation is required. The Proposed Project's project design features and compliance with regulatory compliance measures that are capable of avoiding or reducing the potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of greenhouse gases that are within the

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	required as part of the Lead Agency's decision. • Reduction in emissions resulting from a project through implementation of project features, project design, or other measures, such as those described in Appendix F of the State CEQA Guidelines. • Off-site measures to mitigate a project's emissions. • Measures that consider incorporation of Best Available Control Technology (BACT) during design, construction and operation of projects to minimize GHG emissions, including but not limited to: o Use energy and fuel efficient vehicles and equipment. Project proponents are encouraged to meet and exceed all EPA/NHTSA/CARB standards relating to fuel efficiency and emission reduction; o Use alternative (non-petroleum based) fuels; o Deployment of zero- and/or near zero emission technologies as defined by CARB; o Use lighting systems that are energy efficient, such as LED technology; o Use the minimum feasible amount of GHG-emitting construction materials that is feasible; o Use cement blended with the maximum feasible amount of fly ash or other materials that reduce GHG emissions from cement production; o Incorporate design measures to reduce GHG emissions from solid waste management through encouraging solid waste reduction, recycling, and reuse; o Incorporate passive solar and other design measures to reduce energy consumption and increase production and use of renewable energy; o Incorporate design measures like WaterSense fixtures and water capture to reduce water consumption; o Use lighter-colored pavement where feasible; o Recycle construction debris to maximum extent feasible; o Protect and plant shade trees in or near construction projects where feasible; and o Solicit bids that include concepts listed above.	jurisdiction and authority of California Air Resources Board, local air districts, and/or Lead Agencies, substantially conforms to this Mitigation Measure: The following is a list of project design features and regulatory compliance measures that substantially conform to this Mitigation Measure: • The Project must meet Title 24 2016 standards and include ENERGY STAR appliances. Energy Star-rated appliances would reduce the projects energy demand during the operational life of the multi-family dwelling units. • The Project is subject to construction waste reduction of at least 50 percent. In addition, Project Site operations are subject to AB 939 requirements to divert 50 percent of solid waste to landfills through source reduction, recycling, and composting. Finally, the Project is required by the California Solid Waste Reuse and Recycling Access Act of 1991 to provide adequate storage areas for collection and storage of recyclable waste materials. • As mandated by the LA Green Building Code, the Project would be required to provide a schedule of plumbing fixtures and fixture fittings that reduce potable water use within the development by at least 20 percent. It must also provide irrigation design and controllers that are weather- or soil moisture-based and automatically adjust in response to weather conditions and plants' needs. • The Project would use energy from the Los Angeles Department of Water and Power (LADWP), which has goals to diversify its portfolio of energy sources to increase the use of renewable energy.

Table 5.1
Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	• Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to, transit-active transportation coordinated strategies, increased bicycle carrying capacity on transit and rail vehicles. • Incorporating bicycle and pedestrian facilities into project designs, maintaining these facilities, and providing amenities incentivizing their use; providing adequate bicycle parking and planning for and building local bicycle projects that connect with the regional network. • Improving transit access to rail and bus routes by incentives for construction of transit facilities within developments, and/or providing dedicated shuttle service to transit stations. • Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs. • Designate a percentage of parking spaces for ride-sharing vehicles or high-occupancy vehicles, and provide adequate passenger loading and unloading for those vehicles. • Land use siting and design measures that reduce GHG emissions, including: o Developing on infill and brownfields sites; o Building high density and mixed-use developments near transit; o Retaining on-site mature trees and vegetation, and planting new canopy trees; o Measures that increase vehicle efficiency, encourage use of zero and low emissions vehicles, or reduce the carbon content of fuels, including constructing or encouraging construction of electric vehicle charging stations or neighborhood electric vehicle networks, or charging for electric bicycles; and o Measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse.	• The Project would use water-efficient landscaping including point-to-point irrigation and a smart controller drip system to reduce water use. • The Project would include a minimum of five percent of the total number of parking spaces to include Electric Vehicle (EV) Charging Stations. • The Project would be consistent with the following key GHG reduction strategies in SCAG's 2016-2040 RTP/SCS which are based on changing the region's land use and travel patterns: o Compact growth in areas accessible to transit; o More multi-family housing; o Jobs and housing closer to transit; o New housing and job growth focused in High Quality Transit Areas (HQTA); and o Biking and walking infrastructure to improve active transportation options, transit access. • Greenhouse Gas Emissions (Green Building Code): In accordance with the City of Los Angeles Green Building Code (Chapter IX, Article 9, of the Los Angeles Municipal Code), the Project shall comply with all applicable mandatory provisions of the Los Angeles Green Code and as it may be subsequently amended or modified.
Hazards and Hazardous Materials *Significant Hazard due to*	Project-Level Mitigation Measure **MM-HAZ-1(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects related to	**This Mitigation Measure is not applicable to the Proposed Project**. As discussed in Section 6.8 (hazards and Hazardous Materials) no

Table 5.1
Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
Routine Transport, Use, or Disposal of Hazardous Materials, Reasonably Foreseeable Upset and Accident Conditions, Hazardous Emissions or Materials Near School	the routine transport, use or disposal of hazardous materials that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the provisions of the Hazardous Waste Control Act, the Unified Hazardous Waste and Hazardous Materials Management Regulatory Program, the Hazardous Waste Source Reduction and Management Review Act of 1989, the California Vehicle Code, and other applicable laws and regulations, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Where the construction or operation of projects involves the transport of hazardous material, provide a written plan of proposed routes of travel demonstrating use of roadways designated for the transport of such materials. • Where the construction or operation of projects involves the transport of hazardous materials, avoid transport of such materials within one-quarter mile of schools, when school is in session, wherever feasible. • Where it is not feasible to avoid transport of hazardous materials, within one-quarter mile of schools on local streets, provide notification of the anticipated schedule of transport of such materials. • Specify the need for interim storage and disposal of hazardous materials to be undertaken consistent with applicable federal, state, and local statutes and regulations in the plans and specifications of the transportation improvement project. • Submit a Hazardous Materials Business/Operations Plan for review and approval by the appropriate local agency. Once approved, keep the plan on file with the Lead Agency (or other appropriate government agency) and update, as applicable. The purpose of the Hazardous Materials Business/Operations Plan is to ensure that employees are adequately trained to handle the materials and provides information to the local fire protection agency should emergency response be required. The Hazardous Materials Business/Operations Plan	hazardous materials other than modest amounts of typical cleaning supplies and solvents used for janitorial purposes would routinely be transported to the Project Site. The acquisition, use, handling, storage, and disposal of these substances would comply with all applicable federal, state, and local requirements. As such, no impacts would occur.

Table 5.1
Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	should include the following: o The types of hazardous materials or chemicals stored and/or used on-site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids. o The location of such hazardous materials. o An emergency response plan including employee training information. o A plan that describes the manner in which these materials are handled, transported and disposed. • Specify the appropriate procedures for interim storage and disposal of hazardous materials, anticipated to be required in support of operations and maintenance activities, in conformance with applicable federal, state, and local statutes and regulations, in the Operations Manual for projects. • Follow manufacturer's recommendations on use, storage, and disposal of chemical products used in construction. • Avoid overtopping construction equipment fuel gas tanks. • During routine maintenance of construction equipment, properly contain and remove grease and oils. • Properly dispose of discarded containers of fuels and other chemicals.	
Hazards and Hazardous Materials *Located on a Hazardous Materials Site Section 65962.5*	Project-Level Mitigation Measure **MM-HAZ-4(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects related to a project placed on a hazardous materials site, that are in the jurisdiction and responsibility of regulatory agencies, other public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the provisions of the Government Code Section 65962.5, Occupational Safety and Health Code of 197; the Response Conservation, and Recovery Act; the Comprehensive Environmental Response, Compensation, and Liability Act; the Hazardous Materials Release and Clean-up Act, and the Uniform Building Code, and County and City building standards, and all applicable federal, state, and local	**This Mitigation Measure is no longer applicable to the Proposed Project**. As discussed in Section 6.8 (hazards and Hazardous Materials), the Project Site consisting of 614 Juanita Avenue was evaluated in a Phase I Environmental Site Assessment and a Phase II ESA (See Appendices F.1 and F.2 to this SCEA). The property at 3812-3838 Oakwood Avenue was evaluated in a separate Phase I ESA (see Appendix F3 to this SCEA). As noted in the Phase I and II ESAs for 316 Juanita Avenue, the Project Site was identified on the Cortese database as a duplicate listing to the LUST database. The historic UST and LUST cases have all been resolved.

Table 5.1
Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	laws and regulations governing hazardous waste sites, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Complete a Phase I Environmental Site Assessment, including a review and consideration of data from all known databases of contaminated sites, during the process of planning, environmental clearance, and construction for projects. • Where warranted due to the known presence of contaminated materials, submit to the appropriate agency responsible for hazardous materials/wastes oversight a Phase II Environmental Site Assessment report if warranted by a Phase I report for the project site. The reports should make recommendations for remedial action, if appropriate, and be signed by a Registered Environmental Assessor, Professional Geologist, or Professional Engineer. • Implement the recommendations provided in the Phase II Environmental Site Assessment report, where such a report was determined to be necessary for the construction or operation of the project, for remedial action. • Submit a copy of all applicable documentation required by local, state, and federal environmental regulatory agencies, including but not limited to: permit applications, Phase I and II Environmental Site Assessments, human health and ecological risk assessments, remedial action plans, risk management plans, soil management plans, and groundwater management plans. • Conduct soil sampling and chemical analyses of samples, consistent with the protocols established by the U.S. EPA to determine the extent of potential contamination beneath all underground storage tanks (USTs), elevator shafts, clarifiers, and subsurface hydraulic lifts when on-site demolition or construction activities would potentially affect a particular development or building. • Consult with the appropriate local, state, and federal environmental regulatory agencies to ensure sufficient minimization of risk to human health and environmental resources, both during and after construction, posed by soil contamination, groundwater contamination, or	The Phase I ESA for 614 Juanita Avenue concluded no evidence of recognized environmental conditions (RECs) in connection with the Subject Property were identified with the exception of prior automotive service activities that include petroleum hydrocarbons and generate regulated wastes (used oil and other automotive fluids such as automatic transmission fluid and antifreeze) and automotive lifts. The former AT&T operations also included the operation of an in-ground oil/water separator and three aboveground hydraulic lifts. The Phase II ESA concluded that significant subsurface impacts related to the historical uses of the OWS, former wash rack, and hydraulic lifts were not identified. The soil and groundwater results show that the contaminant concentrations (e.g., TPH-DRO, TPH-ORO, and MTBE) detected in the samples collected during EBI's 2018 Phase II ESA investigation are comparable to those collected by others during previous sampling events, which was issued a no further action (NFA) determination by the RWQCB in 2009. Due to the age of structures on the Project Site, the presence of asbestos containing materials (ACM) and lead based paint (LBP) is also suspected. However, the removal and disposal of such materials would be handled in accordance with State, federal, and local regulatory compliance measures during site clearing, grading, and construction, and potential impacts associated with the release of a hazardous material would be less than significant. As such, significant impacts would not occur and no further mitigation for 614 Juanita Avenue is warranted. The Phase I ESA for 3812-3838 Oakwood Avenue concluded there is no

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Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	other surface hazards including, but not limited to, underground storage tanks, fuel distribution lines, waste pits and sumps. • Obtain and submit written evidence of approval for any remedial action if required by a local, state, or federal environmental regulatory agency. • Cease work if soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums, or other hazardous materials or wastes are encountered), in the vicinity of the suspect material. Secure the area as necessary and take all appropriate measures to protect human health and the environment, including but not limited to: notification of regulatory agencies and identification of the nature and extent of contamination. Stop work in the areas affected until the measures have been implemented consistent with the guidance of the appropriate regulatory oversight authority. • Use best management practices (BMPs) regarding potential soil and groundwater hazards. • Soil generated by construction activities should be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Complete sampling and handling and transport procedures for reuse or disposal, in accordance with applicable local, state and federal laws and policies. • Groundwater pumped from the subsurface should be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Utilize engineering controls, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building. • Prior to issuance of any demolition, grading, or building permit, submit for review and approval by the Lead Agency (or other appropriate government agency) written verification that the appropriate federal, state and/or local oversight authorities, including but not limited to the	evidence of RECs in connection with the subject property. Other environmental conditions noted in the Phase I ESA included a storm drain and three-chambered clarifier system on the central portion of 3812-3814 1/2 Oakwood Avenue, adjacent to the Galindo Commissary food truck parking area. The clarifier was installed in 1995, and is used for occasional food truck rinsing. No evidence of wash detergents or chemicals was observed onsite. Reportedly, engine and undercarriage washing are not performed onsite. While some diluted concentrations of the petroleum products and hazardous materials used on site may be present in the waste streams discharged to the drain, they drain system is not expected to represent a significant environmental concern at this time. Due to the age of structures on the Project Site, the presence of asbestos containing materials (ACM) and lead based paint (LBP) is also suspected in some of the building materials. Accordingly a thorough asbestos survey to identify asbestos-containing building materials is required in accordance with the EPA NESHAP 40 CFR Part 61 prior to demolition or renovation activities that may disturb suspect ACMs. Additionally, the requirements of OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62 would be followed prior to any demolition activities. As such, no significant impacts would occur and no further mitigation for 3812-3838 Oakwood Avenue is warranted.

Table 5.1
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	Regional Water Quality Control Board (RWQCB), have granted all required clearances and confirmed that the all applicable standards, regulations, and conditions have been met for previous contamination at the site. • Develop, train, and implement appropriate worker awareness and protective measures to assure that worker and public exposure is minimized to an acceptable level and to prevent any further environmental contamination as a result of construction. • If asbestos-containing materials (ACM) are found to be present in building materials to be removed, submit specifications signed by a certified asbestos consultant for the removal, encapsulation, or enclosure of the identified ACM in accordance with all applicable laws and regulations, including but not necessarily limited to: California Code of Regulations, Title 8; Business and Professions Code; Division 3; California Health and Safety Code Section 25915- 25919.7; and other local regulations. • Where projects include the demolitions or modification of buildings constructed prior to 1968, complete an assessment for the potential presence or lack thereof of ACM, lead-based paint (LBP), and any other building materials or stored materials classified as hazardous waste by state or federal law. • Where the remediation of lead-based paint has been determined to be required, provide specifications to the appropriate agency, signed by a certified Lead Supervisor, Project Monitor, or Project Designer for the stabilization and/or removal of the identified lead paint in accordance with all applicable laws and regulations, including but not necessarily limited to: California Occupational Safety and Health Administration's (Cal OSHA's) Construction Lead Standard, Title 8 California Code of Regulations (CCR) Section 1532.1 and Department of Health Services (DHS) Regulation 17 CCR Sections 35001–36100, as may be amended. If other materials classified as hazardous waste by state or federal law are present, the project sponsor should submit written confirmation to the appropriate local agency that all state and federal laws and regulations should be followed when profiling, handling, treating, transporting, and/or disposing	

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	of such materials. • Where a project site is determined to contain materials classified as hazardous waste by state or federal law are present, submit written confirmation to appropriate agency that all state and federal laws and regulations should be followed when profiling, handling, treating, transporting, and/or disposing of such materials.	
Hazards and Hazardous Materials *Wildland Fire Risk*	Project-Level Mitigation Measure **MM-HAZ-8(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from the potential exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands; that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with local general plans, specific plans, and regulations provided by County and City fire departments, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Adhere to fire code requirements, including ignition-resistant construction with exterior walls of noncombustible or ignition resistant material from the surface of the ground to the roof system. Other fire-resistant measures would be applied to eaves, vents, windows, and doors to avoid any gaps that would allow intrusion by flame or embers. • Adhere to the Multi-Jurisdictional Hazards Mitigation Plan, as well as local general plans, including policies and programs aimed at reducing the risk of wildland fires through land use compatibility, training, sustainable development, brush management, and public outreach. • Encourage the use of fire-resistant vegetation native to Southern California and/or to the local microclimate (e.g., vegetation that has high moisture content, low growth habits, ignition-	**This Mitigation Measure is not applicable to the Proposed Project** as the Project Site is located in a fully urbanized area and there are no wildlands in the vicinity. Furthermore, the Proposed Project is subject to adherence to fire code requirements.

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	resistant foliage, or evergreen growth), eliminate brush and chaparral, and discourage the use of fire-promoting species especially non-native, invasive species (e.g., pampas grass, fennel, mustard, or the giant reed) in the immediate vicinity of development in areas with high fire threat. • Encourage natural revegetation or seeding with local, native species after a fire and discourage reseeding of non-native, invasive species to promote healthy, natural ecosystem regrowth. Native vegetation is more likely to have deep root systems that prevent slope failure and erosion of burned areas than shallow-rooted non-natives. • Submit a fire safety plan (including phasing) to the Lead Agency and local fire agency for their review and approval. The fire safety plan shall include all of the fire safety features incorporated into the project and the schedule for implementation of the features. The local fire protection agency may require changes to the plan or may reject the plan if it does not adequately address fire hazards associated with the project as a whole or the individual phase. • Utilize Fire-wise Land Management by encouraging the use of fire-resistant vegetation and the elimination of brush and chaparral in the immediate vicinity of development in areas with high fire threat. • Promote Fire Management Planning that would help reduce fire threats in the region as part of the Compass Blueprint process and other ongoing regional planning efforts. • Encourage the use of fire-resistant materials when constructing projects in areas with high fire threat.	
Hydrology and Water Quality *Violate Water Quality Standards or Waste Discharge Requirements, Alteration of Site Drainage Pattern, Runoff*	Project-Level Mitigation Measure **MM-HYD-1(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential impacts on water quality on related waste discharge requirements that are within the jurisdiction and authority of the Regional Water Quality Control Boards and other regulatory agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should	**The Proposed Project would substantially conform to this Mitigation Measure.** As discussed below in Section 6.10 (Hydrology and Water Quality), the Proposed Project would not result in significant impacts with implementation of the below-listed regulatory compliance measure(s), which are capable of avoiding or reducing the potential impacts on water

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
Exceeding Stormwater Drainage System Capacity, Otherwise Degrade Water Quality	consider mitigation measures to ensure compliance with all applicable laws, regulations, and health and safety standards set forth by regulatory agencies responsible for regulating and enforcing water quality and waste discharge requirements in a manner that conforms with applicable water quality standards and/or waste discharge requirements, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Complete, and have approved, a Stormwater Pollution Prevention Plan (SWPPP) prior to initiation of construction. • Implement Best Management Practices to reduce the peak stormwater runoff from the project site to the maximum extent practicable. • Comply with the Caltrans storm water discharge permit as applicable; and identify and implement Best Management Practices to manage site erosion, wash water runoff, and spill control. • Complete, and have approved, a Standard Urban Stormwater Management Plan (SWMP), prior to occupancy of residential or commercial structures. • Ensure adequate capacity of the surrounding stormwater system to support stormwater runoff from new or rehabilitated structures or buildings. • Prior to construction within an area subject to Section 404 of the Clean Water Act, obtain all required permit approvals and certifications for construction within the vicinity of a watercourse: o U.S. Army Corps of Engineers (Corps): Section 404. Permit approval from the Corps should be obtained for the placement of dredge or fill material in Waters of the U.S., if any, within the interior of the project site, pursuant to Section 404 of the federal Clean Water Act. o Regional Walter Quality Control Board (RWQCB): Section 401 Water Quality Certification. Certification that the project will not violate state water quality standards is required before the Corps can issue a 404 permit, above. o California Department of Fish and Wildlife (CDFW): Section 1602 Lake and Streambed Alteration Agreement. Work that will alter the bed or bank of a stream requires	quality on related waste discharge requirements that are within the jurisdiction and authority of the Regional Water Quality Control Boards and other regulatory agencies. Although no mitigation is required, compliance with the below-listed regulatory compliance measures substantially conforms to this Mitigation Measure: • Hydrology (National Pollutant Discharge Elimination System General Permit): Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for the Proposed Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan shall be prepared and implemented for the Proposed Project in compliance with the requirements of the Construction General Permit. The Storm Water Pollution Prevention Plan shall identify construction Best Management Practices to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	authorization from CDFW. • Where feasible, restore or expand riparian areas such that there is no net loss of impervious surface as a result of the project. • Install structural water quality control features, such as drainage channels, detention basins, oil and grease traps, filter systems, and vegetated buffers to prevent pollution of adjacent water resources by polluted runoff where required by applicable urban storm water runoff discharge permits, on new facilities. • Provide structural storm water runoff treatment consistent with the applicable urban storm water runoff permit. Where Caltrans is the operator, the statewide permit applies. • Provide operational best management practices for street cleaning, litter control, and catch basin cleaning are implemented to prevent water quality degradation in compliance with applicable storm water runoff discharge permits; and ensure treatment controls are in place as early as possible, such as during the acquisition process for rights-of-way, not just later during the facilities design and construction phase. • Comply with applicable municipal separate storm sewer system discharge permits as well as Caltrans' storm water discharge permit including long-term sediment control and drainage of roadway runoff. • Incorporate as appropriate treatment and control features such as detention basins, infiltration strips, and porous paving, other features to control surface runoff and facilitate groundwater recharge into the design of new transportation projects early on in the process to ensure that adequate acreage and elevation contours are provided during the right-of-way acquisition process. • Design projects to maintain volume of runoff, where any downstream receiving water body has not been designed and maintained to accommodate the increase in flow velocity, rate, and volume without impacting the water's beneficial uses. Pre-project flow velocities, rates, and volumes must not be exceeded. This applies not only to increases in storm water runoff from the project site, but also to hydrologic changes induced by flood plain encroachment. Projects should not cause or contribute to	• Hydrology (Stormwater Pollution (Demolition, Grading, and Construction Activities): Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life. ○ Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains. ○ All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills. ○ Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible. ○ Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting. • Hydrology (Standard Urban Stormwater Mitigation Plan): Prior to the issuance of a grading permit, the Project shall comply with the SUSMP and/or the Site-Specific Mitigation Plan to mitigate stormwater pollution as required by Ordinance Nos. 172,176 and 173,494. The appropriate design and application of BMP devices and facilities shall be determined by the Watershed Protection Division of the Bureau of Sanitation, Department of Public Works.

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	conditions that degrade the physical integrity or ecological function of any downstream receiving waters. • Provide culverts and facilities that do not increase the flow velocity, rate, or volume and/or acquiring sufficient storm drain easements that accommodate an appropriately vegetated earthen drainage channel. • Upgrade stormwater drainage facilities to accommodate any increased runoff volumes. These upgrades may include the construction of detention basins or structures that will delay peak flows and reduce flow velocities, including expansion and restoration of wetlands and riparian buffer areas. System designs shall be completed to eliminate increases in peak flow rates from current levels. • Encourage Low Impact Development (LID) and incorporation of natural spaces that reduce, treat, infiltrate and manage stormwater runoff flows in all new developments, where practical and feasible. • If a proposed project has the potential to create a major new stormwater discharge to a water body with an established Total Maximum Daily Load (TMDL), a quantitative analysis of the anticipated pollutant loads in the stormwater discharges to the receiving waters should be carried out.	
Hydrology and Water Quality *Deplete Groundwater Supply or Interfere with Groundwater Recharge*	Project-Level Mitigation Measure **MM-HYD-2(b):** Consistent with the provisions of the Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential impacts to groundwater resources that are within the jurisdiction and authority of the State Water Resources Control Board, Regional Water Quality Control Boards, Water Districts, and other groundwater management agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with applicable laws, regulations, and health and safety standards set forth by federal, state, regional, and local authorities that regulate groundwater management, consistent with the provisions of the Groundwater Management Act and implementing regulations, including recharge in a manner that conforms with federal, state, regional, and local standards for sustainable management of	**The Proposed Project would substantially conform to this Mitigation Measure.** As discussed below in Section 6.10 (Hydrology and Water Quality), the Proposed Project would not result in significant impacts with implementation of the below-listed regulatory compliance measure(s), which are capable of avoiding or reducing the potential impacts to groundwater resources that are within the jurisdiction and authority of the State Water Resources Control Board, Regional Water Quality Control Boards, Water Districts, and other groundwater management agencies. Although no mitigation is required, compliance with the below-listed regulatory compliance

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	groundwater basins, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • For projects requiring continual dewatering facilities, implement monitoring systems and long-term administrative procedures to ensure proper water management that prevents degrading of surface water and minimizes, to the greatest extent possible, adverse impacts on groundwater for the life of the project, Construction designs shall comply with appropriate building codes and standard practices including the Uniform Building Code. • Maximize, where practical and feasible, permeable surface area in existing urbanized areas to protect water quality, reduce flooding, allow for groundwater recharge, and preserve wildlife habitat. Minimize to the greatest extent possible, new impervious surfaces, including the use of in-lieu fees and off-site mitigation. • Avoid designs that require continual dewatering where feasible. • Avoid construction and siting on groundwater recharge areas, to prevent conversion of those areas to impervious surface. • Reduce hardscape to the extent feasible to facilitate groundwater recharge as appropriate.	measures substantially conforms to this Mitigation Measure: • Hydrology (Low Impact Development Plan): Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook. • Hydrology (Best Management Practices): The Best Management Practices shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period or the rainfall from an 85th percentile 24-hour runoff event, whichever is greater, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed Best Management Practices meet this numerical threshold standard shall be provided.
Hydrology and Water Quality *Structures within a 100-Year Floodplain Hazard Area, Risk due to Levee or Dam Failure, Risks due to Seiche,*	Project-Level Mitigation Measure **MM-HYD-8(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential impacts of locating structures that would impede or redirect flood flows in a 100-year flood hazard area that are within the jurisdiction and authority of the Flood Control District, County Public Works Departments, local agencies, regulatory agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the	**This Mitigation Measure is not applicable to the Proposed Project** as the Project Site is not, according to the Federal Emergency Management Agency (FEMA) flood insurance rate map, located within a designated flood zone.

Table 5.1
Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
Tsunami, or Mudflow	potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with all federal, state, and local floodplain regulations, consistent with the provisions of the National Flood Insurance Program, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Comply with Executive Order 11988 on Floodplain Management, which requires avoidance of incompatible floodplain development, restoration and preservation of the natural and beneficial floodplain values, and maintenance of consistency with the standards and criteria of the National Flood Insurance Program. • Ensure that all roadbeds for new highway and rail facilities be elevated at least one foot above the 100-year base flood elevation. Since alluvial fan flooding is not often identified on FEMA flood maps, the risk of alluvial fan flooding should be evaluated and projects should be sited to avoid alluvial fan flooding. Delineation of floodplains and alluvial fan boundaries should attempt to account for future hydrologic changes caused by global climate change.	
Land Use and Planning *Conflict with Applicable Land Use Plan, Policy, or Regulation*	Project-Level Mitigation Measure **MM-LU-1(b)**: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects regarding the potential to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project that are within the jurisdiction and responsibility of local jurisdictions and Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the goals and policies established within the applicable adopted county and city general plans within the SCAG region to avoid conflicts with zoning and ordinance codes, general plans, land use plan, policy, or regulation of an agency with jurisdiction over the project, as applicable and feasible. Such measures may include the following, and/or other comparable measures identified by the Lead Agency:	**The Proposed Project would substantially conform to this Mitigation Measure.** Considering the social and economic benefits of allowing affordable housing at the Project Site, the Proposed Project seeks the appropriate General Amendment, Specific Plan Amendment and Zone Change. With the zone change and the requested entitlements, the Proposed Project conforms to the zoning and land use designations that have jurisdiction over the Project Site, and the Proposed Project would result no significant impacts. Therefore, no mitigation is required.

Table 5.1
Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	• Where an inconsistency with the adopted general plan is identified at the proposed project location, determine if the environmental, social, economic, and engineering benefits of the project warrant a variance from adopted zoning or an amendment to the general plan.	
Land Use and Planning *Physically Divide a Community*	Project-Level Mitigation Measure **MM-LU-2(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects related to the physical division of an established community in a project area within the jurisdiction and responsibility of local jurisdictions and Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the goals and policies established within the applicable adopted county and city general plans within the SCAG region to avoid the creation of barriers that physically divide such communities, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Consider alignments within or adjacent to existing public rights-of-way. • Consider designs to include sections above- or below-grade to maintain viable vehicular, cycling, and pedestrian connections between portions of communities where existing connections are disrupted by the transportation project. • Wherever feasible incorporate direct crossings, overcrossings, or undercrossings at regular intervals for multiple modes of travel (e.g., pedestrians, bicyclists, vehicles). • Consider realigning roadway or interchange improvements to avoid the affected area of residential communities or cohesive neighborhoods. • Where it has been determined that it is infeasible to avoid creating a barrier in an established community, consider other measures to reduce impacts, including but not limited to: o Alignment shifts to minimize the area affected.	**This Mitigation Measure is not applicable as the Proposed Project** does not physically divide an established community. The Proposed Project would replace three existing commercial buildings, three single-family residential buildings, and a surface parking lot, and will provide all required street dedications and improvements. Although the Proposed Project will replace an existing underutilized telecommunications utility yard, and would permit residential land uses within a M1 zone, the proposed permanent supportive housing uses are compatible with the surrounding multi-family residential land uses located on Juanita Avenue and Madison Avenue immediately adjacent to the Project Site. Moreover, residential land uses already exist on the Project Site. Thus the Proposed Project would not introduce a land use that does not already exist on site.

Table 5.1
Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	○ Reduction of the proposed right-of-way take to minimize the overall area of impact. ○ Provisions for bicycle, pedestrian, and vehicle access across improved roadways. • Design new transportation facilities that consider access to existing community facilities. Identify and consider during the design phase of the project, community amenities and facilities in the design of the project. • Design roadway improvements that minimize barriers to pedestrians and bicyclists. Determine during the design phase, pedestrian and bicycle routes that permit connections to nearby community facilities.	
Mineral Resources *Loss of Availability of a Known Mineral Resource*	Project-Level Mitigation Measure **MM-MIN-1(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on the loss of availability of a known mineral resource that would be of value to the region and the residents of the state or a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan that are within the jurisdiction and responsibility of the California Department of Conservation, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with SMARA, California Department of Conservation regulations, local general plans, specific plans, and other laws and regulation governing mineral or aggregate resources, as applicable and feasible. Such measures may include the following, other comparable measures identified by the Lead Agency: • Provide for the efficient use of known aggregate and mineral resources or locally important mineral resource recovery sites, by ensuring that the consumptive use of aggregate resources is minimized and that access to recoverable sources of aggregate is not precluded, as a result of construction, operation and maintenance of projects. • Where avoidance is infeasible, minimize impacts to the efficient and effective use of recoverable sources of aggregate through measures that	**This Mitigation Measure is not applicable to the Proposed Project.** The Project Site is zoned M1-1. The Project Site is not located within a Mineral Resources Zone 2 (MRZ-2). The Project Site is not located within the boundaries of the State-Designated LA City Oil Field, and there is no evidence to suggest that the Project Site has been historically used for the extraction of oil. The Project Site is currently developed with three commercial buildings, three single-family residential buildings, and a paved surface parking lot. Development of the Project Site would not block or hinder access or availability of mineral resources. Therefore, the development of the Proposed Project would not result in the loss of availability of a known mineral resource.

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Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	have been identified in county and city general plans, or other comparable measures: o Recycle and reuse building materials resulting from demolition, particularly aggregate resources, to the maximum extent practicable. o Identify and use building materials, particularly aggregate materials, resulting from demolition at other construction sites in the SCAG region, or within a reasonable hauling distance of the project site. o Design transportation network improvements in a manner (such as buffer zones or the use of screening) that does not preclude adjacent or nearby extraction of known mineral and aggregate resources following completion of the improvement and during long-term operations. o Avoid or reduce impacts on known aggregate and mineral resources and mineral resource recovery sites through the evaluation and selection of project sites and design features (e.g., buffers) that minimize impacts on land suitable for aggregate and mineral resource extraction by maintaining portions of MRZ-2 areas in open space or other general plan land use categories and zoning that allow for mining of mineral resources.	
Noise *Exposure of Persons to Noise in Excess of Local Standards, Excessive Groundborne Vibration or Noise Levels, Substantial Permanent Increase in Noise Level, Substantial Temporary Increase in Noise Levels*	Project-Level Mitigation Measure **MM-NOISE-1(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects of noise impacts that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure consistency with the Federal Noise Control Act, California Government Code Section 65302, the Governor's Office of Planning and Research (OPR) Noise Element Guidelines, and the noise ordinances and general plan noise elements for the counties or cities where projects are undertaken, Federal Highway Administration and Caltrans guidance documents and other health and safety standards set forth by federal, state, and local authorities that	**The Proposed Project would substantially conform to this Mitigation Measure** As discussed in Section 6.13 (Noise), the Proposed Project could result in potentially significant noise impacts related to construction. The Proposed Project is subject to the following regulatory compliance measures that avoid or reduce the significant effects of noise impacts that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies: • The Project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent

Table 5.1
Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	regulate noise levels, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: • Install temporary noise barriers during construction. • Include permanent noise barriers and sound-attenuating features as part of the project design. • Schedule construction activities consistent with the allowable hours pursuant to applicable general plan noise element or noise ordinance Where construction activities are authorized outside the limits established by the noise element of the general plan or noise ordinance, notify affected sensitive noise receptors and all parties who will experience noise levels in excess of the allowable limits for the specified land use, of the level of exceedance and duration of exceedance; and provide a list of protective measures that can be undertaken by the individual, including temporary relocation or use of hearing protective devices. • Limit speed and/or hours of operation of rail and transit systems during the selected periods of time to reduce duration and frequency of conflict with adopted limits on noise levels. • Post procedures and phone numbers at the construction site for notifying the Lead Agency staff, local Police Department, and construction contractor (during regular construction hours and off-hours), along with permitted construction days and hours, complaint procedures, and who to notify in the event of a problem. • Notify neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of anticipated times when noise levels are expected to exceed limits established in the noise element of the general plan or noise ordinance. • Hold a preconstruction meeting with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed. • Designate an on-site construction complaint and enforcement manager for the project. • Ensure that construction equipment are properly maintained per manufacturers' specifications and	ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible. • The Project shall comply with the City of Los Angeles Building Regulations Ordinance No. 178,048, which requires a construction site notice to be provided that includes the following information: job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the site, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public. Additionally, as discussed in Section 6.13, Noise, the City has determined that the proposed noise-related Mitigation Measures (N-1 through N-5, described below) would be effective in reducing construction noise levels to less than significant levels and substantially conform to the recommended measures as identified in RTP/SCS MM-Noise-1(b) as applicable to the Proposed Project. **N-1** Construction and demolition shall be restricted to the hours of 7:00 AM to 6:00 PM Monday through Friday, and 8:00 AM to 6:00 PM on Saturday. **N-2** The project contractor(s) shall employ noise minimization strategies when using mechanized construction equipment. To the maximum extent practical, demolition and construction activities shall be scheduled and coordinated so as

Table 5.1
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	fitted with the best available noise suppression devices (e.g., mufflers, silencers, wraps). All intake and exhaust ports on power equipment shall be muffled or shielded. • Ensure that impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction are hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust can and should be used. External jackets on the tools themselves can and should be used, if such jackets are commercially available and this could achieve a reduction of 5 dBA. Quieter procedures can and should be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures. • Ensure that construction equipment are not idle for an extended time in the vicinity of noise-sensitive receptors. • Locate fixed/stationary equipment (such as generators, compressors, rock crushers, and cement mixers) as far as possible from noise-sensitive receptors. • Locate new roadway lanes, roadways, rail lines, transit-related passenger station and related facilities, park-and-ride lots, and other new noise-generating facilities away from sensitive receptors to the maximum extent feasible. • Where feasible, eliminate noise-sensitive receptors by acquiring freeway and rail rights-of-way. • Use noise barriers to protect sensitive receptors from excessive noise levels during construction. • Construct sound-reducing barriers between noise sources and noise-sensitive receptors to minimize exposure to excessive noise during operation of transportation improvement projects, including but not limited to earth-berms or sound walls. • Where feasible, design projects so that they are depressed below the grade of the existing noise-sensitive receptor, creating an effective barrier between the roadway and sensitive receptors. • Where feasible, improve the acoustical insulation of dwelling units where setbacks and sound	to avoid operating several pieces of equipment simultaneously, which cause high noise levels. Construction equipment shall not idle when not in use. The contractor shall place noise construction equipment as far from the Project Site edges as practicable. **N-3** The project contractor shall use power construction equipment with noise shielding and muffling devices. The noise mufflers shall be consistent with manufacturers' standards and be equipped with all construction equipment, fixed or mobile. **N-4** The project contractor shall erect a temporary noise-attenuating sound barrier along the perimeter of the Project Site fronting residential land uses. The sound wall shall be a minimum of 8 feet in height to block the line-of-site of construction equipment and off site receptors at the ground level. The sound barrier shall include ¾ inch plywood or other sound absorbing material capable of achieving a 14 dBA reduction in sound level. **N-5** An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive noise levels. Any reasonable complaints shall be rectified within 24 hours of their receipt.

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	barriers do not provide sufficient noise reduction. • Monitor the effectiveness of noise reduction measures by taking noise measurements and installing adaptive mitigation measures to achieve the standards for ambient noise levels established by the noise element of the general plan or noise ordinance.	
Noise *Exposure of Persons to Excessive Groundborne Vibration or Noise Levels*	Project-Level Mitigation Measure **MM-NOISE-2(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects of vibration impacts that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the Federal Transportation Authority and Caltrans guidance documents, county or city transportation commission, noise and vibration ordinances and general plan noise elements for the counties and cities where projects are undertaken and other health and safety regulations set forth by federal state, and local authorities that regulate vibration levels, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: • For projects that require pile driving or other construction techniques that result in excessive vibration, such as blasting, determine the potential vibration impacts to the structural integrity of the adjacent buildings within 50 feet of pile driving locations. • For projects that require pile driving or other construction techniques that result in excessive vibration, such as blasting, determine the threshold levels of vibration and cracking that could damage adjacent historic or other structure, and design means and construction methods to not exceed the thresholds. • For projects where pile driving would be necessary for construction due to geological conditions, utilize quiet pile driving techniques such as predrilling the piles to the maximum feasible depth, where feasible. Predrilling pile holes will reduce the number of blows required	**This Mitigation Measure is not applicable to the Proposed Project** because no significant impacts related to groundborne vibration will occur. Therefore, no mitigation is required.

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	to completely seat the pile and will concentrate the pile driving activity closer to the ground where pile driving noise can be shielded more effectively by a noise barrier/curtain. • For projects where pile driving would be necessary for construction due to geological conditions, utilize quiet pile driving techniques such as the use of more than one pile driver to shorten the total pile driving duration.	
Population and Housing *Displacement of Housing, Requiring Replacement Housing Elsewhere*	Project-Level Implementation Measures **MM-PHE-2(b).** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects related to displacement that are within the jurisdiction and responsibility of Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to minimize the displacement of existing housing and people and to ensure compliance with local jurisdiction's housing elements of their general plans, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Evaluate alternate route alignments and transportation facilities that minimize the displacement of homes and businesses. Use an iterative design and impact analysis where impacts to homes or businesses are involved to minimize the potential of impacts on housing and displacement of people. • Prioritize the use existing ROWs, wherever feasible. • Develop a construction schedule that minimizes potential neighborhood deterioration from protracted waiting periods between right-of-way acquisition and construction.	**This Mitigation Measure is not applicable to the Proposed Project.** The Proposed Project would consist of the development of new housing on a site that is currently occupied by three commercial buildings, three single-family residential buildings, and a paved surface parking lot. The tenants within the three existing residences have been notified of the Proposed Project and have been offered relocation assistance in accordance with City of Los Angeles Policies. The Proposed Project would provide 454 permanent supportive housing units and is consistent with the City's Housing Element of the General Plan to provide much needed housing and support services for the homeless population. As such, no further mitigation is warranted.
Public Services *Adverse Impacts Associated with New or Physically Altered Governmental*	Project-Level Mitigation Measure **MM-PS-1(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from the need for new or physically altered governmental facilities in order to maintain acceptable response times for fire protection and emergency response	**This Mitigation Measure is not applicable to the Proposed Project.** As discussed in Section 6.15 (Public Services), existing facilities are capable of providing acceptable response times for fire protection and emergency response services. Specifically, the

Table 5.1
Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
Facilities for Public Protective Fire and Emergency Services	services that are within the jurisdiction and responsibility of fire departments, law enforcement agencies, and local jurisdictions. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures consistent with the Community Facilities Act of 1982, the goals and policies established within the applicable adopted county and city general plans and the performance objectives established in the adopted county and city general plans, to provide sufficient structures and buildings to accommodate fire and emergency response, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency, taking into account project and site-specific considerations as applicable and feasible: • Where the project has the potential to generate the need for expanded emergency response services which exceed the capacity of existing facilities, provide for the construction of new facilities directly as an element of the project or through dedicated fair share contributions toward infrastructure improvements. • During project-level review of government facilities projects, require implementation of Mitigation Measures **MM-AES-1(b), MM-AES-3(b), MM-AES-4(b), MM-AF-1(b), MM-AF-2(b), MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), MM-CUL-1(b), MM-CUL-2(b), MM-CUL-3(b), MM-CUL-4(b), MM-GEO-1(b), MM-GEO-1(b), MM-HYD-1(b), MM-USS-3(b), MM-USS-4(b),** and **MM-USS-6(b)** to avoid or reduce significant environmental impacts associated with the construction or expansion of such facilities, through the imposition of conditions required to be followed to avoid or reduce impacts associated with air quality, noise, traffic, biological resources, greenhouse gas emissions, hydrology and water quality, and others that apply to specific construction or expansion of new or expanded public service facilities.	Los Angeles Fire Department considers fire protection services for a project adequate if a project is within the maximum response distance (1.5 miles in this instance). The Project Site is served by LAFD Station No. 6, approximately 800 feet (0.2 mile) east of the Project Site. Therefore, fire protection response with existing facilities is therefore considered adequate, and Projects impacts would not be significant. Additionally, the City has determined that the following regulatory compliance measures are equal to or more effective than this Mitigation Measure with respect to avoiding or reducing the significant effects from the need for new or physically altered governmental facilities in order to maintain acceptable response times for fire protection and emergency response services that are within the jurisdiction and responsibility of fire departments, law enforcement agencies, and local jurisdictions: • Public Services (LAFD): The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: o Fire lanes, where required, shall be a minimum of 20 feet in width; o All structures must be within 300 feet of an approved fire hydrant; and o Entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge

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		of the roadway of an improved street or approved fire lane. • Prior to plan check review, the Project Applicant shall consult with the Los Angeles Fire Department regarding the installation of public and/or private fire hydrants, sprinklers, access, and/or other fire protection features within the Project. All required fire protection features shall be installed to the satisfaction of the Los Angeles Fire Department.
Public Services *Adverse Impacts Associated with New or Physically Altered Governmental Facilities for Public Protective Security Services*	Project-Level Mitigation Measure **MM-PS-2(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from the need for new or physically altered governmental facilities in order to maintain acceptable service ratios for police protection services that are within the jurisdiction and responsibility of law enforcement agencies and local jurisdictions. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures consistent with the Community Facilities Act of 1982, the goals and policies established within the applicable adopted county and city general plans and the standards established in the safety elements of county and city general plans to maintain police response performance objectives, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency, taking in to account project and site-specific considerations as applicable and feasible, including: • Coordinate with public security agencies to ensure that there are adequate governmental facilities to maintain acceptable service ratios, response times, or other performance objectives for public protective security services and that any required additional construction of buildings is incorporated into the project description. • Where current levels of services at the project site are found to be inadequate, provide fair share contributions towards infrastructure improvements and/or personnel. • During project-level review of government	**The Proposed Project would substantially conform to this Mitigation Measure.** As discussed in Section 6.15 (Public Services), existing facilities are capable of providing acceptable response times for police protection. The Project Site is currently served by the City of Los Angeles Police Department's (LAPD) Central Bureau, which oversees LAPD operations in the Central, Hollenbeck, Newton, and Rampart areas. The Rampart Community Police Station, located at 1401 W. 6th Street, approximately 2.4 miles southeast (driving distance) from the Project Site. Additionally, the City has determined that the following design features substantially conform with this Mitigation Measure as they avoid or reduce the significant effects from the need for new or physically altered governmental facilities in order to maintain acceptable service ratios for police protection services that are within the jurisdiction and responsibility of law enforcement agencies and local jurisdictions: • (Police–Demolition/Construction Sites): Fences shall be constructed around the site to minimize

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	facilities projects, require implementation of Mitigation Measures **MM-AES-1(b), MM-AES-3(b), MM-AES-4(b), MM-AF-1(b), MM-AF-2(b), MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), MM-CUL-1(b), MM-CUL-2(b), MM-CUL-3(b), MM-CUL-4(b), MM-GEO-1(b), MM-GEO-1(b), MM-HYD-1(b), MM-USS-3(b), MM-USS-4(b),** and **MM-USS-6(b)** to avoid or reduce significant environmental impacts associated with the construction or expansion of such facilities, through the imposition of conditions required to be followed to avoid or reduce impacts associated with air quality, noise, traffic, biological resources, greenhouse gas emissions, hydrology and water quality, and others that apply to specific construction or expansion of new or expanded public service facilities.	trespassing, vandalism, short-cut attractions and attractive nuisances. • Public Services (Police): The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits. • Public Services (Police): The Applicant will provide an on-site security personnel to operate 24 hours a day, seven days a week.
Public Services *Adverse Impacts Associated with New or Physically Altered Governmental Facilities for School Services*	Project-Level Mitigation Measure **MM-PS-3(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from the 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 that are within the jurisdiction and responsibility of school districts and local jurisdictions. Where the Lead Agency has	**The Proposed Project would substantially conform to this Mitigation Measure.** As discussed in Section 6.15 (Public Services), the Proposed Project will comply with the following regulatory compliance measures that substantially conform to this Mitigation Measure and avoid or reduce the significant effects from the need for new or physically altered governmental facilities, the construction

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures consistent with Community Facilities Act of 1982, the California Education Code, and the goals and policies established within the applicable adopted county and city general plans to ensure that the appropriate school district fees are paid in accordance with state law, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency, taking in to account project and site-specific considerations as applicable and feasible: • Where construction or expansion of school facilities is required to meet public school service ratios, require school district fees, as applicable. • During project-level review of government facilities projects, require implementation of Mitigation Measures **MM-AES-1(b), MM-AES-3(b), MM-AES-4(b), MM-AF-1(b), MM-AF-2(b), MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), MM-CUL-1(b), MM-CUL-2(b), MM-CUL-3(b), MM-CUL-4(b), MM-GEO-1(b), MM-GEO-1(b), MM-HYD-1(b), MM-USS-3(b), MM-USS-4(b),** and **MM-USS-6(b)** to avoid or reduce significant environmental impacts associated with the construction or expansion of such facilities, through the imposition of conditions required to be followed to avoid or reduce impacts associated with air quality, noise, traffic, biological resources, greenhouse gas emissions, hydrology and water quality, and others that apply to specific construction or expansion of new or expanded public service facilities.	of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives that are within the jurisdiction and responsibility of school districts and local jurisdictions: • Public Services (Schools): The Applicant shall pay all applicable school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area. With implementation of this regulatory compliance measure, the Proposed Project would have no significant impacts and no mitigation is required.
Recreation *Increased Use or Physical Deterioration of Recreational Facilities*	Project-Level Mitigation Measure **MM-REC-1(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on the integrity of recreation facilities, particularly neighborhood parks in the vicinity of HQTAs and other applicable development projects, that are within the jurisdiction and responsibility of other public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures capable of	**The Proposed Project would substantially conform to this Mitigation Measure.** The Proposed Project would not result in significant impacts with implementation of the below-listed regulatory compliance measures and project design features that avoid or reduce the significant effects on the integrity of recreation facilities, particularly neighborhood parks in the vicinity of HQTAs and other applicable development projects, that

Table 5.1
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	avoiding or reducing significant impacts on the use of existing neighborhood and regional parks or other recreational facilities to ensure compliance with county and city general plans and the Quimby Act, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency: • Prior to the issuance of permits, where projects require the construction or expansion of recreational facilities or the payment of equivalent Quimby fees, consider increasing the accessibility to natural areas and lands for outdoor recreation from the proposed project area, in coordination with local and regional open space planning and/or responsible management agencies. • Prior to the issuance of permits, where projects require the construction or expansion of recreational facilities or the payment of equivalent Quimby fees, encourage patterns of urban development and land use which reduce costs on infrastructure and make better use of existing facilities, using strategies such as: o Increasing the accessibility to natural areas for outdoor recreation. o Promoting infill development and redevelopment to revitalize existing communities. o Utilizing "green" development techniques. o Promoting water-efficient land use and development. o Encouraging multiple uses. o Including trail systems and trail segments in General Plan recreation standards. • Prior to the issuance of permits, where construction and operation of projects would require the acquisition or development of protected open space or recreation lands, demonstrate that existing neighborhood parks can be expanded or new neighborhood parks developed such that there is no net decrease in acres of neighborhood park area available per capita in the HQTA. • Where construction or expansion of recreational facilities is included in the project or required to meet public park service ratios, require implementation of Mitigation Measures **MM-AES-1(b), MM-AES-3(b), MM-AES-4(b), MM-AF-1(b), MM-AF-2(b), MM-BIO-1(b), MM-BIO-**	are within the jurisdiction and responsibility of other public agencies and/or Lead Agencies. Although no mitigation is required, compliance with the below-listed regulatory compliance measure substantially conforms to this Mitigation Measure: • Recreation (Increased Demand for Parks or Recreational Facilities): Pursuant to Sections 12.33 and/or 17.12 of the Los Angeles Municipal Code, the Project Applicant shall pay the applicable Quimby fees for construction of dwelling units. In addition, the Proposed Project incorporates the following project design feature: • The Proposed Project would include 36,580 square feet of open space. Recreational amenities would include ground level courtyards and community rooms. These areas provide the opportunity for Project residents and visitors space to gather.

Table 5.1
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	2(b), MM-BIO-3(b), MM-CUL-1(b), MM-CUL-2(b), MM-CUL-3(b), MM-CUL-4(b), MM-GEO-1(b), MM-GEO-1(b), MM-HYD-1(b), MM-USS-3(b), MM-USS-4(b), and **MM-USS-6(b)** to avoid or reduce significant environmental impacts associated with the construction or expansion of such facilities, through the imposition of conditions required to be followed to avoid or reduce impacts associated with air quality, noise, traffic, biological resources, greenhouse gas emissions, hydrology and water quality, and others that apply to specific construction or expansion of new or expanded public service facilities.	
Transportation/ Traffic *Conflict with Measures of Effectiveness For Performance of the Circulation System*	Project-Level Mitigation Measure **MM-TRA-1(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential for conflicts with the established measures of effectiveness for the performance of the circulation system that are within the jurisdiction and responsibility of Lead Agencies. This measure need only be considered where it is found by the Lead Agency to be appropriate and consistent with local transportation priorities. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the adopted Congestion Management Plan, and other adopted local plans and policies, as applicable and feasible. Compliance can be achieved through adopting transportation mitigation measures as set forth below, or through other comparable measures identified by the Lead Agency: • Institute teleconferencing, telecommute and/or flexible work hour programs to reduce unnecessary employee transportation. • Create a ride-sharing program by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles, and providing a web site or message board for coordinating rides. • Provide a vanpool for employees. • Fund capital improvement projects to accommodate future traffic demand in the area.	**The Proposed Project would substantially conform to this Mitigation Measure.** The Proposed Project incorporates the following design elements and regulatory compliance measures that substantially conform to this Mitigation Measure and avoid or reduce the potential for conflicts with the established measures of effectiveness for the performance of the circulation system that are within the jurisdiction and responsibility of Lead Agencies: • As an infill residential development in an urban area, the Proposed Project is expected to have a higher percentage of internal and pass-by trips. Furthermore, because of its proximity to public transit, employment, and entertainment destinations, a number of Project trips would be expected to be walk or transit trips rather than auto vehicle trips. • The Proposed Project would include 251 on-site bicycle parking spaces, which is pursuant to the standards and requirements of the Vermont/Western Transit Oriented District Station Neighborhood Area Plan Specific Plan.

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	• Provide a Transportation Demand Management (TDM) plan containing strategies to reduce on-site parking demand and single occupancy vehicle travel. The TDM shall include strategies to increase bicycle, pedestrian, transit, and carpools/vanpool use, including: o Inclusion of additional bicycle parking, shower, and locker facilities that exceed the requirement o Construction of bike lanes per the prevailing Bicycle Master Plan (or other similar document) o Signage and striping onsite to encourage bike safety o Installation of pedestrian safety elements (such as cross walk striping, curb ramps, countdown signals, bulb outs, etc.) to encourage convenient crossing at arterials o Installation of amenities such as lighting, street trees, trash and any applicable streetscape plan. o Direct transit sales or subsidized transit passes o Guaranteed ride home program o Pre-tax commuter benefits (checks) o On-site car-sharing program (such as City Car Share, Zip Car, etc.) o On-site carpooling program o Distribution of information concerning alternative transportation options o Parking spaces sold/leased separately o Parking management strategies; including attendant/valet parking and shared parking spaces. • Promote ride sharing programs e.g., by designating a certain percentage of parking spaces for high-occupancy vehicles, providing larger parking spaces to accommodate vans used for ride-sharing, and designating adequate passenger loading and unloading and waiting areas. • Encourage bicycling to transit facilities by providing additional bicycle parking, locker facilities, and bike lane access to transit facilities when feasible. • Encourage the use of public transit systems by enhancing safety and cleanliness on vehicles and in and around stations, providing shuttle service to public transit, offering public transit incentives	• The Proposed Project includes the following features to improve pedestrian facilities and to provide a safe and walkable pedestrian environment, to increase the number of walking trips, and provide for on-site facilities to reduce the need to make vehicle trips off-site. o Improve sidewalks adjacent to and within the Project. o Add pedestrian amenities such as: landscaping and setbacks, shade, benches, pedestrian-scale lighting, etc, throughout the ground level courtyard • Additionally, through the City's Site Plan Review authority, the city may impose conditions of approval or mitigation measures as necessary to avoid or reduce the potential for conflicts with the established measures of effectiveness for the performance of the circulation system that are within the jurisdiction and responsibility of Lead Agencies. As discussed in Section 6.17 (Transportation/Traffic) and the Enlightenment Plaza Project VMT Analysis (contained in Appendix I-2 to this SCEA), the Proposed Project would not result in any significant VMT or traffic related impacts. Furthermore, through the conditions of approval associated with VTT 82798, the Proposed Project has been conditioned to implement specific construction traffic control measures to minimize and /or avoid traffic impacts during condtruction. Such measures include, but are not limited to, identifying permissible hours of hauling activities to avoid the peak commute hours, instituting a prohibition on staging any haul trucks on Madison Aveue or

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Applicability of Project-Level Mitigation Measures from the
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	and providing public education and publicity about public transportation services. • Encourage bicycling and walking by incorporating bicycle lanes into street systems in regional transportation plans, new subdivisions, and large developments, creating bicycle lanes and walking paths directed to the location of schools and other logical points of destination and provide adequate bicycle parking, and encouraging commercial projects to include facilities on-site to encourage employees to bicycle or walk to work. • Build or fund a major transit stop within or near transit development upon consultation with applicable CTCs. • Work with the school districts to improve pedestrian and bike access to schools and to restore or expand school bus service using lower-emitting vehicles. • Provide information on alternative transportation options for consumers, residents, tenants and employees to reduce transportation-related emissions. • Educate consumers, residents, tenants and the public about options for reducing motor vehicle-related greenhouse gas emissions. Include information on trip reduction; trip linking; vehicle performance and efficiency (e.g., keeping tires inflated); and low or zero-emission vehicles. • Purchase, or create incentives for purchasing, low or zero-emission vehicles. • Create local "light vehicle" networks, such as neighborhood electric vehicle systems. • Enforce and follow limits idling time for commercial vehicles, including delivery and construction vehicles. • Provide the necessary facilities and infrastructure to encourage the use of low or zero-emission vehicles. • Reduce VMT-related emissions by encouraging the use of public transit through adoption of new development standards that would require improvements to the transit system and infrastructure, increase safety and accessibility, and provide other incentives. • Project Selection: ○ Give priority to transportation projects that would contribute to a reduction in vehicle miles traveled per capita, while maintaining	Juanita Avenue, providing a flag person to assist with ingress/egress truck traffic, and prohibiting any use of Juanita Abvenue for hauling activities. These conditions would be enforced through the permit approval process and require the Applicant to record and execute a Covenant and Agreement binding the subdivider to follow the haul route conditions as specified in the approval letter. Therefore, no mitigation is required.

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	economic vitality and sustainability. o Separate sidewalks whenever possible, on both sides of all new street improvement projects, except where there are severe topographic or natural resource constraints. • Public Involvement: o Carry out a comprehensive public involvement and input process that provides information about transportation issues, projects, and processes to community members and other stakeholders, especially to those traditionally underserved by transportation services. • Transit and Multimodal Impact Fees: o Assess transit and multimodal impact fees for new developments to fund public transportation infrastructure, bicycle infrastructure, pedestrian infrastructure and other multimodal accommodations. o Implement traffic and roadway management strategies to improve mobility and efficiency, and reduce associated emissions. • System Monitoring: o Monitor traffic and congestion to determine when and where new transportation facilities are needed in order to increase access and efficiency. • Arterial Traffic Management: o Modify arterial roadways to allow more efficient bus operation, including bus lanes and signal priority/preemption where necessary. • Signal Synchronization: o Expand signal timing programs where emissions reduction benefits can be demonstrated, including maintenance of the synchronization system, and will coordinate with adjoining jurisdictions as needed to optimize transit operation while maintaining a free flow of traffic. • HOV Lanes: o Encourage the construction of high-occupancy vehicle (HOV) lanes or similar mechanisms whenever necessary to relieve congestion and reduce emissions. • Delivery Schedules: o Establish ordinances or land use permit conditions limiting the hours when deliveries can be made to off-peak hours in high traffic	

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	areas. o Implement and supporting trip reduction programs. o Support bicycle use as a mode of transportation by enhancing infrastructure to accommodate bicycles and riders, and providing incentives. • Establish standards for new development and redevelopment projects to support bicycle use, including amending the Development Code to include standards for safe pedestrian and bicyclist accommodations, and require new development and redevelopment projects to include bicycle facilities. • Bicycle and Pedestrian Trails: o Establish a network of multi-use trails to facilitate safe and direct off-street bicycle and pedestrian travel, and will provide bike racks along these trails at secure, lighted locations. • Bicycle Safety Program: o Develop and implement a bicycle safety educational program to teach drivers and riders the laws, riding protocols, routes, safety tips, and emergency maneuvers. • Bicycle and Pedestrian Project Funding: Pursue and provide enhanced funding for bicycle and pedestrian facilities and access projects. • Bicycle Parking: o Adopt bicycle parking standards that ensure bicycle parking sufficient to accommodate 5 to 10 percent of projected use at all public and commercial facilities, and at a rate of at least one per residential unit in multiple-family developments (suggestion: check language with League of American Bicyclists). • Adopt a comprehensive parking policy to discourage private vehicle use and encourage the use of alternative transportation by incorporating the following: o Reduce the available parking spaces for private vehicles while increasing parking spaces for shared vehicles, bicycles, and other alternative modes of transportation; o Eliminate or reduce minimum parking requirements for new buildings; o "Unbundle" parking (require that parking is paid for separately and is not included in the	

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	base rent for residential and commercial space); o Use parking pricing to discourage private vehicle use, especially at peak times; o Create parking benefit districts, which invest meter revenues in pedestrian infrastructure and other public amenities; o Establish performance pricing of street parking, so that it is expensive enough to promote frequent turnover and keep 15 percent of spaces empty at all times; o Encourage shared parking programs in mixed-use and transit-oriented development areas. • Establish policies and programs to reduce onsite parking demand and promote ride-sharing and public transit at large events, including: o Promote the use of peripheral parking by increasing on-site parking rates and offering reduced rates for peripheral parking; o Encourage special event center operators to advertise and offer discounted transit passes with event tickets; o Encourage special event center operators to advertise and offer discount parking incentives to carpooling patrons, with four or more persons per vehicle for on-site parking o Promote the use of bicycles by providing space for the operation of valet bicycle parking service. • Parking "Cash-out" Program: o Require new office developments with more than 50 employees to offer a Parking "Cash-out" Program to discourage private vehicle use. • Pedestrian and Bicycle Promotion: o Work with local community groups and downtown business associations to organize and publicize walking tours and bicycle events, and to encourage pedestrian and bicycle modes of transportation. • Fleet Replacement: o Establish a replacement policy and schedule to replace fleet vehicles and equipment with the most fuel efficient vehicles practical, including gasoline hybrid and alternative fuel or electric models.	

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
Transportation/ Traffic *Conflict with Applicable Congestion Management Program*	Project-Level Mitigation Measure **MM-TRA-2(b).** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding conflict with an applicable congestion management program that are within the jurisdictions of the lead agencies, including, but not limited to, VMT, VHD and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. This measure need only be considered where it is found by the Lead Agency to be appropriate and consistent with local transportation priorities. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the adopted Congestion Management Plan, and other adopted local plans and policies, as applicable and feasible. Compliance can be achieved through adopting transportation mitigation measures such as those set forth below, or through other relevant and feasible comparable measures identified by the Lead Agency. Not all measures and/or options within each measure may apply to all jurisdictions: • Encourage a comprehensive parking policy that prioritizes system management, increase rideshare, and telecommute opportunities, including investment in non-motorized transportation and discouragement against private vehicle use, and encouragement to maximize the use of alternative transportation: o Advocate for a regional, market-based system to price or charge for auto trips during peak hours. o Ensure that new developments incorporate both local and regional transit measures into the project design that promote the use of alternative modes of transportation. o Coordinate controlled intersections so that traffic passes more efficiently through congested areas. Where traffic signals or streetlights are installed, require the use of Light Emitting Diode (LED) technology or similar technology. o Encourage the use of car-sharing programs. Accommodations for such programs include providing parking spaces for the car-share vehicles at convenient locations accessible	**The Proposed Project would substantially conform to this Mitigation Measure.** The Proposed Project incorporates the following design elements that substantially conform to this Mitigation Measure and avoid or reduce the potential for conflicts with an applicable congestion management program that are within the jurisdictions of the lead agencies, including, but not limited to, VMT, VHD and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways: • As a residential development in an urban area, the Proposed Project is expected to have a higher percentage of internal and pass-by trips. Furthermore, because of its proximity to public transit, employment and entertainment destinations, a number of Project trips would be expected to be walk or transit trips rather than auto vehicle trips. • The Proposed Project would include 251 on-site bicycle parking spaces, which is pursuant to the standards and requirements of the Vermont/Western Transit Oriented District Station Neighborhood Area Plan Specific Plan. • The Proposed Project includes the following features to improve pedestrian facilities and to provide a safe and walkable pedestrian environment, to increase the number of walking trips, and provide for on-site facilities to reduce the need to make vehicle trips off-site. o Improve sidewalks adjacent to and within the Project.

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	by public transportation. o Reduce VHDs, especially daily heavy-duty truck vehicle hours of delay, through goods movement capacity enhancements, system management, increasing rideshare and work-at-home opportunities to reduce demand on the transportation system, investments in non-motorized transportation, maximizing the benefits of the land use-transportation connection and key transportation investments targeted to reduce heavy-duty truck delay. • Determine traffic management strategies to reduce, to the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction of this project and other nearby projects that could be simultaneously under construction. Develop a construction management plan that include the following items and requirements, if determined feasible and applicable by the Lead Agency: o A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. o Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur. o Location of construction staging areas for materials, equipment, and vehicles at an approved location. o A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager. The manager shall determine the cause of the complaints and shall take prompt action to correct the problem. The Lead Agency shall be informed who the Manager is prior to the issuance of the first permit. o Provision for accommodation of pedestrian flow. o As necessary, provision for parking management and spaces for all construction workers to ensure that construction workers do not park in on street spaces.	o Add pedestrian amenities such as: landscaping and setbacks, shade, benches, pedestrian-scale lighting, etc., throughout ground floor courtyards. Additionally, as summarized in Section 6.17 (Transportation/Traffic), the VMT Analysis for the Proposed Project concluded that the Project would result in less than significant traffic impacts with respect to regional VMT as the Project would generate less than 6.0 VMT per capita for households and 0.0 VMT per employees for work-related VMTs. Further, as discussed in Appendix I-1 Transportation Study, the Proposed Project would result in less than significant impacts with respect to City policies, plans and programs related to pedestrian safety, bicycle programs, and transit services. As such, no mitigation is warranted.

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	○ Any damage to the street caused by heavy equipment, or as a result of this construction, shall be repaired, at the project sponsor's expense., within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, r Repair shall occur prior to issuance of a final inspection of the building permit. All damage that is a threat to public health or safety shall be repaired immediately. The street shall be restored to its condition prior to the new construction as established by the Lead Agency (or other appropriate government agency) and/or photo documentation, at the sponsor's expense, before the issuance of a Certificate of Occupancy. ○ Any heavy equipment brought to the construction site shall be transported by truck, where feasible. ○ No materials or equipment shall be stored on the traveled roadway at any time. ○ Prior to construction, a portable toilet facility and a debris box shall be installed on the site, and properly maintained through project completion. ○ All equipment shall be equipped with mufflers. ○ Prior to the end of each work-day during construction, the contractor or contractors shall pick up and properly dispose of all litter resulting from or related to the project, whether located on the property, within the public rights-of-way, or properties of adjacent or nearby neighbors. ○ Promote "least polluting" ways to connect people and goods to their destinations. • Create an interconnected transportation system that allows a shift in travel from private passenger vehicles to alternative modes, including public transit, ride sharing, car sharing, bicycling and walking, by incorporating the following, if determined feasible and applicable by the Lead Agency: ○ Ensure transportation centers are multi-modal to allow transportation modes to intersect. ○ Provide adequate and affordable public transportation choices, including expanded	

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	bus routes and service, as well as other transit choices such as shuttles, light rail, and rail. o To the extent feasible, extend service and hours of operation to underserved arterials and population centers or destinations such as colleges. o Focus transit resources on high-volume corridors and high-boarding destinations such as colleges, employment centers and regional destinations. o Coordinate schedules and routes across service lines with neighboring transit authorities. o Support programs to provide "station cars" for short trips to and from transit nodes (e.g., neighborhood electric vehicles). o Study the feasibility of providing free transit to areas with residential densities of 15 dwelling units per acre or more, including options such as removing service from less dense, underutilized areas to do so. o Employ transit-preferential measures, such as signal priority and bypass lanes. Where compatible with adjacent land use designations, right-of-way acquisition or parking removal may occur to accommodate transit-preferential measures or improve access to transit. The use of access management shall be considered where needed to reduce conflicts between transit vehicles and other vehicles. o Provide safe and convenient access for pedestrians and bicyclists to, across, and along major transit priority streets. o Use park-and-ride facilities to access transit stations only at ends of regional transit ways or where adequate feeder bus service is not feasible. • Upgrade and maintain transit system infrastructure to enhance public use, if determined feasible and applicable by the Lead Agency, including: o Ensure transit stops and bus lanes are safe, convenient, clean and efficient. o Ensure transit stops have clearly marked street-level designation, and are accessible. o Ensure transit stops are safe, sheltered, benches are clean, and lighting is adequate.	

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	○ Place transit stations along transit corridors within mixed-use or transit-oriented development areas at intervals of three to four blocks, or no less than one-half mile. • Enhance customer service and system ease-of-use, if determined feasible and applicable by the Lead Agency, including: ○ Develop a Regional Pass system to reduce the number of different passes and tickets required of system users. ○ Implement "Smart Bus" technology, using GPS and electronic displays at transit stops to provide customers with "real-time" arrival and departure time information (and to allow the system operator to respond more quickly and effectively to disruptions in service). ○ Investigate the feasibility of an on-line trip-planning program. • Prioritize transportation funding to support a shift from private passenger vehicles to transit and other modes of transportation, if determined feasible and applicable by the Lead Agency, including: ○ Give funding preference to improvements in public transit over other new infrastructure for private automobile traffic. ○ Before funding transportation improvements that increase roadway capacity and VMT, evaluate the feasibility and effectiveness of funding projects that support alternative modes of transportation and reduce VMT, including transit, and bicycle and pedestrian access. • Promote ride sharing programs, if determined feasible and applicable by the Lead Agency, including: ○ Designate a certain percentage of parking spaces for ride-sharing vehicles. ○ Designate adequate passenger loading, unloading, and waiting areas for ride-sharing vehicles. ○ Provide a web site or message board for coordinating shared rides. ○ Encourage private, for-profit community car-sharing, including parking spaces for car share vehicles at convenient locations accessible by public transit. ○ Hire or designate a rideshare coordinator to develop and implement ridesharing	

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	programs. • Support voluntary, employer-based trip reduction programs, if determined feasible and applicable by the Lead Agency, including: o Provide assistance to regional and local ridesharing organizations. o Advocate for legislation to maintain and expand incentives for employer ridesharing programs. o Require the development of Transportation Management Associations for large employers and commercial/ industrial complexes. o Provide public recognition of effective programs through awards, top ten lists, and other mechanisms. • Implement a "guaranteed ride home" program for those who commute by public transit, ride-sharing, or other modes of transportation, and encourage employers to subscribe to or support the program. • Encourage and utilize shuttles to serve neighborhoods, employment centers and major destinations. • Create a free or low-cost local area shuttle system that includes a fixed route to popular tourist destinations or shopping and business centers. • Work with existing shuttle service providers to coordinate their services. • Facilitate employment opportunities that minimize the need for private vehicle trips, including: o Amend zoning ordinances and the Development Code to include live/work sites and satellite work centers in appropriate locations. o Encourage telecommuting options with new and existing employers, through project review and incentives, as appropriate. • Enforce state idling laws for commercial vehicles, including delivery and construction vehicles. • Organize events and workshops to promote GHG-reducing activities. • Implement a Parking Management Program to discourage private vehicle use, including: o Encouraging carpools and vanpools with preferential parking and a reduced parking fee. o Institute a parking cash-out program.	

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	○ Renegotiate employee contracts, where possible, to eliminate parking subsidies. ○ Install on-street parking meters with fee structures designed to discourage private vehicle use. ○ Establish a parking fee for all single-occupant vehicles. • Work with school districts to improve pedestrian and bicycle to schools and restore school bus service • Encourage the use of bicycles to transit facilities by providing bicycle parking lockers facilities and bike land access to transit facilities. • Monitor traffic congestion to determine where and when new transportation facilities are needed to increase access and efficiency. • Develop and implement a bicycle and pedestrian safety educational program to teach drivers and riders the laws, riding protocols, safety tips, and emergency maneuvers. • Synchronize traffic signals to reduce congestion and air quality. • Work with community groups and business associations to organize and publicize walking tours and bicycle evens. • Support legislative efforts to increase funding for local street repair.	
Transportation/ Traffic *Inadequate Emergency Access* Hazards and Hazardous Materials *Impair or Interfere with Emergency Response or Evacuation Plan*	Project-Level Mitigation Measure **MM-TRA-5(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing impacts to emergency access that are in the jurisdiction and responsibility of fire departments, local enforcement agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider improving emergency access and ensuring compliance with the provisions of the county and city general plan, Emergency Evacuation Plan, and other regional and local plans establishing access during emergencies, as applicable and feasible. Compliance can be achieved through adopting transportation mitigation measures as set forth below, or through other comparable measures identified by the Lead Agency: • Prior to construction, project implementation	**The Proposed Project would substantially conform to this Mitigation Measure** As discussed in Section 6.17, (Transportation/Traffic), the Proposed Project Transportation Analysis included an assessment of the Project's potential impacts to emergency access and emergency evacuation plans. As concluded in the Transportation Impact Study (see Appendix I-1), the Proposed Project would not interfere with any emergency access plans and no further analysis or mitigation is warranted.

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2016-2040 Regional Transportation Plan / Sustainable Communities Strategy

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	agencies can and should ensure that all necessary local and state road and railroad encroachment permits are obtained. The project implementation agency can and should also comply with all applicable conditions of approval. As deemed necessary by the governing jurisdiction, the road encroachment permits may require the contractor to prepare a traffic control plan in accordance with professional engineering standards prior to construction. Traffic control plans can and should include the following requirements: o Identification of all roadway locations where special construction techniques (e.g., directional drilling or night construction) would be used to minimize impacts to traffic flow. o Development of circulation and detour plans to minimize impacts to local street circulation. This may include the use of signing and flagging to guide vehicles through and/or around the construction zone. o Scheduling of truck trips outside of peak morning and evening commute hours. o Limiting of lane closures during peak hours to the extent possible. o Usage of haul routes minimizing truck traffic on local roadways to the extent possible. o Inclusion of detours for bicycles and pedestrians in all areas potentially affected by project construction. o Installation of traffic control devices as specified in the California Department of Transportation Manual of Traffic Controls for Construction and Maintenance Work Zones. o Development and implementation of access plans for highly sensitive land uses such as police and fire stations, transit stations, hospitals, and schools. The access plans would be developed with the facility owner or administrator. To minimize disruption of emergency vehicle access, affected jurisdictions can and should be asked to identify detours for emergency vehicles, which will then be posted by the contractor. Notify in advance the facility owner or operator of the timing, location, and duration of construction activities and the locations of detours and lane closures.	

Table 5.1
Applicability of Project-Level Mitigation Measures from the
2016-2040 Regional Transportation Plan / Sustainable Communities Strategy

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	○ Storage of construction materials only in designated areas. • Coordination with local transit agencies for temporary relocation of routes or bus stops in work zones, as necessary. Ensure the rapid repair of transportation infrastructure in the event of an emergency through cooperation among public agencies and by identifying critical infrastructure needs necessary for: a) emergency responders to enter the region, b) evacuation of affected facilities, and c) restoration of utilities. • Enhance emergency preparedness awareness among public agencies and with the public at large. • Provision for collaboration in planning, communication, and information sharing before, during, or after a regional emergency through the following: ○ Incorporate strategies and actions pertaining to response and prevention of security incidents and events as part of the on-going regional planning activities. ○ Provide a regional repository of GIS data for use by local agencies in emergency planning, and response, in a standardized format. ○ Enter into mutual aid agreements with other local jurisdictions, in coordination with the California OES, in the event that an event disrupts the jurisdiction's ability to function.	
Utilities and Service Systems *Require New Water or Wastewater Treatment Facilities*	Project-Level Mitigation Measure **MM-USS-3(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on utilities and service systems, particularly for construction of storm water drainage facilities including new transportation and land use projects that are within the responsibility of local jurisdictions including the Riverside, San Bernardino, Los Angeles, Ventura, and Orange Counties Flood Control District, and County of Imperial. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures, as applicable and feasible. These mitigation measures are within the responsibility of the Lead Agencies and Regional Water Quality Control Boards of (Regions 4, 6, 8,	**The Proposed Project would substantially conform to this Mitigation Measure.** The Proposed Project is subject to the following regulatory compliance measures that substantially conform to this Mitigation Measure and avoid or reduce the significant effects on utilities and service systems: • Utilities (Low Impact Development Plan): Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for

Table 5.1
Applicability of Project-Level Mitigation Measures from the
2016-2040 Regional Transportation Plan / Sustainable Communities Strategy

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	and 9) pursuant to the provisions of the National Flood Insurance Act, stormwater permitting requirements for stormwater discharges for new constructions, the flood control act, and Urban Waste Management Plan. Such mitigation measures, or other comparable measures, capable of avoiding or reducing significant impacts on the use of existing storm water drainage facilities and can and should be adopted where Lead Agencies identify significant impacts on new storm water drainage facilities.	review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook. • Utilities (Water): As part of the normal construction/building permit process, the Applicant shall confirm with the City that the capacity of the existing water infrastructure can supply the domestic needs of the Project during the construction and operation phase. • Utilities (Water): The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season). • Utilities (Water): The Proposed Project would be required to provide a schedule of plumbing fixtures and fixture fittings that reduce potable water use within the development in order to exceed the prescriptive water conservation plumbing fixture requirements of Sections 4.303.1.1 through 4.303.1.4.4 of the California Plumbing Code in accordance with the California Building Energy Efficiency Standards by 20%. It must also provide irrigation design and controllers that are weather- or soil moisture-based and automatically adjust in response to

Table 5.1
Applicability of Project-Level Mitigation Measures from the
2016-2040 Regional Transportation Plan / Sustainable Communities Strategy

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
		weather conditions and plants' needs.
Utilities and Service Systems *Require New or Expanded Entitlements for Water Supply*	Project-Level Mitigation Measure **MM-USS-4(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on water supplies from existing entitlements requiring new or expanded services in the vicinity of HQTAs that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with EO B-29-15, provisions of the Porter –Cologne Water Quality Control Act, California Domestic Water Supply Permit requirements, and applicable County, City or other Local provisions. Such measures may include the following or other comparable measures identified by the Lead Agency: • Reduce exterior consumptive uses of water in public areas, and should promote reductions in private homes and businesses, by shifting to drought-tolerant native landscape plantings (xeriscaping), using weather-based irrigation systems, educating other public agencies about water use, and installing related water pricing incentives. • Promote the availability of drought-resistant landscaping options and provide information on where these can be purchased. Use of reclaimed water especially in median landscaping and hillside landscaping can and should be implemented where feasible. • Implement water conservation best practices such as low-flow toilets, water-efficient clothes washers, water system audits, and leak detection and repair. • Ensure that projects requiring continual dewatering facilities implement monitoring systems and long-term administrative procedures to ensure proper water management that prevents degrading of surface water and minimizes, to the greatest extent possible, adverse impacts on groundwater for the life of the project. Comply with appropriate building codes and standard practices including the	**The Proposed Project would substantially conform to this Mitigation Measure.** The Proposed Project is subject to the following regulatory compliance measures that substantially conform to this Mitigation Measure and avoid or reduce the significant effects on water supplies from existing entitlements requiring new or expanded services in the vicinity of HQTAs that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies: • As part of the normal construction/building permit process, the Applicant shall confirm with the City that the capacity of the existing water infrastructure can supply the domestic needs of the Project during the construction and operation phase. • The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season). • The Proposed Project would be required to provide a schedule of plumbing fixtures and fixture fittings that reduce potable water use within the development in order to exceed

Table 5.1
Applicability of Project-Level Mitigation Measures from the
2016-2040 Regional Transportation Plan / Sustainable Communities Strategy

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	Uniform Building Code. • Maximize, where practical and feasible, permeable surface area in existing urbanized areas to protect water quality, reduce flooding, allow for groundwater recharge, and preserve wildlife habitat. Minimized new impervious surfaces to the greatest extent possible, including the use of in-lieu fees and off-site mitigation. • Avoid designs that require continual dewatering where feasible. Where feasible, do not site transportation facilities in groundwater recharge areas, to prevent conversion of those areas to impervious surface.	the prescriptive water conservation plumbing fixture requirements of Sections 4.303.1.1 through 4.303.1.4.4 of the California Plumbing Code in accordance with the California Building Energy Efficiency Standards by 20%. It must also provide irrigation design and controllers that are weather- or soil moisture-based and automatically adjust in response to weather conditions and plants' needs.
Utilities and Service Systems *Landfill with Sufficient Capacity*	Project-Level Mitigation Measure **MM-USS-6(b):** Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects to serve landfills with sufficient permitted capacity to accommodate solid waste disposal needs, in which 75 percent of the waste stream be recycled and waste reduction goal by 50 percent that are within the responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project that has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance pursuant to the provisions of the Solid Waste Diversion Goals and Integrated Waste Management Plan, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: • Integrate green building measures consistent with CALGreen (California Building Code Title 24) into project design including, but not limited to the following: o Reuse and minimization of construction and demolition (C&D) debris and diversion of C&D waste from landfills to recycling facilities. o Inclusion of a waste management plan that promotes maximum C&D diversion. o Source reduction through (1) use of materials that are more durable and easier to repair and maintain, (2) design to generate less scrap material through dimensional planning, (3) increased recycled content, (4)	**The Proposed Project would substantially conform to this Mitigation Measure.** The Proposed Project is subject to the following regulatory compliance measure that substantially conforms to this Mitigation Measure and avoids or reduces the significant effects to serve landfills with sufficient permitted capacity to accommodate solid waste disposal needs, in which 75 percent of the waste stream be recycled and waste reduction goal by 50 percent that are within the responsibility of public agencies and/or Lead Agencies: • Utilities (Solid Waste Recycling) o (Operational) All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site. o (Operational) Recycling bins shall be provided at appropriate locations to promote recycling of

Table 5.1
Applicability of Project-Level Mitigation Measures from the
2016-2040 Regional Transportation Plan / Sustainable Communities Strategy

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	use of reclaimed materials, and (5) use of structural materials in a dual role as finish material (e.g., stained concrete flooring, unfinished ceilings, etc.). o Reuse of existing structure and shell in renovation projects. o Design for deconstruction without compromising safety. o Design for flexibility through the use of moveable walls, raised floors, modular furniture, moveable task lighting and other reusable building components. o Development of indoor recycling program and space. o Discourage the siting of new landfills unless all other waste reduction and prevention actions have been fully explored. If landfill siting or expansion is necessary, site landfills with an adequate landfill-owned, undeveloped land buffer to minimize the potential adverse impacts of the landfill in neighboring communities. o Locally generated waste should be disposed of regionally, considering distance to disposal site. Encourage disposal near where the waste originates as much as possible. Promote green technologies for long-distance transport of waste (e.g., clean engines and clean locomotives or electric rail for waste-by-rail disposal systems) and consistency with SCAQMD and 2016 RTP/SCS policies can and should be required. o Encourage waste reduction goals and practices and look for opportunities for voluntary actions to exceed the 50 percent waste diversion target. o Encourage the development of local markets for waste prevention, reduction, and recycling practices by supporting recycled content and green procurement policies, as well as other waste prevention, reduction and recycling practices. o Develop ordinances that promote waste prevention and recycling activities such as: requiring waste prevention and recycling efforts at all large events and venues; implementing recycled content procurement programs; and developing opportunities to divert food waste away from landfills and	paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Project's regular solid waste disposal program. o (Construction/Demolition) Prior to the issuance of any demolition or construction permit, the Applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes. o (Construction/Demolition) To facilitate on-site separation and recycling of demolition- and construct55ion-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

Table 5.1
Applicability of Project-Level Mitigation Measures from the
2016-2040 Regional Transportation Plan / Sustainable Communities Strategy

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	toward food banks and composting facilities. o Develop alternative waste management strategies such as composting, recycling, and conversion technologies. o Develop and site composting, recycling, and conversion technology facilities that have minimum environmental and health impacts. o Require the reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). o Integrate reuse and recycling into residential industrial, institutional and commercial projects. o Provide recycling opportunities for residents, the public, and tenant businesses. o Provide education and publicity about reducing waste and available recycling services. o Continue to adopt programs to comply with state solid waste diversion rate mandates and, where possible, encourage further recycling to exceed these rates. o Implement or expand city or county-wide recycling and composting programs for residents and businesses. This could include extending the types of recycling services offered (e.g., to include food and green waste recycling) and providing public education and publicity about recycling services.	

Source: Southern California Association of Governments, Final 2016 2016-2040 RTP/SCS Program Environmental Impact Report, Mitigation Monitoring and Reporting Program, April 2016.

Section 6. Sustainable Communities Environmental Analysis

This section of the SCEA contains an assessment and discussion of impacts associated with the environmental issues and subject areas identified in the Initial Study Checklist (Appendix G to the State CEQA Guidelines, (C.C.R. Title 14, Chapter 3, 15000-15387).

Pursuant to PRC Section §21155.2(b), the SCEA is required to identify all significant or potentially significant impacts of the Transit Priority Project, other than those which do not need to be reviewed pursuant to Section 21159.28 based on substantial evidence in light of the whole record. The SCEA is required to identify any cumulative effects that have been adequately addressed and mitigated in prior applicable certified environmental impact reports. The following analysis discusses the following topics:

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

In 2006, the City published the L.A. CEQA Thresholds Guide (Thresholds Guide) as a guidance document for preparing CEQA analyses for projects within the City. The Thresholds Guide includes two sets of criteria to evaluate project impacts: screening criteria, which provide directions in determining the appropriate environmental document required for a project; and significance thresholds, which assist in determining whether a project's impacts generally would be significant under normal circumstances and would therefore require mitigation. Although intended as a voluntary tool, the Thresholds Guide offers a consistent set of evaluation criteria applicable to most discretionary projects in the City, and the Los Angeles Department of City Planning (DCP) has typically used both the screening criteria and significance thresholds as a basis for project analyses in its CEQA documents. However, the Thresholds Guide clearly indicates the Lead Agency – in this case, the DCP – retains the authority to determine significance thresholds on a

case-by-case basis, dependent upon unique environments, evolving regulatory requirements, and the nature of each project. The Thresholds Guide also states it is not intended as substitute for the use of independent judgment to determine significance or the evaluation of the evidence in the record. Moreover, if states “because evaluation practices continue to evolve due to changing regulations, scientific methods, and court decisions, the project evaluator and lead City agency should always use the best information and evaluation methods available, including those from sources other than the Thresholds Guide.

In light of an evolving regulatory environment, recent case, law, new topics such as greenhouse gas emissions and tribal cultural resources that are now addressed in Appendix G of the State CEQA Guidelines (Appendix G), and the age of the Thresholds Guide, the DCP has begun to update its CEQA guidance. At this point in time, the DCP has chosen to rely on the Appendix G questions as thresholds of significance. As noted above, the City has discretion in choosing appropriate significance thresholds. Therefore, throughout this SCEA, the thresholds contained in Appendix G are used. The factors and considerations set forth in the Thresholds Guide are utilized where appropriate to assist in answering the Appendix G threshold questions.

Additionally, in January 2018, OPR published comprehensive updates to the CEQA Guidelines which revised thresholds for aesthetics, air quality, cultural resources, geology and soils, hydrology and water quality, land use and planning, noise, population and housing, transportation, and utilities and service systems. The update also added energy and wildfire questions to Appendix G. The updated CEQA Guidelines became effective on December 28, 2018 and are reflected throughout this SCEA.

With respect to traffic/transportation impacts, recent changes have been implemented to Section 15064.3 of the State CEQA Guidelines, in which vehicle miles traveled (VMT) as the criteria by which to determine transportation impacts under CEQA, compared to the previous Level of Service (LOS) methodology. CEQA Guidelines Section 15064.3(c) state the provisions of Section 15064.3 shall apply statewide beginning on January 1, 2020 but that a lead agency may elect to be governed by its provisions immediately upon adoption. On July 30, 2019, the City adopted the VMT threshold and methodology. Therefore, in response to this action, the Traffic/Transportation Section of this SCEA is based on the current Appendix G CEQA Thresholds and appropriately incorporates the VMT analysis for the proposed Project.

1. Aesthetics

	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 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?	☐	☐	☐	☒

Senate Bill 743 - Environmental Quality: Transit Oriented Infill Projects

In 2013, the State of California enacted Senate Bill 743 (SB 743),[25] which provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a Transit Priority Area shall not be considered significant impacts on the environment." Public Resources Code Section 21099 defines a "Transit Priority Area" as an area within one-half mile 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

[25] *SB 743 is codified as Public Resources Code Section 21099.*

morning and afternoon peak commute periods." Public Resources Code Section 21061.3 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 of significance that were previously adopted in the *L.A. CEQA Thresholds Guide* (2006).

The Project Site meets the definition of Infill Site as it is currently developed with several buildings and a surface parking lot. The Project Site is located in a Transit Priority Area per the Department of City Planning's Zoning Information File ZI No. 2452, Transit Priority Areas (TPAs) / Exemptions to Aesthetics and Parking within TPAs Pursuant to CEQA.[26] Pursuant to the guidance in ZI-2452, 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. The roadways adjacent to the Project Site are served by several bus lines managed by multiple transit operators that include the Los Angeles County Metropolitan Transportation Authority (Metro), LADOT DASH and Commuter Express. The Project Site's proximity to the Vermont/Beverly Rail Station (less than 500 feet) provides transfer opportunities to other Metro rail services, Amtrak, Metrolink, and numerous bus routes served by Metro, LADOT, and municipal bus operators. The bus lines within a "reasonable walking distance" (approximately one-quarter mile) of the Project include (Metro Local Lines 14/37, 201, 204, Rapid Line 754, and the Metro Rail Red Line). The LADOT DASH line (DASH Wilshire Center/Koreatown) runs along Vermont Avenue, with the nearest bus stop located at W. 1st Street.

Accordingly, the Proposed Project's aesthetic impacts shall not be considered significant impacts on the environment pursuant to Public Resources Code Section 21099. While Section 21099 prohibits aesthetic impacts from being considered significant environmental impacts pursuant to CEQA, it does not affect the ability of the City of Los Angeles to implement design review through its ordinances or other discretionary powers. Therefore, an assessment of the Project's potential aesthetics impacts is not required.

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

This discussion is for informational purposes only.

No Impact. No scenic views or vistas characterize the Project Site or immediately surrounding project area. The Project Site is located in the Wilshire Community Plan Area.

[26] *City of Los Angeles, Department of City Planning, Zoning Information File, ZI No. 2452, Transit Priority Areas (TPAs) / Exemptions to Aesthetics and Parking within TPAs Pursuant to CEQA, website: http://zimas.lacity.org/, accessed May 2019.*

The surrounding properties are developed with residential (including permanent supportive housing), commercial and light industrial/manufacturing uses. For this reason, even if the Proposed Project were subject to analysis of aesthetic impacts, the Proposed Project would not have the potential to 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, or other locally recognized desirable aesthetic natural feature within a state scenic highway?

This discussion is for informational purposes only.

Less Than Significant Impact. The Project Site is developed with three commercial buildings, three single-family residential buildings, an office building and a surface parking lot. There are no rock outcroppings or unique geologic features on the Project Site. As discussed in Section 6.5, Cultural Resources, there are no historic resources on the Project Site. The Project Site is not bordered by or within the viewshed of any designated state scenic highways identified in the Mobility Element of the City of Los Angeles General Plan. Neither Oakwood Avenue, Madison Avenue, Juanita Avenue, nor Beverly Boulevard are designated as a state scenic highway. The Project Site does not contain any locally protected tree species.[27] There are three non-protected significant trees[28] on the Project Site and four street trees within the public right-of-way on Oakwood Avenue. The three on-site Queen Palm trees will be removed and replaced in accordance with Department of City Planning policies. As shown on the Landscape Plan, the Proposed Project will provide approximately 7,627 square feet of landscaped open space with 114 trees. Of the four street trees, three are proposed to remain in place and one is proposed for removal. The Red Cedar tree and two Canary Palms would remain in place, while the Weeping fig tree is proposed to be removed. As noted in the Tree Report, the Weeping Fig appears to have been intentionally planted by someone, but is recommended to be removed to allow for proper growing distance and preservation of the actual street trees. Tree removals within the public right-of-way are subject to the review and approval of the Department of Urban Forestry and replacement trees would be provided in accordance with the Urban Forestry's permit conditions. For these reasons, even if the Proposed Project were subject to analysis of aesthetic impacts, the impacts to scenic resources would be less than significant.

[27] *See Tree Report in Appendix K to this SCEA.*

[28] *Significant trees are defined as having a diameter at breast height of 8" or more.*

c) In non-urbanized areas, substantially degrade the existing visual character or quality 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?

This discussion is for informational purposes only.

Less Than Significant Impact. As discussed above, the Project Site is located in an urbanized area and is developed with a two-story office building above a one-level partially subterranean garage, three commercial buildings, three single-family residential buildings, and one surface parking lot. The Project Site is currently zoned M1-1 and has a land use designation of Limited Manufacturing. There is no height limit for development on the Project Site. The Proposed Project includes the demolition of the existing three commercial buildings, the three single-family residential buildings and surface parking lot; the renovation of the existing two-story 5,663 square foot office building above a one-level partially subterranean garage, and the construction, operation, and maintenance of five eight-story multi-family buildings with support services.

As part of the construction process, the Applicant will install a temporary fencing around the perimeter of the Project Site for security purposes and to block views of the Project Site from the pedestrian level. Installation of temporary fencing and compliance with the applicable regulatory measures will further reduce visual impacts caused during the construction of the Proposed Project. For example, temporary signs on temporary construction walls shall comply with the construction requirements of LAMC Section 14.4.16 E. Pursuant to LAMC Section 14.4.17, the Applicant is also required to maintain the construction barrier to be free and clear of any unauthorized signs and graffiti within 24 hours of occurrence. Compliance with these regulatory requirements will ensure the scenic quality of the Project Site during construction.

With respect to building design, the buildings have a single elevation, reaching a maximum building height of 95 feet. Exterior building materials/features include metal railings, composite siding, fiber cement siding, standing seam siding, vinyl clad windows and doors. As discussed in further detail in Section 6.11, Land Use, with approval of discretionary requests identified in Section 3, Project Description, the Proposed Project is in conformance with the Residential Citywide Design Guidelines, the Los Angeles Municipal Code (LAMC), and the applicable provisions of the General Plan governing scenic quality. For these reasons, even if the Proposed Project were subject to analysis of aesthetic impacts, the Proposed Project would not conflict with applicable zoning and other regulations governing scenic quality.

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

This discussion is for informational purposes only.

No Impact. The determination of whether a proposed project results in a significant nighttime illumination impact is generally made considering the following factors: (a) the change in ambient illumination levels as a result of the project sources; and (b) the extent to which the project lighting would spill off the project site and affect adjacent light-sensitive areas. Exterior lighting features within the Proposed Project consist of low-level illuminated pedestrian walkways and lighting within common open space areas and outdoor courtyards. On-site signage includes site identity and wayfinding signs in accordance with the LAMC. For these reasons, even if the Proposed Project were subject to analysis of aesthetic impacts, As such, no impacts would occur with respect to the Proposed Project's lighting impacts and impacts related to light trespass or glare.

Cumulative Impacts

This discussion is for informational purposes only.

Less Than Significant. As mentioned above, PRC Section 21099 provides that the aesthetic impacts of a residential project, such as the Proposed Project, upon an Infill Site within a Transit Priority Area shall not be considered significant impacts on the environment. For these reasons, even if the Proposed Project were subject to analysis of aesthetic impacts, cumulative aesthetic impacts would be less than significant.

6.2 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. A significant impact may occur if a project were to result in the conversion of State-designated agricultural land from agricultural use to another non-agricultural use. The Project Site is currently occupied by three commercial buildings, three one-story single-family residential buildings, a two-story office building, and one surface parking lot. The Project Site is also located in an urbanized area of the City of Los Angeles. No farmland or agricultural activity exists on the Project Site, nor are there any farmland or agricultural activities in the vicinity of the Project Site. According to the "Los Angeles County Important Farmland 2016" map, which was prepared by the California Department of Conservation, Division of Land Resource Protection, the soils at the Project Site are

not candidate for listing as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.[29] Therefore, no impact to agricultural lands would occur.

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

No Impact. The Project Site is located within the jurisdiction of the City of Los Angeles and is, therefore, subject to the applicable land use and zoning requirements in the Los Angeles Municipal Code (LAMC). The Project Site is zoned M1-1 with a General Plan land use designation of Limited Manufacturing. The Project Site is not zoned for agricultural production, and there is no farmland at the Project Site. In addition, no Williamson Act Contracts are in effect for the Project Site.[30] Therefore, no impact would occur.

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. The Project Site is zoned M1-1 and has a land use designation of Limited Manufacturing in the Wilshire Community Plan Area. The Project Site is not zoned as forest land or timberland, and there is no timberland production at the Project Site. Therefore, no impact would occur.

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

No Impact. The Project Site is occupied by three commercial buildings, three single-family residential buildings, one two-story office building above a one-level partially subterranean garage, and one surface parking lot. The Project Site is also located in a highly urbanized area of the City of Los Angeles. No forested lands or natural vegetation exist on or in the vicinity of the Project Site. Therefore, no impact would occur.

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. Neither the Project Site, nor nearby properties, are currently utilized for agricultural or forestry uses. As discussed above, the Project Site is not classified in any "Farmland" category designated by the State of California. According to the "Los Angeles

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[29] *State of California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, Los Angeles County Important Farmland 2016, Map. ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/los16.pdf, accessed May 2019.*

[30] *Williamson Act Program, California Division of Land Resource Protection, website ftp://ftp.consrv.ca.gov/pub/dlrp/wa/LA_15_16_WA.pdf, accessed May 2019.*

County Important Farmland 2016" map, which was prepared by the California Department of Conservation, Division of Land Resource Protection, the soils at the Project Site is not candidates for listing as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, no impact would occur.

Cumulative Impacts

No Impact. Development of the Proposed Project in combination with the related projects would not result in the conversion of State-designated agricultural land from agricultural use to a non-agricultural use, nor result in the loss of any forest land or conversion of forest land to non-forest use. The Los Angeles County Important Farmland 2016 Map maintained by the California Division of Land Resource Protection indicates that the Project Site and the surrounding area are not included in the Important Farmland category.[31] The Project Site is located in a highly urbanized area in the Wilshire Community within the City of Los Angeles and does not include any State-designated agricultural lands or forest uses. Therefore, no cumulative impact would occur.

6.3 Air Quality

Where available, the significance criteria established by the applicable air quality management district or air pollution control district 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?	☐	☐	☒	☐

[31] *Ibid.*

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

Less Than Significant Impact. A significant air quality impact may occur if the Proposed Project is not consistent with the applicable Air Quality Management Plan (AQMP) or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. In the case of projects proposed within the City of Los Angeles or elsewhere in the South Coast Air Basin (Basin), the applicable AQMP is prepared by the South Coast Air Quality Management District (SCAQMD), which is the agency principally responsible for comprehensive air pollution control in the Basin. To that end, the SCAQMD, a regional agency, works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, and cooperates actively with all state and federal government agencies. The SCAQMD develops rules and regulations, establishes permitting requirements, inspects emissions sources, and enforces such measures through educational programs or fines, when necessary.

The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources. It has responded to this requirement by preparing a series of AQMPs. The most recent AQMP was adopted by the Governing Board of the South Coast Air Quality Management District (SCAQMD) on March 3, 2017 ("2016 AQMP"). The 2016 AQMP represents a thorough analysis of existing and potential regulatory control options, includes available, proven, and cost-effective strategies, and seeks to achieve multiple goals in partnership with other entities promoting reductions in greenhouse gasses and toxic risk, as well as efficiencies in energy use, transportation, and goods movement. The 2016 AQMP recognizes the critical importance of working with other agencies to develop funding and incentives that encourage the accelerated transition to cleaner vehicles, and the modernization of buildings and industrial facilities to cleaner technologies in a manner that benefits not only air quality, but also local businesses and the regional economy.

In addition, SCAG approved their 2016 RTP/SCS that include transportation programs, measures, and strategies generally designed to reduce vehicle miles traveled (VMT), which are contained within baseline emissions inventory in the 2016 AQMP. The transportation strategy and transportation control measures (TCMs), included as part of the 2016 AQMP and the State Implementation Plan (SIP) for the Air Basin, are based on SCAG's 2016 RTP/SCS and Federal Transportation Improvement Program (FTIP). For purposes of assessing a project's consistency with the AQMP, projects that are consistent with the growth forecast projections of employment and population forecasts identified in the RTP/SCS are considered consistent with the AQMP, since the growth projections contained in the RTP/SCS form the basis of the land use and transportation control portions of the AQMP.

As discussed in Section 6.14, the Proposed Project is consistent with the regional growth projections for the Los Angeles Subregion and is consistent with the smart growth policies of the 2016 RTP/SCS to increase housing density within close proximity to High-Quality Transit Areas (HQTA). An HQTA is defined as an area within one half-mile of a Major Transit Stop High Quality Transit Corridor. The Proposed Project would concentrate new development and jobs within walking distance of the Vermont/Beverly Rail Station and several Metro bus lines that connect to all regions of the Los Angeles area. Thus, the Project Site's location provides opportunities for employees, guests, and visitors to use public transit to reduce vehicle trips. The Project Site is also located in a Transit Priority Area which is defined as an area within one-half mile of a Major Transit Stop. Studies by the California Department of Transportation, the U.S. Environmental Protection Agency (EPA) and the Metropolitan Transportation Commission have found that focusing development in areas served by transit can result in local, regional and statewide benefits including reduced air pollution and energy consumption.[32] The Proposed Project's close proximity to neighborhood-serving commercial/retail land uses and regional transit would result in fewer trips and a reduction to the Proposed Project's vehicle miles traveled (VMTs) as compared to the base trip rates for similar stand-alone land uses that are not located in close proximity to transit. Thus, because the Proposed Project would be consistent with the growth projections and regional land use planning policies of the 2016 RTP/SCS, the Proposed Project would not conflict with or obstruct implementation of the 2016 AQMP, and Project impacts would be less than significant.

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

Less Than Significant Impact. A significant impact may occur if a project adds a considerable cumulative contribution to federal or State non-attainment pollutants. As the Basin is currently in State non-attainment for ozone (O_3), PM_{10} (respirable particulate matter) and $PM_{2.5}$ (fine particulate matter), related projects could exceed an air quality standard or contribute to an existing or projected air quality exceedance. With respect to determining the significance of a project's contribution of emissions, the SCAQMD neither recommends quantified analyses of construction and/or operational emissions from multiple development projects nor provides methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, the SCAQMD recommends that a project's potential contribution to cumulative impacts be assessed utilizing the same significance criteria as those for project specific

[32] *See State of California Office of Planning and Research, Changes to CEQA for Transit Oriented Development – FAQ, accessed April 1, 2020.*

impacts.[33] Thus, a project may result in a significant impact in cases where project-related emissions would exceed federal, State, or regional standards or thresholds, or where project-related emissions would substantially contribute to an existing or projected air quality violation. Furthermore, SCAQMD states that if an individual development project generates less than significant construction or operational emissions, then the development project would not generate a cumulatively considerable increase in emissions for those pollutants for which the Basin is in non-attainment.

As discussed below, the Proposed Project would not generate construction or operational emissions that exceed the SCAQMD's recommended regional thresholds of significance. Therefore, the Proposed Project would not generate a cumulatively considerable increase in emissions of the pollutants for which the Basin is in non-attainment, and impacts would be less than significant.

Construction Emissions

For purposes of analyzing impacts associated with air quality, this analysis assumes a construction schedule of approximately 24 months, with a final buildout year in 2023. This construction schedule is conservative and yields the maximum daily impacts. Construction activities associated with the Proposed Project would be undertaken in four main steps: (1) demolition/site clearing; (2) grading/excavation; (3) building construction; (4) architectural coating/finishing. The building construction phase includes the construction of the proposed building, connection of utilities to the building, and landscaping the Project Site. Construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities involving foundation preparation would primarily generate $PM_{2.5}$ and PM_{10} emissions. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the Project Site) would primarily generate NO_x emissions. The application of architectural coatings would primarily result in the release of Reactive Organic Gases (ROG) emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time.

The Proposed Project's construction emissions were quantified utilizing the California Emissions Estimator Model (CalEEMod *Version 2016.3.2*) as recommended by the SCAQMD. Table 6.1, Estimated Peak Daily Construction Emissions, identifies daily emissions that are estimated to occur on peak construction days for each phase of the Proposed Project construction. These calculations assume that appropriate dust control

[33] *SCAQMD, White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution. Appendix D, South Coast Air Quality Management District, August 2003.*

Table 6.1
Estimated Peak Daily Construction Emissions

Emission Source	Emissions in Pounds per Day					
	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Demolition/						
On-Site Fugitive Dust	--	--	--	--	0.21	0.03
On-Site Off-Road Diesel Equipment	2.00	19.70	14.49	0.02	1.04	0.97
Off-Site Hauling/Vendor/Worker	0.07	0.39	0.59	<0.01	0.16	0.04
Total Emissions	***2.07***	***20.09***	***15.08***	***0.02***	***1.41***	***1.04***
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**
Site Clearing						
On-Site Fugitive Dust	--	--	--	--	0.22	0.02
On-Site Off-Road Diesel Equipment	1.55	18.29	10.75	0.02	0.70	0.65
Off-Site Hauling/Vendor/Worker	0.16	3.83	1.25	0.01	0.36	0.11
Total Emissions	***1.71***	***22.12***	***12.00***	***0.03***	***1.28***	***0.78***
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**
Grading/Excavation						
On-Site Fugitive Dust	--	--	--	--	2.75	1.49
On-Site Off-Road Diesel Equipment	1.83	20.21	9.76	0.02	0.92	0.84
Off-Site Hauling/Vendor/Worker	0.14	3.17	1.15	0.01	0.34	0.10
Total Emissions	***1.97***	***23.38***	***10.91***	***0.03***	***4.01***	***1.33***
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**
Building Construction						
On-Site Off-Road Diesel Equipment	2.05	16.03	14.56	0.03	0.82	0.78
Off-Site Hauling/Vendor/Worker	1.72	5.81	14.41	0.05	4.01	1.10
Total Emissions	***3.77***	***21.84***	***28.97***	***0.08***	***4.83***	***1.88***
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**
Paving						
On-Site Off-Road Diesel Equipment	0.94	9.33	11.70	0.02	0.49	0.45
Off-Site Hauling/Vendor/Worker	0.06	0.04	0.56	<0.01	0.17	0.05
Total Emissions	***1.00***	***9.37***	***12.26***	***0.02***	***0.66***	***0.50***
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**
Architectural Coating						
On-Site Architectural Coating	16.32	--	--	--	0.00	0.00
On-Site Off-Road Diesel Equipment	1.10	8.90	12.27	0.02	0.46	0.45
Off-Site Hauling/Vendor/Worker	0.29	0.19	2.42	<0.01	0.73	0.20
Total Emissions	***17.71***	***9.09***	***14.69***	***0.02***	***1.19***	***0.65***
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

Note: Calculations assume compliance with SCAQMD Rule 403 – Fugitive Dust and Rule 1113 – Architectural Coatings.
Source: CalEEMod 2016.3.2, Calculation sheets are provided in Appendix A to this SCEA.

measures and compliance with the following SCAQMD Rules and regulations would be implemented as part of the Proposed Project during each phase of construction: .

- Site Clearing, Grading and Construction Activities: Compliance with provisions of the SCAQMD District Rule 403. The Proposed Project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:

    - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
    - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
    - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
    - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
    - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
    - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
    - Trucks having no current hauling activity shall not idle but be turned off.

- The Proposed Project shall comply with South Coast Air Quality Management District Rule 1166 – Volatile Organic Compound (VOC) Emissions from Decontamination of Soil, which sets requirements to control the emission of VOC from excavating, grading, handling and treating VOC-contaminated soil as a result of leakage from storage or transfer operations, accidental spillage, or other deposition.

- The Proposed Project shall comply with South Coast Air Quality Management District Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities, which specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM).

- In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.

- In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet

specified fuel and fuel additive requirements and emission standards.

- The Proposed Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.

- The Proposed Project shall comply with South Coast Air Quality Management District Rule 1108 limiting the volatile organic compound content from cutback asphalt.

- The Proposed Project shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.

- New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by South Coast Air Quality Management District Regulation XIII, New Source Review.

As shown in Table 6.1, construction-related daily emissions associated with the Proposed Project would be below the peak daily regional SCAQMD significance thresholds for criteria pollutants during the construction phases. Therefore, construction impacts are considered to be less than significant.

Operational Emissions

Existing Emissions

The Project Site is currently developed with three one-story commercial buildings used for the commercial operation of a telecommunications company, three one-story single-family residential buildings, and one surface parking lot, which serves as the existing conditions baseline. Additionally, the Project Site includes a 5,663 square-foot two-story office building above a one-level partially subterranean garage at 3838 Oakwood Avenue.[34] The existing uses generate air pollutant emissions from stationary sources, such as space and water heating, architectural coatings (paint), and mobile vehicle traffic traveling to and from the Project Site. The peak daily emissions generated by the existing uses at the Project Site were estimated utilizing the California Emissions Estimator Model (CalEEMod *Version 2016.3.2*). As shown in Table 6.2, motor vehicles are the primary source of air pollutant emissions associated with existing uses at the Project Site.

[34] *The existing office building at 3838 Oakwood Avenue was not included within the Existing Operations emissions in Table 6.2 as it is not a part of the development site and no changes are proposed to the current land use or occupied floor area.*

Table 6.2
Existing Daily Operational Emissions from Project Site

Emissions Source	Emissions in Pounds per Day					
	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Summertime (Smog Season) Emissions						
Area Sources	0.21	<0.01	0.25	<0.01	<0.01	<0.01
Energy Sources	<0.01	0.06	0.04	<0.01	<0.01	<0.01
Mobile Sources	0.43	2.10	6.51	0.02	1.56	0.43
Total Emissions	***0.64***	***2.16***	***6.80***	***0.02***	***1.56***	***0.43***
Wintertime (Non-Smog Season) Emissions						
Area Sources	0.21	<0.01	0.25	<0.01	<0.01	<0.01
Energy Sources	<0.01	0.06	0.04	<0.01	<0.01	<0.01
Mobile Sources	0.42	2.18	6.14	0.02	1.56	0.43
Total Emissions	***0.63***	***2.24***	***6.43***	***0.02***	***1.56***	***0.43***

Source: CalEEMod 2016.3.2, Calculation sheets are provided in Appendix A to this SCEA.

Proposed Project Emissions

The Proposed Project includes the demolition of three existing commercial buildings used for the commercial operation of a telecommunications company, three existing single-family residential buildings, and one surface parking lot; the renovation of an existing 5,663 square-foot two-story office building above a one-level partially subterranean garage; and the construction, operation, and maintenance of five eight-story multi-family buildings with 454 dwelling units, and 11,772 square feet of ground floor supportive services. Operational emissions generated by both stationary and mobile sources would result from normal day-to-day activities of the Proposed Project. Area source emissions would be generated by the consumption of natural gas and landscape maintenance. Mobile emissions would be generated by the motor vehicles traveling to and from the Project Site.

The analysis of daily operational emissions associated with the Proposed Project has been prepared utilizing CalEEMod (*Version 2016.3.2*). The results of these calculations are presented in Table 6.3, Estimated Daily Operational Emissions. As shown, the operational emissions generated by the Proposed Project would not exceed the daily regional thresholds of significance set by the SCAQMD. Therefore, impacts associated with regional operational emissions from the Proposed Project would be less than significant.

Table 6.3
Proposed Project Estimated Daily Operational Emissions

Emissions Source	Emissions in Pounds per Day					
	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Summertime (Smog Season) Emissions						
Area Sources	6.46	0.43	37.46	<0.01	0.21	0.21
Energy Sources	0.12	1.01	0.43	<0.01	0.08	0.08
Mobile Sources	0.95	3.94	13.14	0.05	4.23	1.16
Stationary Sources	3.28	14.68	8.37	0.02	0.48	0.48
Total Project Emissions	***10.81***	***20.06***	***59.40***	***0.07***	***5.00***	***1.93***
Less Existing On-Site Emissions	*(0.64)*	*(2.16)*	*(6.80)*	*(0.02)*	*(1.56)*	*(0.43)*
NET Project Emissions	**10.17**	**17.90**	**52.60**	**0.05**	**3.44**	**1.50**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Potentially Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**
Wintertime (Non-Smog Season) Emissions						
Area Sources	6.46	0.43	37.46	<0.01	0.21	0.21
Energy Sources	0.12	1.01	0.43	<0.01	0.08	0.08
Mobile Sources	0.92	4.04	12.42	0.05	4.23	1.16
Stationary Sources	3.28	14.68	8.37	0.02	0.48	0.48
Total Project Emissions	***10.78***	***20.16***	***58.68***	***0.07***	***5.00***	***1.93***
Less Existing On-Site Emissions	*(0.63)*	*(2.24)*	*(6.43)*	*(0.02)*	*(1.56)*	*(0.43)*
NET Project Emissions	**10.15**	**17.92**	**52.25**	**0.05**	**3.44**	**1.50**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Potentially Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod 2016.3.2, Calculation sheets are provided in Appendix A to this SCEA.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. Sensitive receptors are populations that are more susceptible to the effects of air pollution than are the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities.[35]

Localized Significance Thresholds

The SCAQMD has developed localized significance thresholds (LSTs) that are based on the number of pounds of emissions per day that can be generated by a project that would

[35] *South Coast Air Quality Management District, CEQA Air Quality Handbook, 1993, page 5-1.*

cause or contribute to adverse localized air quality impacts. These localized thresholds, which are found in the mass rate look-up tables in the "Final Localized Significance Threshold Methodology" document prepared by the SCAQMD,[36] apply to projects that are less than or equal to five acres in size and are only applicable to the following criteria pollutants: NO_x, CO, PM_{10}, and $PM_{2.5}$. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). For PM_{10}, the LSTs were derived based on requirements in SCAQMD Rule 403 — Fugitive Dust. For $PM_{2.5}$, the LSTs were derived based on a general ratio of $PM_{2.5}$ to PM_{10} for both fugitive dust and combustion emissions.

LSTs are provided for each of SCAQMD's 38 SRAs at various distances from the source of emissions. The Project Site is located within SRA 1, which covers the Central Los Angeles County area. The mass rate look-up tables provide LSTs for one-acre, two-acre, and five-acre sites. Since the portion of the Project Site to be graded is approximately two acres, the two-acre LSTs were conservatively applied for the Proposed Project. There are 10 sensitive receptors located within 500 feet of the Project Site that could potentially be subject to localized air quality impacts associated with construction of the Proposed Project. These sensitive receptors are identified in Figure 6.1, Air Quality Sensitive Receptors. Given the proximity of these sensitive receptors to the Project Site, the LSTs for a two-acre site with receptors located within 25 meters was used to address the potential localized air quality impacts associated with the construction-related NO_X, CO, PM_{10}, and $PM_{2.5}$ emissions for each construction phase.[37]

Localized Construction Emissions

Emissions from construction activities have the potential to generate localized emissions that may expose nearby sensitive receptors to harmful pollutant concentrations. However, as shown in Table 6.4, Localized On-Site Peak Daily Construction Emissions, peak daily emissions generated within the Project Site during construction activities for each phase would not exceed the applicable construction LSTs for an approximate two-acre site in SRA 1. These calculations assume that appropriate dust control measures would be implemented as part of the Proposed Project during construction, as required by

[36] *South Coast Air Quality Management District, Final Localized Significance Threshold Methodology, June 2003, Revised July 2008.*

[37] *This threshold addresses all sensitive receptors within a 25 meter radius of the Project Site.*

Source: Google Earth, Aerial View, 2019.

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Figure 6.1
Air Quality Sensitive Receptors

Table 6.4
Localized On-Site Peak Daily Construction Emissions

Construction Phase [a]	Total On-site Emissions (Pounds per Day)			
	NO_x [b]	CO	PM_{10}	$PM_{2.5}$
Demolition	19.70	14.49	1.25	1.00
Site Clearing	18.29	10.75	0.92	0.67
Grading/Excavation	20.21	9.76	3.67	2.33
Building Construction	16.03	14.56	0.82	0.78
Paving	9.33	11.70	0.49	0.45
Architectural Coatings	8.90	12.26	0.46	0.45
SCAQMD Localized Thresholds [c]	**108**	**1,048**	**8**	**5**
Potentially Significant Impact?	*No*	*No*	*No*	*No*

[a] *The localized thresholds for all phases are based on a receptor within a distance of 25 meters in SCAQMD's SRA 1 for a Project Site of two acres.*
[b] *The localized thresholds listed for NO_x takes into consideration the gradual conversion of NO_x to NO_2, and are provided in the mass rate look-up tables in the SCAQMD's "Final Localized Significance Threshold Methodology" guidance document. The analysis of localized air quality impacts associated with NO_x emissions is focused on NO_2 levels as they are associated with adverse health effects.*
Source: CalEEMod 2016.3.2, Calculation sheets are provided in Appendix A to this SCEA.

SCAQMD Rule 403 - Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site, and maintaining effective cover over exposed areas. Therefore, with implementation of the regulatory code compliance measures identified above, localized air quality impacts from construction activities on the off-site sensitive receptors would be less than significant.

Localized Operational Emissions

With regard to localized emissions from motor vehicle travel, traffic congested roadways and intersections have the potential to generate localized high levels of carbon monoxide (CO). The Air Basin is currently designated as a CO attainment area for both the California Ambient Air Quality Standards (CAAQS) and the National Ambient Air Quality Standards (NAAQS). The Basin has been in attainment for CO since 2007, and CO levels in SRA 1 remain substantially below the federal and state standards. The maximum CO levels in the Basin during 2016 were recorded at 1.9 ppm (parts per million) (one-hour average) and 1.4 ppm (eight-hour average), compared to the thresholds of 20 ppm (one-hour

average) and 9.0 ppm (eight-hour average).[38] In its 2003 AQMP, the SCAQMD conducted CO hot-spot analyses at the four worst-case intersections in the Air Basin. The SCAQMD noted that the intersection of Wilshire Boulevard and Veteran Avenue was the most congested intersection in Los Angeles County, with an average daily traffic volume of approximately 100,000 vehicles per day. The data provided in Table 4-10 of Appendix V of the 2003 AQMP shows that the peak modeled CO concentration due to vehicle emissions at all four intersections was 4.6 ppm (one-hour average) and 3.2 (eight-hour average) at Wilshire Boulevard and Veteran Avenue. When added to the existing [2003] background CO concentrations, the worst-case CO levels in the Basin was estimated to be 7.6 ppm (one-hour average) and 5.6 ppm (eight-hour average), respectively, which is below the CO thresholds of significance for both the CAAQS and NAAQS. The AQMP therefore concluded that because the Basin is in attainment for CO, and the studied congested intersections do not exceed state thresholds, CO hotspots are less than significant under extreme conditions. As discussed above, recent ambient CO levels in 2016 are substantially lower than they were in 2003. The volume of traffic at the closest study intersections, Intersection #4, Vermont Avenue and Oakwood Avenue; Intersection #5, Vermont Avenue and Beverly Boulevard; and Intersection #9, Beverly Boulevard and Temple Street and Westmoreland Avenue are substantially lower than the studied intersections in the 2003 AQMP study. Therefore, it is reasonable to conclude that the Proposed Project would not have the potential to cause or contribute to an exceedance of the California one-hour or eight-hour CO standards of 20 or 9.0 ppm, respectively; or generate an incremental increase equal to or greater than 1.0 ppm for the California one-hour CO standard, or 0.45 ppm for the eight-hour CO standard at any local intersection. Therefore, no further analysis for CO hotspots is warranted, and localized operational emissions would be less than significant.

Toxic Air Contaminants (TAC)

Construction TAC Emissions

The Proposed Project's construction activities would generate toxic air contaminants (TAC) in the form of diesel particulate matter (DPM) emissions associated with the use of heavy trucks and construction equipment during construction. DPM has no acute exposure factors (i.e., no short-term effects). Therefore, the SCAQMD Handbook does not recommend an analysis of TACs from short-term construction activities, which result in a limited duration of exposure. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of individual cancer risk.

[38] *The most recent annual ambient air quality data is for the year 2016, http://www.aqmd.gov/docs/default-source/air-quality/historical-data-by-year/2016-air-quality-data-tables.pdf?sfvrsn=14, accessed May 2019.*

Specifically, “Individual Cancer Risk” is the likelihood that a person continuously exposed to concentrations of TACs over a 70-year lifetime will contract cancer based on the use of standard risk assessment methodology. Given the short-term construction schedule of approximately 24 months, the Proposed Project would not result in a long-term (i.e., 70-year) source of TAC emissions. No residual emissions and corresponding individual cancer risks are anticipated after construction. Because there is such a short-term exposure period (24 out of 840 months of a 70-year lifetime), health risks associated with DPM emissions during construction would be less than significant. Moreover, the Proposed Project would be required to comply with the CARB Air Toxics Control Measure that limits diesel powered equipment and vehicle idling to no more than 5 minutes at a location. In addition, as discussed above, the Proposed Project would not result in a localized significant impact. Therefore, the Proposed Project would result in a less than significant impact related to construction TACs.

Operational Emissions

The Proposed Project consists of a residential development and would not support any land uses or activities that would involve the use, storage, or processing of carcinogenic or non-carcinogenic TACs. As such no significant toxic airborne emissions would result from Proposed Project implementation. In addition, construction activities would be subject to the regulations and laws relating to toxic air pollutants at the regional, State, and federal level that would protect sensitive receptors from substantial concentrations of these emissions. Therefore, impacts associated with the release of toxic air contaminants would be less than significant.

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

Less Than Significant Impact. A significant impact may occur if objectionable odors occur which would adversely impact sensitive receptors. Potential sources that may emit odors during construction activities at the Proposed Project include the use of architectural coatings, solvents, and asphalt paving during construction. The Proposed Project will comply with SCAQMD Rules 1108 and 1113, which limit the amount of volatile organic compounds from cutback asphalt and architectural coatings and solvents, respectively.

With respect to operations, odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. As the Proposed Project involves no elements related to these types of activities, no odors from these types of uses are anticipated. Garbage collection areas for the Proposed Project would have the potential to generate foul odors if the areas are located in close

proximity to habitable areas. Good housekeeping practices would be sufficient to prevent nuisance odors. In addition, SCAQMD Rule 402 (Nuisance) and 1139 (Odors), and SCAQMD Best Available Control Technology Guidelines would limit potential objectionable odor impacts during the Proposed Project's long-term operations. Therefore, potential operational odor impacts would be less than significant.

Cumulative Impacts

Less Than Significant Impact. Development of the Proposed Project in conjunction with the related projects would result in an increase in construction and operational emissions in an already highly urbanized area of the City of Los Angeles.

AQMP Consistency

Cumulative development can affect implementation of the 2016 AQMP. The 2016 AQMP was prepared to accommodate growth, reduce pollutants within the areas under SCAQMD jurisdiction, improve the overall air quality of the region, and minimize the impact on the economy. Growth considered to be consistent with the 2016 AQMP would not interfere with attainment because this growth is included in the projections utilized in the formulation of the AQMP. Consequently, as long as growth in the Basin is within the projections for growth identified by SCAG, implementation of the 2016 AQMP will not be obstructed by such growth and cumulative impacts would be less than significant. Since the Proposed Project is consistent with SCAG's growth projections, it would not have a cumulatively considerable contribution to an impact regarding a potential conflict with or obstruction of the implementation of the applicable air quality plan. Thus, cumulative impacts related to conformance with the 2016 AQMP would be less than significant.

Construction and Operational Emissions

Cumulative air quality impacts from construction and operation of the Proposed Project, based on SCAQMD guidelines, are analyzed in a manner similar to Project-specific air quality impacts. The SCAQMD recommends that a project's potential contribution to cumulative impacts should be assessed utilizing the same significance criteria as those for project specific impacts. Therefore, according to the SCAQMD, individual development projects that generate construction or operational emissions that exceed the SCAQMD recommended daily thresholds for project-specific impacts would also cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in non-attainment. Thus, as discussed above, because the construction-related and operational daily emissions associated with Proposed Project would not exceed the SCAQMD's recommended thresholds, these emissions associated with the Proposed Project would not be cumulatively considerable. Therefore, cumulative air quality impacts would be less than significant.

Odor Impacts

With respect to cumulative odor impacts, potential sources that may emit odors during construction activities at the Proposed Project and each related project include the use of architectural coatings, solvents, and asphalt paving. SCAQMD Rules 1108 and 1113 limit the amount of volatile organic compounds from cutback asphalt and architectural coatings and solvents, respectively. Moreover, none of the related projects are located in close enough proximity to the Proposed Project as to cause cumulative odor impacts. Furthermore, based on mandatory compliance with SCAQMD Rules, construction activities and materials used in the construction of the Proposed Project would not combine with other projects to create objectionable construction odors. With respect to operations, SCAQMD Rules 402 (Nuisance) and 1139 (Odors) and SCAQMD Best Available Control Technology Guidelines would limit potential objectionable odor impacts from the related projects and the Proposed Project's long-term operations. Thus, cumulative odor impacts would be less than significant**.**

6.4 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, and 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?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐

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. A project would normally have a significant impact on biological resources if it could result in: (a) the loss of individuals, or the reduction of existing habitat, of a state or federal listed endangered, threatened, rare, protected, candidate, or sensitive species or a Species of Special Concern; (b) the loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community; or (c) interference with habitat such that normal species behaviors are disturbed (e.g., from the introduction of noise, light) to a degree that may diminish the chances for long-term survival of a sensitive species.

The Project Site is located in an urbanized area in the City of Los Angeles and is improved with three commercial buildings, three single-family residential buildings, a two-story office building above a one-level partially subterranean garage, and a surface parking lot. The Project Site does not contain any critical habitat or support 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. Based on the Proposed Project's Tree Report contained in Appendix K to this SCEA, no protected native tree species are located on-site or in the public right-of-way adjacent to the Project Site. There are three non-protected significant trees[39] on the

[39] *Significant trees are defined as having a diameter at breast height of 8" or more.*

Project Site and four street trees within the public right-of-way on Oakwood Avenue. The three on-site Queen Palm trees will be removed and replaced in accordance with Department of City Planning policies. As shown on the Landscape Plan, the Proposed Project will provide approximately 7,627 square feet of landscaped open space with 114 trees. Of the four public street trees, three will be retained in place and one is proposed for removal. The Red Cedar tree and two Canary Palms are recommended to remain in place, while the Weeping Fig tree is proposed to be removed. As noted in the Tree Report, the Weeping Fig appears to have been intentionally planted by someone, but is recommended to be removed to allow for proper growing distance and preservation of the actual street trees. Tree removals within the public right-of-way are subject to the review and approval of the Department of Urban Forestry and replacement trees would be provided in accordance with the Urban Forestry's permit conditions. Therefore, the Proposed Project would have a less than significant impact upon removal of non-protected on-site trees and public trees.

The removal of vegetation and disturbances to potential bird habitat creates the potential to result in a take[40] of nesting native bird species. All migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Wildlife Code prohibit take 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. The Applicant will be required to ensure compliance with all applicable laws and regulations to ensure that no significant impacts to nesting birds would occur due to the removal of the existing trees located on the Project Site. As a standard practice, the Department of Building and Safety generally imposes a condition that requires grading and earthwork activities (including disturbances to native and non-native vegetation, structures and substrates) to take place outside of the breeding bird season which generally runs from March 1 – August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). If the Proposed Project's activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the Applicant would be required to arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the Project Site, as access to adjacent areas allows. If a protected native bird is found, the Applicant would be required to delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species

[40] *Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture of kill (Fish and Wildlife Code Section 86).*

until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. Therefore, with adherence to existing laws and regulations, the Proposed Project would have a less than significant impact on sensitive biological species or habitat.

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. A project would normally have a significant impact on biological resources if it could result in: (a) the loss of individuals, or the reduction of existing habitat, of a state or federal listed endangered, threatened, rare, protected, candidate, or sensitive species or a Species of Special Concern; (b) the loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community; (c) the alternation of an existing wetland habitat; or (d) interference with habitat such that normal species behaviors are disturbed (e.g., from the introduction of noise, light) to a degree that may diminish the chances for long-term survival of a sensitive species. The Project Site is occupied by three commercial buildings, three single-family residential buildings, and a surface parking lot. No riparian or other sensitive natural community is located on or adjacent to the Project Site. Therefore, implementation of the Proposed Project would result in no impact to riparian habitat or other sensitive natural communities.

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. A project would normally have a significant impact on biological resources if it could result in the alteration of an existing wetland habitat, as defined by Section 404 of the Clean Water Act (CWA). The Project Site is entirely developed and covered with impermeable surfaces and does not contain any wetlands or natural drainage channels. Therefore, the Project Site does not have the potential to support any riparian or wetland habitat, as defined by Section 404 of the Clean Water Act (see Section 6.4, above) and no impacts to riparian or wetland habitats would occur with implementation of the Proposed Project.

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?

No Impact. A project would normally have a significant impact on biological resources if it could result in the interference with wildlife movement/migration corridors that may

diminish the chances for long-term survival of a sensitive species. The Project Site is improved with three commercial buildings, three single-family residential buildings, and a surface parking lot. Vegetation in the vicinity of the Project Site is limited to ornamental landscaping. Due to the highly urbanized surroundings, there are no wildlife corridors or native wildlife nursery sites in the Proposed Project vicinity. Therefore, the Proposed Project would not substantially interfere with the movement of any resident or migratory fish or wildlife species, therefore no impact would occur.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact. A project-related significant adverse effect could occur if a project were to cause an impact that is inconsistent with local regulations pertaining to biological resources, such as the City of Los Angeles Protected Tree Ordinance, 177,404. As discussed above, the Project Site does not contain any locally protected tree species.[41] Three on-site Queen Palm trees will be removed and replaced in accordance with Department of City Planning policies. As shown on the Landscape Plan, the Proposed Project will provide approximately 7,627 square feet of landscaped open space with 114 trees. Of the four public street trees, one is proposed for removal. Tree removals within the public right-of-way are subject to the review and approval of the Department of Urban Forestry and replacement trees would be provided in accordance with the Urban Forestry's permit conditions. As such, all tree removals would be in conformance with the City's protected Native Tree Ordinance and subject to Urban Forestry's permit approval process. Thus, the Proposed Project would not conflict with any local policies, or ordinances protecting biological resources and impacts would be considered less than significant.

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. A significant impact would occur if the proposed project would be inconsistent with mapping or policies in any conservation plans of the types cited. The Project Site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, no impact would occur with implementation of the Proposed Project.

[41] *See Tree Report in Appendix K to this SCEA.*

Cumulative Impacts

Less Than Significant Impact. The Proposed Project would have a less than significant impact upon biological resources with adherence to applicable regulatory compliance measures. Development of the Proposed Project in combination with related projects would not significantly impact wildlife corridors or habitat for any candidate, sensitive, or special status species identified in local plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Service (USFWS) as no such habitat occurs in the vicinity of the Project Site due to the existing urban development. Moreover, development of the related projects is expected to occur in accordance with adopted plans and regulations. Each of the related projects would be subject to discretionary City approval and project-specific CEQA review that would address biological resources. Thus, cumulative impacts to biological resources would be less than significant.

6.5 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 (see Public Resources Cod, Ch. 1.75 §5097.98, and Health and Safety Code §7050.5(b))??	☐	☐	☒	☐

This section summarizes and incorporates by reference information from the following report:

B.1: Historical Built Environment Report for the Enlightenment Plaza / Juanita Avenue Project, City of Los Angeles, California ("Historic Resource Assessment"), prepared by Dudek, dated April 2020.

B.2: Archaeological and Paleontological Resources Assessment for the Enlightenment Plaza / Juanita Avenue Project, Los Angeles, California

("Archaeological and Paleontological Resource Assessment"), prepared by Dudek, dated April 22, 2020.

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

No Impact. A significant impact may occur if the Proposed Project results in a substantial adverse change in the significance of a historic resource. State CEQA Guidelines Section 15064.5 defines a historical resource as: (1) a resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources; (2) a resource listed in a local register of historical resources or identified as significant in an historical resource survey meeting certain state guidelines; or (3) an object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record. A substantial adverse change in the significance of a historic resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.[42]

Section 15064.5(b)(2) of the CEQA Guidelines provides that "[t]he significance of an historical resource is materially impaired when a project:

> *(a) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or*
>
> *(b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or*
>
> *(c) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and*

[42] CEQA Guidelines, Section 15064.5(b)(1).

that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

The Project Site is currently occupied by three commercial buildings used for the commercial operation of a telecommunications company, three single-family residential buildings, and a paved surface parking lot. The Proposed Project includes demolition of these existing buildings, the renovation of an existing 5,663 square-foot two-story office building above a one-level partially subterranean garage, and the construction, operation, and maintenance of five eight-story multi-family buildings.

The Project Site does not contain any on-site structures listed on the National Register of Historic Resources (NRHP), California Register of Historic Resources (CRHR), or City of Los Angeles Historic Cultural Monument (HCM)[43,44] or listed as potentially historic resources on the City of Los Angeles's citywide survey (SurveyLA).[45] Additionally, there are no off-site historic resources within the vicinity of the Proposed Project. Therefore, the development of the Proposed Project would have no impact to historical resources.

The Historic Resource Assessment (see Appendix B.1 to this SCEA) provides an analysis of the manufacturing buildings and residential buildings on the Project Site. The Historic Resource Assessment's findings for 3820 Oakwood Avenue[46], 3812 Oakwood Avenue, and 316 Juanita Avenue are discussed below.

3820 Oakwood Avenue:

Criterion A/1: Are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not find any association with events that have made significant contributions to the broad patterns of local or regional history. 3820 Oakwood Avenue was established in 1963 as Stanley Construction Company office space, during a period of commercial and industrial growth in the area. The construction of the building was merely following this pattern of development in the area and there is no indication that the construction of this specific business marked a pivotal point in the history of Los Angeles.

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[43] *City of Los Angeles, Bureau of Engineering, Navigate LA, website: http://navigatela.lacity.org/navigatela/, accessed May 2019.*

[44] *City of Los Angeles, Historic Places LA, Los Angeles Historic Resources Inventory, website: http://historicplacesla.org/map, accessed May 2019.*

[45] *City of Los Angeles, Office of Historic Resources, SurveyLA, Wilshire Community Plan Area, website: http://preservation.lacity.org/sites/default/files/Wilshire%20CPA%20Individual%20Resources_2.pdf, accessed May 2019.*

[46] *As noted in Table 3.1 on page 17, the property identified as "3820 Oakwood Avenue" in the Historic Resources Survey is the same property as 3838 Oakwood Avenue. Both addresses are identified as APN 5501-001-025.*

In 1971, the building's current occupants engineering firm Mackintosh & Mackintosh, Inc. relocated to the building. Archival research did not reveal that this connection between the engineering firm and the subject property had direct associations with events that have made a significant contribution to the history of the nation, state, or city. Therefore, the 3820 Oakwood does not appear eligible under NRHP/CRHR Criterion A/1.

Criterion B/2: Are associated with the lives of persons significant in our past.

To be found eligible under B/2, 3820 Oakwood Avenue must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate that any previous property owner, including the owners of Stanley Construction Company and Mackintosh & Mackintosh, Inc., or any individual who worked for a business previously located at the 3820 Oakwood Avenue was known to be historically significant figures at the national, state, or local level. Despite the building's association with its longest occupant Mackintosh & Mackintosh, Inc., who is credited for having brought quality standards for concrete block masonry construction, the firm's largest accomplishments –forming the Concrete Masonry Association and publishing a masonry standards manual—occurred before they relocated to the subject property in 1971. As such, 3820 Oakwood Avenue does not appear to be associated with any individual's important historic work and, therefore, does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Research indicates that the Stanley Construction Company built the subject property in 1963, designed by the architecture firm Robert H. Peterson & Associates. The 3820 Oakwood Avenue displays some of the characteristics of the Mid-Century Modern architectural style; however, it is an unremarkable example. 3820 Oakwood Avenue contains only basic character defining features of the style and, in comparison to other Mid-Century Modern buildings found both locally and regionally, it appears to be less than distinguishable. In addition, Mackintosh & Mackintosh, Inc. made several alterations to the building including adding a second floor to the previously open-air entry stoop that compromised the integrity of the original design. For these reasons, 3820 Oakwood Avenue does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

The 3820 Oakwood Avenue is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Summary of Evaluation Findings (3820 Oakwood Avenue)

In conclusion, 3820 Oakwood Avenue does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack integrity necessary to convey its historical associations or architectural significance. This resource has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation). As such, 3820 Oakwood Avenue does not appear to be a historical resource for the purposes of CEQA.

3812 Oakwood Avenue:

Criterion A/1: Are associated with events that have made a significant contribution to the broad patterns of our history.

The buildings at 3812 Oakwood Avenue were developed between 1924 and 1934 as rentable, single-family dwellings, with proprietor on site. Two buildings were Pacific Ready-Cut homes, however are not part of typical residential development patterns of single-building properties or bungalow courts. Within the SurveyLA Wilshire Community Plan Area-identified contexts of streetcar suburbanization 1888-1933 on account of being on the Temple Street Cable Railroad line (along Beverly Boulevard) and the Cahuenga Valley Line (Beverly Boulevard and Western Avenue), the buildings could be considered part of the housing boom culminating in the 1920s, specifically afforded by being on or adjacent to a streetcar or railroad line.

However, even though the buildings at 3812 Oakwood Avenue represent this theme, subsequent alteration, including the addition of a garage in 1934 and changing all the buildings from single-family residences to storage in the 1960s has removed all association with this theme. These alterations and changes from the historical use have resulted in the buildings not retaining any association with their original owner, their original rentable single-family home use, or their streetcar suburb origins. Due to alteration issues and a lack of integrity of association with events important to history, 3812 Oakwood Avenue does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: Are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate that Mrs. Hannah Olincy, or any subsequent property owners or individuals who have worked at the 3812 Oakwood Avenue are known to be historically significant figures at the national, state, or local level. As such, 3812 Oakwood Avenue does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Research indicates that two of the buildings at 3812 Oakwood Avenue are Pacific Ready-Cut Homes, purchased and built in 1924, built in a simplified Craftsman style. Major alterations to the buildings, including the addition of a fourth 2-story garage and residence and the demolition of the third Pacific Ready-Cut Home building have diminished association both with this home's manufacturer and with the architectural style. Alterations include new windows and doors, interior alteration to the Pacific Ready-Cut interior plans, and the addition of solar panels on the roof – all of which diminish integrity of material and workmanship, which are critical to eligibility under NRHP and CRHR Criterion C/3. The building does not possess high artistic values or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, 3812 Oakwood Avenue does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

3812 Oakwood Avenue is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Summary of Evaluation Findings (3812 Oakwood Avenue)

In conclusion, 3812 Oakwood Avenue does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack integrity necessary to convey its historical associations or architectural significance. The property also does appear eligible

as a contributor to an historic district. This resource has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation). As such, 3812 Oakwood Avenue does not appear to be a historical resource for the purposes of CEQA.

316 Juanita Avenue

Criterion A/1: Are associated with events that have made a significant contribution to the broad patterns of our history.

Research indicates that 316 Juanita Avenue was established in 1959 as a Pacific Telephone & Telegraph operation center. The existing SurveyLA historic context statement for Telephone History and Development indicates that the construction date places the property within "The Era of Technological Innovation, 1945-1974" which spans from the end of WWII to 1974, when the AT&T telecom monopoly was forced to break up. According to this context, telephone industry related buildings may be eligible under Criterion A or C in the areas of Communications, Community Planning and Development or Architecture.

316 Juanita Avenue appears utilitarian in nature and is not known as a site where technological innovations were pioneered, utilized, or advanced. Therefore, 316 Juanita Avenue cannot be considered significant under the Communications Area of Significance.

For the Community Planning and Development Area of Significance, resources must "show how a key urban service grew to provide for the needs of residents in new districts, and constructed facilities in those districts that served as landmarks due to their size and placement in highly visible locations." However, 316 Juanita Avenue did not bring new service to the Dayton Heights neighborhood, as one had already been established in 1924 at 1251-1255 N. Vermont Avenue, Hollywood just one mile to the north. It was also not a large facility nor on a major right-of-way and may not be considered a landmark due to size or prominent location. Therefore, 316 Juanita Avenue cannot be considered significant under the Community Planning and Development Area of Significance.

Outside of the Telephone History and Development historic context for Los Angeles, the 316 Juanita Avenue is not individually related to events which have made a significant contribution to the broad patterns of history. Due to a lack of significant associations with events important to history, 316 Juanita Avenue does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: Are associated with the lives of persons significant in our past.

Archival research did not indicate that any previous property owners or individuals who have worked at 316 Juanita Avenue were known to be historically significant figures at

the national, state, or local level. As such, this property is not known to have any historical associations with people important to the nation's or state's past. Furthermore, to be found eligible under B/2, the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. 316 Juanita Avenue does not appear to be associated with any individual's important historic work, and therefore, does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Research indicates that 316 Juanita Avenue was established in 1959 and designed by Robert H. Peterson & Associates in a restrained Mid-Century Modern style for the operation center, and utilitarian style for the remaining buildings. The existing SurveyLA historic context statement for Telephone History and Development indicates that the construction date places the property within "The Era of Technological Innovation, 1945-1974" which spans from the end of WWII to 1974, when the AT&T telecom monopoly was forced to break up. According to this context, telephone industry related buildings may be eligible under wither Criterion A or C in the areas of Communications, Community Planning and Development, or Architecture.

Though 316 Juanita's operation center building was built in the typical commercial architectural pattern of the period (1959, Mid-Century Modern), it does not employ the distinctive characteristics of the Mid-Century Modern style. The building has been highly altered by subsequent infill and window coverings, which diminish the integrity of the operation center. The auto garage, storage building, and equipment storage are utilitarian buildings that do not embody a specific architectural style or method of construction. The buildings do not possess high artistic values or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, none of the buildings at 316 Juanita Avenue appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

316 Juanita Avenue is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Summary of Evaluation Findings (316 Juanita Avenue)

In conclusion, 316 Juanita Avenue does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. This property has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation). As such, the buildings located at 316 Juanita Avenue do not appear to be a historical resources for the purposes of CEQA.

Summary of Evaluation Findings (All Sites)

There are no historical resources on the Project Site, and no historical resources would be demolished, destroyed, altered, or relocated as a result of the Proposed Project. The Proposed Project would have a less than significant impact on the historic and potentially historic resources near the Project Site, as the Proposed Project does not directly abut any historic resources and would not result in a substantial adverse change to the immediate surroundings of any historical resource to the degree it would no longer be eligible for listing under national, state, or local landmark designation programs. No mitigation is required or recommended. Therefore, the development of the Proposed Project would have a less than significant impact to surrounding historical resources.

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

Less Than Significant Impact. A significant impact may occur if grading or excavation activities associated with the Proposed Project would disturb archaeological resources, which presently exist within the Project Site. The Project Site has been previously developed and graded. The Project Site and immediate surrounding areas do not contain any known archaeological resources.[47] For purposes of assessing the project's potential impacts upon archaeological resources, the following analysis summarizes the findings of the Archaeological and Paleontological Resources Assessment for the Enlightenment Plaza / Juanita Avenue Project, Los Angeles, California ("Archaeological and Paleontological Resource Assessment"), prepared by Dudek dated April 22, 2020. (See Appendix B.2 to this SCEA).

[47] *City of Los Angeles Department of City Planning, Environmental and Public Facilities Maps: Prehistoric & Historical Archaeological Sites and Survey Areas in the City of Los Angeles, September 1996.*

SCCIC Records Search

A California Historical Resources Information System (CHRIS) records search was conducted at the South Central Coastal Information Center (SCCIC) on April 8, 2019 for the Project Site and surrounding 0.5-mile search buffer. This search included collections of mapped prehistoric, historic, and built environment resources, Department of Parks and Recreation (DPR) Site Records, technical reports, and ethnographic references. Additional consulted sources included historical maps of the Project Site, the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Historic Property Data File, and the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility.

Results of the cultural resources records search indicated that 22 previous cultural resource investigations have been conducted within the records search area between 1987 and 2014. Two of these studies identified overlap the Project Site and neither study identified archaeological resources within 0.5-mile of the Study Area.

Sixteen (16) previously recorded cultural resources have been documented within a 0.5-mile of the Project Site. None of these intersect the Project Site and all 16 resources are historic-era buildings or structures. Furthermore, as discussed in Section 6.18 Tribal Cultural Resources, below, no cultural resources of Native American origin are documented within the Project Site or surrounding 0.5-mile search area of files held at the SCCIC.

NAHC Sacred Lands File Search

As part of the process of identifying cultural resources within or near the Project Site, Dudek contacted the NAHC to request a review of the Sacred Lands File (SLF) on April 4, 2019. The NAHC emailed a response on April 25, 2019, which indicated that the SLF search was completed with negative results. Because the SLF search does not include an exhaustive list of Native American cultural resources, the NAHC suggested contacting Native American individuals and/or tribal organizations who may have direct knowledge of cultural resources in or near the Project Site. Documents related to the NAHC SLF search are included in Appendix H of the Archaeological Resource Assessment. See Section 6.18 regarding Tribal Cultural Resources.

Archival Research

Dudek consulted historic maps and aerial photographs to understand development of the Project Site and surrounding properties. The first USGS topographic map showing the Project Site dates to 1894 and shows that there was at least one structure within the Study Area and a few other structures in the general vicinity. The review of the historic

aerials and topographic maps indicates that of the seven structures existing within the Project Site, the three extant residential structures at 3812 Oakwood Avenue in APN 5501-001-023, were constructed by at least 1941. At 316 Juanita Avenue, within APN 5501-001-800, there are currently three structures. The rectangle structure along the western boundary, was built between 1956 and 1960. The smaller rectangle structure in the center of APN 5501-001-800, directly east of the building developed between 1956 and 1960, was built after 1972. Prior to this time, the center of APN 5501-001-800 was paved or undeveloped. The small shed -like structure in the northeastern more corner of APN 5501-001-800 was built between 1980 and 1989. The seventh building within the proposed Project Site, located at 3820 Oakwood Avenue, within APN 5501-001-025, was built between 1962 and 1965.

Within the Study Area, the large structure currently associated with the MX Collision Center, within APN 5501-001-026, was built between 1965 and 1972. The rectangular structure currently associated with Dewey Pest Control within APN 5501-001-027, was initially developed between 1927 and 1941, and was later renovated between 1956 and 1960. The Quonset Hut currently associated with Dewey Pest Control, within 5501-001-028, was built between 1948 and 1952. Finally, the building currently associated with Midway Car Rental Hollywood, within APN 5501-001-019, was built between 1956 and 1960. No cultural resources were identified within, or in the vicinity of, the Project Site through a CHRIS records search, SLF search, or archival research. Therefore, compliance with the provisions of 14 CCR 15064.5(f) would ensure that the environmental impacts associated with the inadvertent discovery of significant archaeological resources would be reduced to a less than significant level.

c) Disturb any human remains, including those interred outside of formal cemeteries (see Public Resources Code, § 5097.98, and Health and Safety Code § 7050.5(b))?

Less Than Significant Impact. A project-related significant adverse effect could occur if grading activities associated with the Proposed Project would disturb previously interred human remains. Based on the findings of the Archaeological Resource Assessment (see Appendix B of this SCEA), there is no evidence that the Project Site has been used or historically associated with any human internment sites. As such, the likelihood of encountering human remains during construction is low. Pursuant to Section 7050.5 of the California Health and Safety Code, if human remains are found, the county coroner shall be immediately notified of the discovery and no further excavation or disturbance of the Project Site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the Coroner determines that the remains are, or are believed to be, Native American, he or

she shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete his/her inspection within 48 hours of being granted access to the Project Site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains. Compliance with regulatory compliance measures would ensure that if any such remains are found during construction of the Proposed Project, they would be handled according to the proper regulations, and impacts to human remains would be less than significant.

Cumulative Impacts

Less Than Significant Impact. Implementation of the Proposed Project, in combination with the related projects in the Project Site vicinity, would result in the continued redevelopment and revitalization of the surrounding area. Impacts to cultural resources tend to be site-specific and are assessed on a site-by-site basis. The analysis of the Proposed Project's impacts to cultural resources concluded that the Proposed Project would have no significant impacts with respect to cultural resources following compliance with standard regulatory measures. Therefore, the Proposed Project's incremental contribution to impacts upon archaeological resources would not be considerable, and cumulative impacts to cultural resources would be less than significant.

6.6 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?**

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

Less Than Significant Impact (responses a and b). Appendix F: Energy Conservation of the State CEQA Guidelines states the goal of conserving energy implies the wise and efficient use of energy. The State CEQA Guidelines outlines three means to achieve this goal: (1) Decreasing overall per capita energy consumption, (2) Decreasing reliance on fossil fuels such as coal, natural gas and oil, and (3) Increasing reliance on renewable energy sources.

The determination of whether a project results in a significant impact on energy conservation shall be made considering the following factors: a) the extent to which the project would require new (off-site) energy supply facilities and distribution infrastructure, or capacity enhancing alterations to existing facilities; b) whether and when the needed infrastructure was anticipated by adopted plans; and c) the degree to which the project design and/or operations incorporate energy conservation measures, particularly those that go beyond City requirements.

The Proposed Project would develop five eight-story multi-family residential buildings on an infill site, which would contribute to the revitalization of the Wilshire Community Plan Area. As a residential project, the Proposed Project is required to comply with the energy conservation standards established in Title 24 of the California Code of Regulations. 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," was established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically (approximately three-year cycle) to allow consideration and possible incorporation of new energy efficiency technologies and methods.

The 2016 Standards will continue to improve upon the 2013 Standards for new construction of, and additions and alterations to, residential and nonresidential buildings. The effective date of the 2016 Standards is January 1, 2017.[48] The Energy Efficiency Standards are a specific response to the mandates of AB 32 and to pursue California

[48] *California Energy Commission, 2016 Building Energy Efficiency Standards, website: http://www.energy.ca.gov/title24/2016standards/, accessed May 2019.*

energy policy that energy efficiency is the resource of first choice for meeting California's energy needs.

The L.A. Green Building Code. The L.A. Green Building Code, effective January 1, 2017, requires the use of numerous conservation measures, beyond those required by Title 24 of the California Code of Regulations. The L.A. Green Building Code contains both mandatory and voluntary green building measures to conserve energy. The Proposed Project includes energy efficiency components to conserve energy, which are discussed below.

Existing Infrastructure

The Project Site is located in a highly urbanized area in the Wilshire area. The surrounding area is served by overhead electrical systems. The Proposed Project would require on-site transformation and may require line extensions on public streets. In the event infrastructure upgrades are required for the proposed development, such infrastructure improvements would be conducted within the right-of-way easements serving the project area and would not create a significant impact to the physical environment. This is largely due to the fact that (a) any disruption of service would be short-term, (b) upgrades would be conducted within public rights-of-way, and (c) any foreseeable infrastructure improvements would be limited to the Proposed Project's immediate vicinity. Therefore, potential impacts resulting from energy infrastructure improvements would be less than significant.

Energy Consumption

Construction

Energy would be consumed during construction of the Proposed Project for grading and materials transfer by heavy-duty equipment, which is usually diesel powered. Construction of the Proposed Project would require the export of 3,040 cy of soil, 845 cy of asphalt, and 9,399 square feet of building debris from the Project Site during the demolition/site clearing phase. The demolition phase of the Proposed Project would generate additional haul trips and diesel fuel would be consumed by heavy equipment during the demolition, site clearing, and construction process. Construction worker travel to and from the Project Site would result in the additional consumption of vehicular unleaded gasoline fuel during the construction period. In addition to diesel fuel and vehicular fuel, an unquantifiable amount of electricity and natural gas would be consumed as a result of the temporary construction process. Construction equipment and activities do not generally involve the use of natural gas.

In order to quantify the amount of diesel and gasoline fuel utilized for the Proposed Project's construction, the equipment usage, horsepower, load factors, and fuel rates from construction activities calculated in the CalEEMod program for the Proposed Project

were utilized to estimate the gallons of diesel and gasoline consumed (Appendix C, Energy Demand Calculation Worksheets). Table 6.5 below, shows the estimated electricity and transportation energy consumed during the construction.

Table 6.5
Estimated Energy Usage During Project Construction

Fuel Type	Quantity
Electricity [a,b]	
Water Use	**3,878 kWh**
Gasoline	
On-Road Vehicles (Workers Trips)	**1,071,661 gallons**
Diesel	
On Road Construction Equipment (Vendors/Deliveries)	80,391 gallons
On Road Construction Equipment (Haul Trips)	2,267 gallons
Off-Road Construction Equipment	20,083 gallons
Subtotal Diesel	**102,741 gallons**

Notes:
[a] *Water Application Rate = 3,020 gal/acre/day per Air & Waste Management Association Air Pollution Engineering Manual (1992 Edition).*
[b] *Electricity consumption per water usage = 0.009727 kWh/gallon.*
Source: Parker Environmental Consultants, 2019; Calculations provided in Appendix C, Energy Demand Calculation Worksheets, to this SCEA.

As shown, the Proposed Project would consume approximately 3,878 kWh of electricity, and 1,174,402 gallons of transportation fuel, including 102,741 gallons of diesel and 1,071,661 gallons of gasoline.

Due to the relatively short duration of the construction process, and the fact that the extent of fuel consumption is inherent to construction projects of this size and nature, fuel consumption impacts would not be considered excessive or substantial with respect to regional fuel supplies. The energy demands during construction would be typical of construction projects for projects of this size and would not necessitate additional energy facilities or distribution infrastructure. The Proposed Project will also comply with Sections 2485 in Title 13 of the California Code of Regulations, which requires the idling of all diesel fueled commercial vehicles be limited to five minutes at any location. Accordingly, energy demands during construction would be less than significant.

Operation

Electricity

As shown in Table 6.6, below, the estimated net increase in electricity consumption by the Proposed Project would be approximately 1,597,932 kWh per year. As discussed above, the Proposed Project would be required to comply with energy conservation standards pursuant to Title 24 of the California Code of Regulations. The Proposed Project would also be required to comply with the L.A. Green Building Code, which requires the use of numerous conservation measures, beyond those required by Title 24 of the California Code of Regulations. Therefore, compliance with Title 24 of the California Code of Regulations and the *L.A. Green Building Code* would reduce the Proposed Project's energy consumption. Additionally, as discussed above, electric service is available and would be provided to the Project Site. The availability of electricity is dependent upon adequate generating capacity and adequate fuel supplies. The estimated power requirements for the Proposed Project is part of the total load growth forecast for the City of Los Angeles and has been considered in the planned growth of the City's power system.

Table 6.6
Estimated Electricity Consumption by the Proposed Project

Land Use	Size	Total Electricity Demand (kWh/year) [a]
Existing Uses		
Light Manufacturing	7,810 sf	86,691
Single Family Residential	3 DU	23,927
Total Existing Electricity Demand:		**110,618**
Proposed Uses		
Multi-Family Residential	454 du	1,708,550
Total Proposed Project Electricity Demand:		**1,708,550**
Existing Electricity Demand (to be demolished):		*-110,618*
NET TOTAL Electricity Demand:		**1,597,932**

Notes: sf =square feet; du = dwelling unit; kWh = kilowatt-hour
[a] *SCAQMD, CalEEMod Version 2016.3.2, See Appendix E, GHG Worksheets to this SCEA.*
Source: Parker Environmental Consultants, 2019.

The Proposed Project would include energy conservation features. Specifically, the residential units would include energy efficient lighting fixtures, ENERGY STAR-rated appliances for residential dwelling units, low-flow water features, and energy efficient mechanical heating and ventilation systems. Thus, energy demands during operation would be less than significant.

Natural Gas

Natural gas for the Project Site is provided by Southern California Gas Company (SCG). Gas supply available to SCG from California sources averaged 51 million cf/day in 2018. Interstate pipeline delivery capability into SCG on any given day is theoretically approximately 6,665 million cf/day based on the Federal Energy Regulatory Commission (FERC) Certificate Capacity or SCG's estimated physical capacity of upstream pipelines. SCG's storage fields attain a combined theoretical storage working inventory capacity of 137.1 billion cf. However, due to the current inventory restrictions imposed at the Aliso Canyon site, working inventory for SoCalGas is reduced. The California Public Utilities Commission (PUC), in June 2018, proposed that a maximum inventory of 34 billion cubic feet be authorized for maximum inventory.[49]

SCG projects total natural gas demand to decrease at an annual rate of 0.5 percent per year from 2018 to 2035. This decrease is due to more efficient power plants, pursuing demand-side reductions, and the acquisition of preferred power generation resources that produce little or no carbon emissions. Thus, with the natural gas consumption becoming more efficient and decreasing, the SCG's projection for natural gas also decreases.

As shown in Table 6.7, below, the natural gas consumption as a result of the operation of the Proposed Project, approximately 307,191 cf per month, would represent a very small fraction of one percent of the SCG's existing natural gas storage capacity and therefore, would be within the SCG's existing natural gas storage capacity of 34 billion cf as of 2018.

As discussed above, the Proposed Project would be required to comply with energy conservation standards pursuant to Title 24 of the California Code of Regulations. The Proposed Project would also be required to comply with the *L.A. Green Building Code*. The *L.A. Green Building Code*, effective January 1, 2017, requires the use of numerous conservation measures. The *L.A. Green Building Code* contains both mandatory and voluntary green building measures to conserve energy beyond those required by Title 24 of the California Code of Regulations. Thus, natural gas demands during operation would be less than significant.

[49] *California Gas and Electric Utilities, 2018 California Gas Report, website: https://www.socalgas.com/regulatory/documents/cgr/2018_California_Gas_Report.pdf, accessed May 2019.*

Table 6.7
Estimated Natural Gas Consumption by the Proposed Project

Land Use	Size	Total Natural Gas Demand (kBTU/yr) [a]	Total Natural Gas Demand (cf/month) [b]
Existing Uses			
Light Manufacturing	7,810 sf	141,361	11,544
Single Family Residential	3 DU	82,489	6,737
Total Existing Natural Gas Demand:		**223,850**	18,281
Proposed Project			
Multi-Family Residential	454 du	3,985,370	325,472
Total Proposed Project Natural Gas Demand:		**3,985,370**	**325,472**
Less Existing Natural Gas Demand:		*-223,850*	*-18,281*
NET TOTAL Natural Gas Demand:		**3,761,520**	**307,191**

Notes: sf =square feet; du = dwelling unit
[a] *SCAQMD, CalEEMod Version 2016.3.2, See Appendix E, Greenhouse Gas Worksheets.*
[b] *1kBTU is equivalent to 0.98 cubic feet of natural gas.*
Source: Parker Environmental Consultants, 2019.

Fossil Fuels

The Proposed Project would generate a demand on fossil fuels as a result of the vehicle trips traveling to and from the Project Site. As discussed in Section 6.17 (Transportation/Traffic) the estimated daily trips associated with the Proposed Project would be approximately 407 net trips. Table 6.8, below, shows the estimated amount of gasoline demand from vehicles traveling to and from the Proposed Project. Assuming an average fuel efficiency of 28.35 mpg for gasoline and 6.27 mpg for diesel, it is estimated that the operation of the Proposed Project would generate an increased net annual demand for approximately 11,971 gallons of diesel and 41,476 gallons of gasoline per year over existing conditions.[50]

However, the Proposed Project would include several conservation measures to decrease reliance on fossil fuels, including coal, natural gas, and oil. The Project Site is located in the Wilshire area, which is highly connected to the regional transit network in the Los Angeles area. Public transportation within the Project Site consists primarily of multiple-stop, local-serving bus lines that provide access to shopping, business, and

[50] *Fuel rates are based on per Table 7, Statewide Vehicle Fuel Economy Miles Per Gallon of the 2007 California Motor Vehicle Stock Travel and Fuel Forecast (May 2008).*

Table 6.8
Proposed Project's Estimated Transportation Energy Consumption

	Annual VMTs (miles) [a]	Fuel Rate (mpg) [b]	Total Fuel Demand (gallons/year)
Diesel			
Existing (to be demolished)	43,162.44	6.27	***(6,884)***
Proposed Project	118,215.66	6.27	**18,855**
		Net Diesel Consumption:	**11,971**
Gasoline			
Existing (to be demolished)	676,211.56	28.35	***(23,852)***
Proposed Project	1,852,045.34	28.35	**65,328**
		Net Gasoline Consumption:	***41,476***

Notes: VMTs = vehicle miles traveled; mpg = miles per gallon
[a] *Appendix E, Greenhouse Gas Emissions: Total Annual VMTs from Operational Mobile; It is assumed that 94% of VMTs are associated with gasoline-powered vehicles and 6% of VMTs are associated with diesel-powered vehicles.*
[b] *Source: Table 7, Statewide Vehicle Fuel Economy Miles Per Gallon of the 2007 California Motor Vehicle Stock Travel and Fuel Forecast (May 2008)*
Parker Environmental Consultants, 2019. (See Appendix C, Energy Demand Calculation Worksheets)

entertainment destinations in the Project vicinity, although some regional/commuter public transit opportunities, including nearby railway, are also present. The Proposed Project is within 500 feet of the Vermont/Beverly Rail Station. The bus service in the Project vicinity is operated primarily by the Los Angeles County Metropolitan Transportation Authority (Metro), LADOT DASH and Commuter Express. Specifically, a total of 5 bus lines serve the Project Site, including Metro Local Lines 14/37, 201, 204, Rapid Line 754, and the Metro Rail Red Line).The LADOT DASH Line (DASH Wilshire Center/Koreatown) runs along Vermont Avenue, with the nearest bus stop located at W. 1st Street. Additionally, while some bus lines and/or other transit services in the general Project vicinity are considered to be too distant from the Project Site (generally, more than one-quarter mile) to be used directly, these services can be accessed via connections to or transfers from these site-serving lines to provide access for the Proposed Project's residents, visitors, and employees between the Project Site and the larger regional area. Due to its proximity to the rail and bus lines aforementioned, the Project Site is easily accessible and highly connected with the City of Los Angeles and the greater Los Angeles area.

Because of the Project Site's location near transit service, a number of trips would be expected to be transit or walk trips rather than vehicle trips. Some residents and/or visitors would take transit to their destinations, or would walk to destinations nearby.

The Proposed Project introduces various streetscape improvements to encourage more pedestrian-friendly street edges along Juanita and Madison Avenues. The sidewalk on Madison Avenue adjacent to the Proposed Project will be widened up to 12 feet wide in most locations. On Juanita Avenue existing 12 foot sidewalks will be retained. Existing sidewalk widths will also be maintained on Oakwood Avenue. Utility poles fronting the property along Madison, Oakwood and Juanita Avenues will be relocated underground creating more continuous sidewalks. Additionally, nine new street trees will be placed along these three street frontages. Twelve new bike racks will be strategically located along both Juanita and Madison Avenues. These streetscape improvements will aid in all streets adjacent to the Proposed Project becoming more pedestrian and bicycle oriented.

The Project Site's location in a transit-oriented district and its provision of bicycle parking and streetscape amenities, including pedestrian-scaled landscaping and street furniture, would therefore decrease the Proposed Project's reliance on fossil fuels.

Renewable Energy

The LADWP's 2016 Power Integrated Resource Plan (IRP) serves as a comprehensive 20-year plan to supply reliable electricity to the City of Los Angeles in an environmentally responsible and cost-effective manner. The 2016 IRP considers a 20-year planning horizon to guide LADWP as it executes major new and replacement projects and programs. The 2016 IRP outlines an aggressive strategy for LADWP to accomplish its goals and provide sufficient resources over the next 20 years given the information presently available, including the following major strategic initiatives:

- Eliminate Coal from LADWP's Power Supply by replacing IPP by 2025;
- Reach 33 percent renewable portfolio standard (RPS) by 2020, 50 percent by 2025, 55 percent RPS by 2030, and 65 percent RPS by 2036, including a goal of 900 MW Local Solar by 2025 and 1,500 MW Local Solar by 2035;
- Implement 404 MW of Energy Storage by 2025;
- Achieve 15 percent energy efficiency by 2020;
- Eliminate the use of Once-through Cooling by Repowering Coastal Units by 2029;
- Invest in the Power System Reliability Program; and

- Promote a high scenario of Transportation Electrification.

As the Proposed Project would derive its electricity from the LADWP, the Proposed Project's energy demands would primarily be derived from renewable energy sources. On a project specific level, the Proposed Project includes the following features which, would further reduce energy demands:

Proximity to Mass Transit: The Project Site is an Infill Site within a Transit Priority Area as defined by CEQA. The Project Site is located approximately 500 feet from the Vermont/Beverly Rail Station and within approximately one-quarter mile of numerous bus routes with peak commute service intervals of 15 minutes or less and an existing transit stop.

1. *In-Fill Site*: The Proposed Project is located on an existing Infill Site that is currently developed with three commercial buildings used for the commercial operation of a telecommunications company, three single-family residential buildings, and one surface parking lot. The Project Site is located in a highly developed area of the Wilshire Community, which is adequately served by existing infrastructure and would not require the extension of utilities or roads to accommodate the proposed development.

2. *Trip Reduction*: In addition to its location in a Transit Priority Area, the Proposed Project would provide 225 on-site bicycle parking spaces pursuant to the requirements of the SNAP including 12 rack along the perimeter of the Project Site. The Proposed Project also provides various streetscape improvements discussed above.

3. *Resource Conservation*: As mandated by the *L.A. Green Building Code*, the Proposed Project would be required to meet Title 24 2016 standards and include ENERGY STAR-rated appliances. The Proposed Project would incorporate energy conservation features in the proposed residential units such as low-flow water fixtures and energy conservation appliances.

Therefore, with incorporation of the features identified above, the Proposed Project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Proposed Project construction or operation or conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Energy impacts would therefore be less than significant.

Cumulative Impacts

Less Than Significant Impact. Development of the Proposed Project in conjunction with the related projects would further increase demand for electricity, natural, and fossil fuels but the Proposed Project's contribution would not be cumulatively considerable.

Electricity

The Proposed Project and related projects would further increase demand for electricity service provided by LADWP. As discussed above, the LADWP's 2017 Power Strategic Long-Term Resource Plan (2017 SLTRP) document serves as a comprehensive 20-year plan to supply reliable electricity to the City of Los Angeles in an environmentally responsible and cost effective manner. The 2017 SLTRP considers a 20-year planning horizon to guide LADWP as it executes major new and replacement projects and programs. Based on the projections and strategies within the 2017 SLTRP, energy efficiency and solar savings are expected to increase in the future and significantly reduce electricity demands. Therefore, LADWP anticipates that it can meet the future demands of cumulative growth within its service area with implementation of regulatory and reliability initiatives and strategic initiatives. LADWP will continue to pursue and implement energy efficiency programs per SB 350, which has an adopted goal of achieving 50 percent renewable energy sources by 2030. Furthermore, in accordance with current building codes and construction standards, each of the related projects would be required to comply with the energy conservation standards established in Title 24 of the California Code of Regulations and the City of Los Angeles Green Building Code (LAMC Chapter IX, Article 9). Compliance with Title 24 energy conservation standards, City of Los Angeles Green Building Code, and other energy conservation programs on the local level will further reduce cumulative energy demands. Cumulative impacts to electricity service would therefore be less than significant.

Natural Gas

Development of the Proposed Project in conjunction with the related projects would further increase regional demands for natural gas resources. As mentioned above, the Proposed Project would represent a very small fraction of one percent of the SCG's existing natural gas storage capacity and therefore, would be within the SCG's existing natural gas storage capacity of 34 billion cf as of 2018. As a public utility provider, the SCG continuously analyzes increases in natural gas demands resulting from projected population and employment growth in its service area and it is anticipated that it would be able to meet the needs of future development within the region. Additionally, compliance with energy conservation standards pursuant to Title 24 of the California Code of Regulations would reduce cumulative demands for natural gas resources. Each of the related projects would be reviewed on a case-by-case basis to determine the SCG's

ability to serve each related project. As such, it is anticipated the related projects and the Proposed Project would be accommodated by SCG. Cumulative impacts upon natural gas resources and infrastructure would therefore be less than significant.

Fossil Fuels

The Proposed Project and related projects would cumulatively increase the demand for transportation energy. The Department of Transportation's National Highway Traffic Safety Administration (NHTSA) and CARB have implemented several policies, rules, and regulations to improve vehicle efficiency, increase the use of alternative fuels, and decrease the reliance on fossil fuels. It is anticipated that the future Project-related and related projects' vehicle trips are expected to comply with CAFE standards and CARB's Advanced Clean Cars Program, which would ultimately reduce non-renewable transportation fuel consumption. Additionally, a majority of the related projects are located within a Transit Priority Area, which is an area within ½ mile of a Major Transit Stop. Therefore, the related projects' locations would promote other modes of transportation such as walking, biking, and public transit options. As such, the Proposed Project and future related projects would be expected to cumulatively reduce consumption in transportation energy, and therefore be less than significant.

6.7 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?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐

The following section summarizes and incorporates by reference information from the following report:

- Geotechnical Engineering Investigation, Proposed Apartment Development, 312 through 328 North Juanita Avenue and 317 through 345 North Madison Avenue, Los Angeles, California, prepared by Geotechnologies, Inc., dated May 22, 2019 ("Geotechnical Investigation"). The Geotechnical Investigation is included as Appendix D to this SCEA.

a) Would the Project 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. A significant impact may occur if a project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. Based on criteria established by the California Division of Mines and Geology (CDMG), now called

California Geologic Survey (CGS), faults may be categorized as active, potentially active, or inactive. Active faults are those which show evidence of surface displacement within the last 11,000 years (Holocene-age). Potentially active faults are those that show evidence of most recent surface displacement within the last 1.6 million years (Quaternary-age). Faults showing no evidence of surface displacement within the last 1.6 million years are considered inactive for most purposes, with the exception of design of some critical structures. Surface rupture is defined as surface displacement which occurs along the surface trace of the causative fault during an earthquake.

Buried thrust faults are faults without a surface expression but are a significant source of seismic activity. They are typically broadly defined based on the analysis of seismic wave recordings of hundreds of small and large earthquakes in the southern California area. Due to the buried nature of these thrust faults, their existence is usually not known until they produce an earthquake. The risk for surface fault rupture potential of these buried thrust faults is inferred to be low. However, the seismic risk of these buried structures in terms of recurrence and maximum potential magnitude is not well established. Therefore, the potential for surface rupture at magnitudes higher than 6.0 cannot be precluded.

In 1972, the Alquist-Priolo Special Studies Zones Act (now known as the Alquist-Priolo Earthquake Fault Zoning Act) was passed into law. The Act defines “active” and “potentially active” faults utilizing the same aging criteria as that used by the CGS, described above. However, established State policy has been to zone only those faults which have direct evidence of movement within the last 11,000 years.

The Geotechnical Investigation concluded that no known active faults or potentially active faults underlie the Project Site. The Project Site is not located within an Alquist-Priolo Earthquake Fault Zone. Therefore, the potential for surface ground rupture due to faulting occurring beneath the Project Site during the design life of the proposed structure is considered low.

In addition, the Proposed Project would be required to comply with the 2019 City of Los Angeles Building Code, updated since the 1994 Northridge Earthquake, which contains construction requirements to ensure habitable structures are built to a level such that they can withstand acceptable seismic risk.

According to ZIMAS, the Project Site is located approximately one mile from a known active fault, which is the Puente Hills Blind Thrust Fault. Thus, the Project Site could be subjected to strong ground shaking in the event of an earthquake. However, this hazard is common in Southern California and the effects of ground shaking can be mitigated if the proposed structures are designed and constructed in conformance with current building codes and engineering practices. Based on these considerations, the Project Site is considered suitable for the construction of the Proposed Project provided that the

recommendations specified in the Geotechnical Investigation are included in the design and construction of the Proposed Project to the satisfaction of the Department of Building and Safety. Sign off from the Department of Building and Safety would ensure that the Proposed Project meets the applicable performance measures. Accordingly, with the design and construction of the Proposed Project in conformance with the California Building Code seismic standards and approval by the Department of Building and Safety, the Proposed Project would not expose people or structures to substantial adverse effects associated with fault rupture, caused in whole or in part by the Proposed Project's exacerbation of the existing environmental conditions. Thus, Proposed Project's impacts associated with seismic hazards would be less than significant.

ii) Strong seismic ground shaking?

Less Than Significant Impact. A significant impact may occur if a project represents an increased risk to public safety or destruction of property by exacerbating existing hazardous environmental conditions by exposing people, property, or infrastructure to seismically induced ground shaking hazards that are greater than the average risk associated with other locations in Southern California. As discussed above, the Project Site is not located within an Alquist-Priolo Earthquake Fault Zone and was concluded to have a low potential for surface rupture beneath the Project Site. However, the nearest earthquake fault, the Puente Hills Blind Thrust Fault, is located approximately one mile from the Project Site. Therefore, the Project Site is located in the seismically active Southern California region and could be subjected to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. However, this hazard is common in Southern California and the effects of ground shaking can be mitigated if the proposed structures are designed and constructed in conformance with current building codes and engineering practices.

The Geotechnical Investigation concluded that neither soil nor geologic conditions were encountered during the investigation that would preclude the construction of the proposed development provided the recommendations presented in the Geotechnical Investigation are followed and implemented during design and construction. Additionally, the Proposed Project would be required to comply with current engineering standards, the seismic safety requirements set forth in the Earthquake Regulation of the City of Los Angeles Building Code (LABC), the Los Angeles Municipal Code (LAMC), and the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the Proposed Project, as it may be subsequently amended or modified. Therefore, with compliance with applicable regulations and implementation of the recommendations in the Geotechnical Investigation and the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter would be implemented for the Proposed Project, construction and operation of the

Proposed Project would not have the potential to exacerbate current environmental conditions that would create a significant hazard with respect to strong seismic ground shaking. As such, the Proposed Project's impacts would be less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. A project would have a significant impact related to geology and soils if it exposes people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction caused in whole or in part by the project's exacerbation of the existing environmental conditions. Liquefaction is a phenomenon in which saturated silty to cohesionless soils below the groundwater table are subject to a temporary loss of strength due to the buildup of excess pore pressure during cyclic loading conditions such as those induced by an earthquake. Liquefaction-related effects include loss of bearing strength, amplified ground oscillations, lateral spreading, and flow failures.

The current standard of practice, as outlined in the "Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California" and "Special Publication 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California" requires liquefaction analysis to a depth of 50 feet below the lowest portion of the proposed structure. Liquefaction typically occurs in areas where the soils below the water table are composed of poorly consolidated, fine to medium-grained, primarily sandy soil. In addition to the requisite soil conditions, the ground acceleration and duration of the earthquake must also be of a sufficient level to induce liquefaction.

According to the City of Los Angeles Safety Element, the Project Site is not located within an area identified as having a potential for liquefaction. Additionally, based on the Geotechnical Investigation, the Seismic Hazards Maps for the State of California (CDMG, 1999) does not classify the Project Site as part of the potentially "Liquefiable" area. This determination is based on groundwater depth records, soil type and distance to a fault capable of producing a substantial earthquake. Groundwater was encountered during exploration in three of the five exploratory borings, conducted to a maximum depth of 50 feet below the existing grade. Water seepage was observed to depths ranging between 11.5 and 12.5 feet below the existing grade. The characteristics of the water seepage likely represents a perched water table condition where differences in permeability within earth material allows a finite amount of water to develop above an impermeable zone. The Geotechnical Investigation concluded that the encountered seepage does not represent the static groundwater level.

The historically highest groundwater level for the Project Site is not well defined for the project site. The closest contour is almost a mile to the northwest and corresponds to a

depth of 20 feet below grade. Based on the density of the older alluvium and bedrock, the Project Site is not susceptible to liquefaction. The Proposed Project shall also comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the Proposed Project, and as it may be subsequently amended or modified. Therefore, compliance with the above regulatory compliance measures, impacts associated with the seismic related hazards including liquefaction would be less than significant.

iv) Landslides?

No Impact. A project would have a significant impact related to geology and soils if the Proposed Project exposes people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides, caused in whole or in part by the project's exacerbation of the existing environmental conditions. Landslides generally occur in loosely consolidated, wet soil and/or rocks on steep sloping terrain. The Project Site is not located within a City of Los Angeles Hillside Grading Area and not within a Hillside Ordinance Area. Additionally, the Project Site is not within an area identified as having a potential for slope instability according to the City of Los Angeles Safety Element. Furthermore, the Project Site and surrounding area not within an area identified as having a potential for seismic slope instability as designated by the "State of California Seismic Hazard Zones" map. The Geotechnical Investigation states that the probability of seismically-induced landslides occurring on the Project Site is considered to be low due to the gentle topographic relief observed across or adjacent to the Project Site. The Proposed Project would not have the potential to exacerbate current environmental conditions that would create a significant hazard with respect to landslides, and no impact would occur.

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

Less Than Significant Impact. A project would normally have significant sedimentation or erosion impact if it would: (a) constitute a geologic hazard to other properties by causing or accelerating instability from erosion; or (b) accelerate natural processes of wind and water erosion and sedimentation, resulting in sediment runoff or deposition which would not be contained or controlled on-site.

Although development of the Proposed Project has the potential to result in the erosion of soils during grading, excavation, and construction activities, erosion would be reduced by implementation of stringent erosion controls imposed by the City of Los Angeles through grading and building permit regulations. Minor amounts of erosion and siltation could occur during grading. All grading activities require grading permits from the Department of Building and Safety, which include requirements and standards designed to limit potential impacts to acceptable levels. In addition, all on-site grading, excavation,

and site preparation would comply with applicable provisions of Chapter IX, Division 70 of the LAMC, which addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. The application of Best Management Practices ("BMPs") includes but is not limited to the following regulatory compliance measures: (1) Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity; and (2) Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

Additionally, prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board NPDES Construction General Permit. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan (SWPPP) would be prepared and implemented for the Proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction BMPs to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities. Compliance with regulatory measures will ensure a less than significant impact would occur with respect to erosion or loss of topsoil during construction.

Furthermore, the Geotechnical Investigation provided recommendations regarding foundations and temporary grading during construction of the Proposed Project. All grading activities require grading permits from the Department of Building and Safety, which include requirements and standards designed to limit potential impacts to acceptable levels. Compliance with the standard conditions imposed by the City of Los Angeles Department of Building and Safety, as specified in the Soils Report Approval Letter, will further ensure that impacts to soil erosion or the loss of topsoil are reduced to less than significant levels.

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?

Less Than Significant Impact. A project would have a significant impact related to geology and soils if it is 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 caused in whole or in part by a project's exacerbation of existing environmental conditions.

For the purpose of this specific issue, a significant impact may occur if a project is built in an unstable area without proper site preparation or design features to provide adequate foundations for buildings, thus posing a hazard to life and property. The Geotechnical Investigation concluded that the Project Site is not susceptible to liquefaction. Lateral spreading and collapse are types of liquefaction-induced ground failures. Since the potential for liquefaction is low, the potential for lateral spreading or collapse on the Project Site is also low. Additionally, as discussed above, the probability of seismically induced landslides occurring on the Project Site is considered low due to the gentle topographic relief observed across or adjacent to the Project Site. Based upon the exploration, laboratory testing, and research, the Geotechnical Investigation concluded that construction of the Proposed Project is considered feasible from a geotechnical engineering standpoint provided the advice and recommendations presented in the Geotechnical Investigation are followed and implemented during construction. With the implementation of the recommendations contained within the Geotechnical Investigation and the Building Code requirements as discussed above in Section 6.7 (a), the potential for geologic hazards would be reduced to a less than significant level.

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?

Less Than Significant Impact. A project would normally have a significant geologic hazard impact if it would cause or accelerate geologic hazards which would result in substantial damage to structures or infrastructure, or expose people to substantial risk of injury. For the purpose of this specific issue, a significant impact may occur if a project is built on expansive soils without proper site preparation or design features to provide adequate foundations for buildings, thus posing a hazard to life and property. Expansive soils contain significant amounts of clay particles that swell considerably when wetted and which shrink when dried. Foundations constructed on these soils are subject to uplifting forces caused by the swelling. Without proper mitigation measures, heaving and cracking of both building foundations and slabs-on-grade could result.

As discussed in the Geotechnical Investigation, subsurface exploration involved drilling five borings to a maximum depth of approximately 50 feet below the existing grade. An expansion index test was performed for the on-site soils and was found to range between the low and moderate expansion range (between 3 and 89). The Proposed Project would incorporate the recommended reinforcing noting in the “Slabs on Grade” section of the Geotechnical Investigation. With incorporation of the recommendations provided in the Geotechnical Investigation and compliance with the Building Code requirements, impacts related to expansive soil would be less than significant.

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. This question would apply to the Proposed Project only if it was located in an area not served by an existing sewer system. The Project Site is located in a developed area of the City of Los Angeles, which is served by a wastewater collection, conveyance and treatment system operated by the City of Los Angeles. No septic tanks or alternative disposal systems neither are necessary, nor are they proposed. Thus, no impact would occur.

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

Less Than Significant Impact. A significant impact may occur if grading or excavation activities associated with the Proposed Project were to disturb paleontological resources or geologic features which presently exist within the Project Site. The Project Site has been previously developed and graded. The Project Site and immediate surrounding areas do not contain any unique geologic features or known vertebrate paleontological resources.[51] This is further supported by correspondence received from the Natural History Museum of Los Angeles County (NHMLA) dated April 18, 2019, which states that no vertebrate fossil localities lie within the project site boundaries; however, they do have localities within the one-half mile buffer and outside the buffer but nearby from the same sedimentary deposits that occur subsurface. Below the surficial Quaternary alluvium, which is generally too young to preserve fossils, there are likely Pleistocene or Ice Age older Quaternary deposits and/or late Miocene shale deposits that have the potential to produce significant fossils. The closest vertebrate fossil locality from older Quaternary deposits, NHMLA 3250, produced a fossil mammoth (*mammuthus*) less than one-half kilometer north of the Proposed Project near the intersection of Madison Avenue and Middlebury Street from approximately eight feet below the street surface. NHMLA reported a fossil mastodon (*mammutidae*) from approximately five to six feet below the ground surface near the intersection of Western Avenue and Council Street, southwest of the Project Site.

NHMLA recommends paleontological monitoring below the upper few feet of alluvium and collection of sediment samples to determine micro-vertebrate fossil productivity.

However, consistent with the standard conditions of approval applied to development projects, if paleontological resources are discovered during excavation, grading, or

[51] *City of Los Angeles Department of City Planning, Environmental and Public Facilities Maps: Vertebrate Paleontological Resources in the City of Los Angeles, September 1996.*

construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project Site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines. With adherence to the standard conditions and regulatory compliance measures, any impacts to paleontological resources would be less than significant.

Cumulative Impacts

Less Than Significant Impact. Geotechnical hazards are site-specific and there is little, if any, cumulative geological relationship between the Proposed Project and related projects in the project area. Similar to the Proposed Project, potential impacts related to geology and soils would be assessed on a case-by-case basis and, if necessary, the applicants of the related projects would be required to implement applicable regulatory compliance measures and any required mitigation measures. Furthermore, the analysis of the Proposed Project's geology and soils impacts concluded that, through the implementation of standard conditions and regulatory compliance measures and recommendations in the Geotechnical Investigation, Project impacts would be reduced to less than significant levels. Furthermore, with respect to paleontological resources, the regulatory compliance measure detailed above, would ensure Project impacts to paleontological resources are less than significant level. Because the discovery of paleontological resources would be geographically limited to the immediate area of the find, the potential for cumulative impacts to occur with respect to paleontological resources would be less than significant. Therefore, the Proposed Project would not make a cumulatively considerable contribution to any potential cumulative impacts, and cumulative geology, soil, and paleontological resources impacts would be less than significant.

6.8 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?	☐	☐	☒	☐

GHG and Global Climate Change Background

Gases that trap heat in the atmosphere are called greenhouse gases ("GHG"), since they have effects that are analogous to the way in which a greenhouse retains heat. Greenhouse gases are emitted by both natural processes and human activities. The accumulation of greenhouse gases in the atmosphere regulates the earth's temperature. The State of California has undertaken initiatives designed to address the effects of greenhouse gas emissions, and to establish targets and emission reduction strategies for greenhouse gas emissions in California.

The principal GHGs are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), sulfur hexafluoride (SF_6), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H_2O). CO_2 is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO_2 equivalents (CO_2e).

California has enacted several pieces of legislation that relate to GHG emissions and climate change, much of which sets aggressive goals for GHG reductions within the state. Per Senate Bill 97, the California Natural Resources Agency adopted amendments to the CEQA Guidelines, which address the specific obligations of public agencies when analyzing GHG emissions under CEQA to determine a project's effects on the environment. However, neither a threshold of significance nor any specific mitigation measures are included or provided in these CEQA Guideline amendments.

Regulatory Environment

Executive Order S-3-05

Executive Order S-3-05, issued in June 2005 by Governor Arnold Schwarzenegger (Governor Schwarzenegger), established GHG emissions targets for the State, as well as a process to ensure the targets are met. The order directed the California Environmental Protection Agency (CalEPA) to report every two years on the State's progress toward meeting the Governor's GHG emission reduction targets. The Statewide GHG targets established by Executive Order S-3-05 are as follows:

- By 2010, reduce statewide emissions to 2000 emission levels;
- By 2020, reduce statewide emissions to 1990 emission levels;
- By 2050, reduce statewide emissions to 80 percent below 1990 levels.

Executive Order B-30-15

Executive Order B-30-15, issued by Governor Brown in April 2015, established an additional statewide policy goal to reduce GHG emissions to 40 percent below 1990 emission levels by the year 2030.

Executive Order B-55-18

Executive Order B-55-18, issued by Governor Brown in September 2018, establishes a new statewide goal to achieve carbon neutrality as soon as possible, but no later than 2045, and achieve and maintain net negative emissions thereafter. Executive Order B-55-18 directs CARB to would work with relevant state agencies to develop a framework for implementation and accounting that tracks progress toward this goal as well as ensuring future scoping plans identify and recommend measures to achieve the carbon neutrality goal.

Assembly Bill 32 (Statewide GHG Reductions)

The California Global Warming Solutions Act of 2006, widely known as AB 32, requires the California Air Resources Board (CARB) to develop and enforce regulations for the reporting and verification of statewide GHG emissions. CARB is directed to set a statewide GHG emission limit, based on 1990 levels, to be achieved by 2020. The bill set a timeline for adopting a scoping plan for achieving GHG reductions in a technologically and economically feasible manner.

The heart of the bill is the requirement that statewide GHG emissions be reduced to 1990 levels by 2020. As previously determined by CARB, California projected it needed to

reduce GHG emissions to a level approximately 28.4% below CARB's 2020 "business-as-usual" GHG emission projections (as set forth in the 2008 Scoping Plan) to achieve this goal.[52] The bill requires CARB to adopt rules and regulations in an open public process to achieve the maximum technologically feasible and cost-effective GHG reductions.

Climate Change Scoping Plan

In December 2008, CARB approved a Climate Change Scoping Plan. The Climate Change Scoping Plan calls for a "coordinated set of solutions" to address all major categories of GHG emissions. The Initial Scoping Plan in 2008 presented the first economy-wide approach to reducing emissions and highlighted the value of combining both carbon pricing with other complementary programs to meet California's 2020 GHG emissions cap while ensuring progress in all sectors. The coordinated set of policies in the Initial Scoping Plan employed strategies tailored to specific needs, including market-based compliance mechanisms, performance standards, technology requirements, and voluntary reductions. The Initial Scoping Plan also described a conceptual design for a cap-and-trade program that included eventual linkage to other cap-and-trade programs to form a larger regional trading program.

AB 32 requires CARB to update the scoping plan at least every five years. The First Update to the Scoping Plan (First Update), approved in May 2014, presented an update on the program and its progress toward meeting the 2020 limit. It also developed the first vision for the long-term progress that the State endeavors to achieve. In doing so, the First Update laid the groundwork to transition to the post-2020 goals set forth in Executive Orders S-3-05 and B-16-2012.[53] It also recommended the need for a 2030 mid-term target to establish a continuum of actions to maintain and continue reductions, rather than only focusing on targets for 2020 or 2050.

In December 2017, CARB adopted "California's 2017 Climate Change Scoping Plan" that establishes a proposed framework of action for California to meet a 40 percent reduction in greenhouse gases by 2030 compared to 1990 levels, and substantially advance toward the 2050 climate goal of 80 percent below 1990 levels. The 2017 Climate Change Scoping Plan is part of the public process to update the AB 32 Scoping Plan to reflect Governor's

[52] *CARB has not calculated the percent reduction required to achieve AB 32's mandate of returning to 1990 levels of GHG emissions by 2020. The value of 28.4% as the required reduction to achieve 1990 emissions in 2020 is an approximate value. Based on the Scoping Plan estimates and conservative rounding, the value could be 28.5%.*

[53] *Executive Order S-30-15 established three targets: 1) By 2010, reduce GHG emissions to 2000 levels; 2) By 2020, reduce GHG emissions to 1990 levels; 3) By 2020, reduce GHG emissions to 80 percent below 1990 levels. Executive Order B-16-2012 facilitated the commercialization of zero-emission vehicles and reestablished the 2050 target to reduce GHG emissions to 80 percent below 1990 levels.*

Executive Order B-30-15 and SB 32, which establish a mid-term GHG emission reduction target for California of 40 percent below 1990 levels by 2030. All State agencies with jurisdiction over sources of GHG emissions were directed to implement measures to achieve reductions of GHG emissions to meet the 2030 and 2050 targets. CARB and other State agencies are identifying the suite of programs, regulations, incentives, and supporting actions needed to continue driving down emissions and ensure we are on a trajectory to meet our mid- and long-term climate goals.

The 2017 Scoping Plan includes input from a range of State agencies and is the result of a two-year development process including extensive public and stakeholder outreach designed to ensure that California's climate and air quality efforts continue to improve public health and drive development of a more sustainable economy. The 2017 Scoping Plan reflects the direction from the legislature on the Cap-and-Trade Program, as described in AB 398, the need to extend the key existing emissions reductions programs, and acknowledges the parallel actions required under AB 617 to strengthen monitoring and reduce air pollution at the community level.

Cap-and-Trade Program

The AB 32 Scoping Plan identifies a cap-and-trade program as one of the strategies California will employ to reduce the greenhouse gas (GHG) emissions that cause climate change. This program will help put California on the path to meet its goal of reducing GHG emissions to 1990 levels by the year 2020, and ultimately achieving an 80% reduction from 1990 levels by 2050. Under cap-and-trade, an overall limit on GHG emissions from capped sectors will be established by the cap-and-trade program and facilities subject to the cap will be able to trade permits (allowances) to emit GHGs.

Cap-and-trade is a market-based regulation that is designed to reduce greenhouse gases (GHGs) from multiple sources. Cap-and-trade sets a firm limit or cap on GHGs and minimizes the compliance costs of achieving AB 32 goals. The cap will decline approximately 3 percent each year beginning in 2013. Trading creates incentives to reduce GHGs below allowable levels through investments in clean technologies. With a carbon market, a price on carbon is established for GHGs. Market forces spur technological innovation and investments in clean energy. The Proposed Project would be exempt from the Cap-and-Trade program, since it only proposes residential and commercial uses and does not propose any industrial or high-emitting land uses. On July 2018, CARB recently announced that greenhouse gas pollution in California fell below

1990 levels, which was the 2020 greenhouse gas emissions goal passed by AB 32.[54]

California Senate Bills 1078, 107, and 2; Renewables Portfolio Standard

Established in 2002 under California Senate Bill 1078 and accelerated in 2006 under California Senate Bill 107, California's RPS requires retail suppliers of electric services to increase procurement from eligible renewable energy resources by at least 1 percent of their retail sales annually, until they reach 20 percent by 2010.

On April 2, 2011, Governor Jerry Brown signed California Senate Bill 2 to increase California's RPS to 33 percent by 2020. This new standard also requires regulated sellers of electricity to procure 25 percent of their energy supply from certified renewable resources by 2016.

Low Carbon Fuel Standard

California Executive Order S-01-07 (January 18, 2007) requires a 10 percent or greater reduction in the average carbon intensity for transportation fuels in California regulated by CARB. CARB identified the Low Carbon Fuel Standard (LCFS) as a Discrete Early Action item under AB 32, and the final resolution (09-31) was issued on April 23, 2009.

Sustainable Communities and Climate Protection Act (SB 375)

California's Sustainable Communities and Climate Protection Act, also referred to as Senate Bill (SB) 375, became effective January 1, 2009. The goal of SB 375 is to help achieve AB 32's GHG emissions reduction goals by aligning the planning processes for regional transportation, housing, and land use. SB 375 requires CARB to develop regional reduction targets for GHGs and prompts the creation of regional plans to reduce emissions from vehicle use throughout the State. California's 18 Metropolitan Planning Organizations (MPOs) have been tasked with creating Sustainable Community Strategies (SCS) in an effort to reduce the region's vehicle miles traveled (VMT) in order to help meet AB 32 targets through integrated transportation, land use, housing and environmental planning. Pursuant to SB 375, CARB set per-capita GHG emissions reduction targets from passenger vehicles for each of the State's 18 MPOs. On September 23, 2010, CARB issued a regional eight (8) percent per capita reduction target for the planning year 2020, and a conditional target of 13 percent for 2035.

With respect to motor vehicles, page 48 of the 2008 Scoping Plan states that local governments will play a significant role in the regional planning process to reach

[54] *California Air Resources Board, "Climate Pollutants Fall Below 1990 Levels for First Time" https://ww2.arb.ca.gov/news/climate-pollutants-fall-below-1990-levels-first-time, accessed August 2018.*

passenger vehicle greenhouse gas emissions reduction targets. Local governments have the ability to directly influence both the siting and design of developments in a way that reduces greenhouse gases associated with vehicle travel, as well as energy, water, and waste. A partnership of local and regional agencies is needed to create a sustainable vision for the future that accommodates population growth in a carbon efficient way while meeting housing needs and other planning goals. Integration of the sustainable communities' strategies or alternative planning strategies with local general plans will be key to the achievement of these goals. State, regional, and local agencies must work together to prioritize and create the supporting policies, programs, incentives, guidance, and funding to assist local actions to help ensure regional targets are met. Enhanced public transit service combined with incentives for land use development that provides a better market for public transit will play an important role in helping to reach regional targets. Thus, based on the above targets noted in the Scoping Plan, a new development Project that can demonstrate it directly influences both the siting and design of new developments in a way that reduces greenhouse gases associated with vehicle travel would be considered consistent with statewide GHG-reduction goals and policies, including AB 32, and does not make a cumulatively considerable contribution to global warming.

2016-2040 RTP/SCS

On April 7, 2016, SCAG adopted the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy: A Plan for Mobility, Accessibility, Sustainability, and a High Quality of Life (2016-2040 RTP/SCS). Within the RTP, the SCS demonstrates the region's ability to attain and exceed the GHG emission-reduction targets set forth by CARB. The SCS sets forth a regional plan for integrating the transportation network and related strategies with an overall land use pattern that responds to projected growth, housing needs, changing demographics, and transportation demands. The regional vision of the SCS maximizes current voluntary local efforts that support the goals of SB 375, as evidenced by several Compass Blueprint Demonstration Projects and various county transportation improvements. The SCS focuses the majority of new housing and job growth in High-Quality Transit Areas and other opportunity areas in existing main streets, downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development. This overall land use development pattern supports and complements the proposed transportation network that emphasizes system preservation, active transportation, and transportation demand management measures. By analyzing the performance of land use changes and transportation strategies related to GHG emissions reductions, the 2016-2040 RTP/SCS concluded that GHG emissions per capita relative to 2005 emissions would be reduced by 8% in 2020, 18% in 2035, and 21% in 2040 in the SCAG region, which would exceed

CARB's required reduction targets. These future GHG goals and conditions would be met in 2040 if investments and strategies detailed in the 2016 RTP/SCS are fully realized.

SCAQMD

SCAQMD has released draft guidance regarding interim CEQA GHG significance thresholds. In October 2008, SCAQMD proposed the use of a percent emission reduction target to determine significance for commercial/residential projects that emit greater than 3,000 metric tons of CO2e per year. On December 5, 2008, the SCAQMD Governing Board adopted the staff proposal for an interim GHG significance threshold for stationary source/industrial projects where SCAQMD is lead agency. However, SCAQMD has yet to formally adopt a GHG significance threshold for land use development projects (e.g., residential/commercial projects) and has formed a GHG Significance Threshold Working Group to further evaluate potential GHG significance thresholds.

Local Policies and Regulations

The City is addressing the issue of global climate change through implementation of the Green LA, An Action Plan to Lead the Nation in Fighting Global Warming (LA Green Plan), which outlines the goals and actions that the City has established to reduce the generation and emission of GHGs from public and private activities. According to the LA Green Plan, the City is committed to the goal of reducing emissions of CO_2 to 35 percent below 1990 levels by the year 2030. To achieve this goal, the City is increasing the generation of renewable energy, improving energy conservation and efficiency, and changing transportation and land use patterns to reduce dependence on automobiles.

City of Los Angeles Sustainable City pLAn

On April 8, 2015, Mayor Eric Garcetti released the Los Angeles' first ever Sustainable City pLAn (The pLAn). The pLAn sets the course for a cleaner environment and a stronger economy, with commitment to equity as its foundation. The pLAn is made up of short-term (by 2017) and long-term (2025 and 2035) targets. The pLAn set out an ambitious vision for cutting greenhouse gas emissions, reducing the impact of climate change and building support for national and global initiatives. Los Angeles has moved to the forefront of climate innovation and leadership through bold actions on energy efficiency and electric vehicle as well as renewable energy and greenhouse gas accounting. L.A. has already reduced its greenhouse gas emissions by 20% below 1990 levels as of 2013, nearly halfway to the goal of 45% below by 2025. The City has been working to increase the generation of renewable energy, improve energy conservation and efficiency, and change transportation and land use patterns to reduce dependence on automobiles.

Since 2015, Mayor Garcetti has released an expanded vision for the Sustainable City pLAn, called L.A.'s Green New Deal. Released in 2019, the update to the Sustainable City pLAn sets new energy efficiency and sustainability goals that will transition the City of Los Angeles to a more resilient, sustainable, and equitable energy future. That future will be realized, in part, by the 2050 targets that are spelled out in the plan that include goals for: renewable energy, local water, clean and healthy buildings, housing and development, mobility and public transit, zero emission vehicles, industrial emissions and air quality monitoring, waste and resource recovery, food systems, urban ecosystems and resilience, environmental justice, prosperity and green jobs, and lead by example. Further discussion of the L.A. Green New Deal, as well as consistency analysis with the applicable targets of the plan, can be found in the Land Use Section.

L.A. Green Building Code

The City of Los Angeles *L.A. Green Building Code* (Ordinance No. 181,480), which incorporates applicable provisions of the CALGreen Code, and in many cases outlines more stringent GHG reduction measures available to development projects in the City of Los Angeles is consistent with statewide goals and policies in place for the reduction of greenhouse gas emissions, including SB 32 and the corresponding Scoping Plan. Among the many GHG reduction measures outlined later in this Section, the *L.A. Green Building Code* requires new development projects to incorporate infrastructure to support future electric vehicle supply equipment (EVSE), exceed the prescriptive water conservation plumbing fixture requirements of Sections 4.303.1.1 through 4.303.1.4.4 of the California Plumbing Code by 20%, meet the requirements of the California Building Energy Efficiency Standards, and comply with the construction and demolition solid waste handling and diversion requirements mandated in Section 66.32 of the LAMC. New development projects are required to comply with the *L.A. Green Building Code,* and therefore are generally considered consistent with statewide GHG-reduction goals and policies, including SB 32.

GHG Significance Threshold

The SCAQMD, the State CEQA Guidelines, and the City do not provide any guidance as to how climate change issues are to be addressed in CEQA documents. Furthermore, neither the SCAQMD nor the State CEQA Guidelines Amendments provide any adopted thresholds of significance for addressing a residential project's GHG emissions. Nonetheless, Section 15064.4 of the CEQA Guidelines Amendments serves to assist lead agencies in determining the significance of the impacts of GHGs. Because the City of Los Angeles does not have an adopted quantitative threshold of significance for a residential project's generation of greenhouse gas emissions, the following analysis is based on a combination of the requirements outlined in the CEQA Guidelines.

As required in Section 15064.4 of the CEQA Guidelines, this analysis includes an impact determination based on the following: (1) an estimate of the amount of greenhouse gas emissions resulting from the Proposed Project; (2) a qualitative analysis or performance based standards; (3) a quantification of the extent to which the Proposed Project increases greenhouse gas emissions as compared to the existing environmental setting; and (4) the extent to which the Proposed Project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. Guidelines Section 15064.4 states a lead agency "should consider," among other factors, "[t]he extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting" (id., subd. (b)(1)) and "[w]hether the project emissions exceed a threshold of significance that the lead agency determines applies to the project" (id., subd. (b)(2). The Guidelines, however, do not mandate the use of absolute numerical thresholds to measure the significance of greenhouse gas emissions.

For purposes of this analysis, a significant impact would occur if the Proposed Project's design features are not substantially consistent with the applicable policies and/or regulations outlined in the Scoping Plan, SB 375, SCAG's 2016-2040 RTP/SCS, and the LA Green Building Code.

a) Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact.

Construction

Construction of the Proposed Project would emit GHG emissions through the combustion of fossil fuels by heavy-duty construction equipment and through vehicle trips generated by construction workers traveling to and from the Project Site. These impacts would vary day to day over the approximate 24-month duration of construction activities.

Emissions of GHGs were calculated using CalEEMod (Version 2016.3.2) for each year of construction of the Proposed Project and the results of this analysis are presented in Table 6.9, Proposed Project Construction-Related Greenhouse Gas Emissions. As shown in Table 6.9, the total GHG emissions from the Proposed Project's construction activities would be 1,348 tons with the greatest annual emissions occurring in 2022. As recommended by the SCAQMD, the total GHG construction emissions are amortized over the projected 30-year lifetime of the Proposed Project to be factored into the Proposed Project's operational emissions in order to determine the Proposed Project's annual GHG emissions inventory.

Table 6.9
Proposed Project Construction-Related Greenhouse Gas Emissions

Year	CO_2e Emissions (Metric Tons per Year) [a]
2021	459
2022	791
2023	98
Total Construction GHG Emissions	**1,348**
Amortized Annual Emissions [b]	***44.93***

[a] Construction CO_2 values were derived using CalEEMod Version 2016.3.2 Calculation data and results are provided in Appendix E, Greenhouse Gas Emissions Worksheets.
[b] Consistent with SCAQMD recommended methodology for addressing construction emissions, the total construction emissions were amortized over a 30-year projected lifetime.

Baseline Operational GHG Emissions

The Project Site is developed with three commercial buildings, three single-family residential buildings, and one surface parking lot, which serves as the existing conditions baseline. Additionally, the Project Site includes a 5,663 square-foot two-story office building above a one-level partially subterranean garage at 3838 Oakwood Avenue.[55] The operations of the on-site commercial and residential uses generate GHG emissions as a result of vehicle trips and building operations involving the use of electricity, natural gas, water, and generation of solid waste and wastewater. The average daily GHG emissions generated by the existing Project Site have been estimated utilizing the CalEEMod computer model recommended by the SCAQMD. Table 6.10 Existing Project Site Greenhouse Gas Emissions, presents the GHG emissions associated with operation of the existing commercial and residential buildings at the Project Site. As shown in Table 6.10, Existing Project Site Greenhouse Gas Emissions, the existing operations on the Project Site generate approximately 424.09 CO^2e MTY.

[55] *The existing office building at 3838 Oakwood Avenue was not included within the Existing GHG Operations emissions in Table 6.2 as it is not a part of the development site and no changes are proposed to the current land use or occupied floor area.*

Table 6.10
Existing Project Site Greenhouse Gas Emissions

Emissions Source	CO_2e Emissions (Metric Tons per Year)
Area	0.05
Energy	73.75
Mobile	325.54
Waste	6.72
Water	18.03
Total	**424.09**
Calculation data and results provided in Greenhouse Gas Emissions Calculations Worksheets. (See Appendix E to this SCEA)	

Project GHG Emissions

The GHG emissions resulting from operation of the Proposed Project, which involves the usage of on-road mobile vehicles, electricity, natural gas, water, landscape equipment and generation of solid waste and wastewater, were calculated using the CARB approved CalEEMod emissions model. As shown in Table 6.11, below, the gross increase in GHG emissions generated by the Proposed Project is approximately 2,370.95 CO2e MTY. The Proposed Project's net GHG emissions after accounting for the displacement of existing land uses on an infill lot would result in a net increase of 1,946.95 CO2e MTY. As stated above, there are no adopted quantitative thresholds of significance for GHG impacts for residential projects. However, it should be noted that the Proposed Project's GHG emissions are below the SCAQMD's previously proposed interim CEQA GHG significance thresholds for commercial/residential projects, which was 3,000 metric tons of CO2e per year.

For purposes of disclosing the Proposed Project's GHG reduction measures and design features, the Proposed Project's structural and operational features would include installing energy efficient lighting, low flow plumbing fixtures, ENERGY STAR-rated appliances, and implementing an operational recycling program during the life of the Proposed Project. When considering the fact that the Project is a dense residential infill development in a transit- rich area, which is encouraged through the state, regional and local plans and policies (i.e., SB 32, SB 375, and SCAG's 2016 RTP/SCS growth strategy), the Proposed Project would realize an approximate 26% reduction in GHG emissions as compared to a project of the same size that is not located on an infill lot and that does not meet the energy conservation standards of the L.A. Green Building

Table 6.11
Proposed Project Operational Greenhouse Gas Emissions

Emissions Source	Estimated Project Generated CO_2e Emissions (Metric Tons per Year)
	Proposed Project
Area	7.83
Energy	1,167.48
Mobile (Motor Vehicles)	809.44
Stationary	18.34
Waste	26.26
Water	296.67
Construction Emissions [c]	44.93
Proposed Project Total:	**2,370.95**
Less Existing Project Site:	*424.09*
Proposed Project Net Total:	**1,946.86**
SCAQMD's Interim Threshold of	**3,000**
Significant Impact? [Yes/No]	**No**

Notes:
[a] *The total construction GHG emissions were amortized over 30 years and added to the operation of the Project as per SCAQMD guidance.*
[b] *As stated above, SCAQMD has yet to formally adopt a GHG significance threshold for land use development projects (e.g., residential/commercial projects) and has formed a GHG Significance Threshold Working Group to further evaluate potential GHG significance thresholds.*
Calculation data and results provided in Appendix E, Greenhouse Gas Emissions Worksheets.

Code.[56] The percent reduction calculated above is not a quantitative threshold of significance, but shows the efficacy of the Proposed Project's infill and smart growth attributes (i.e., replacement of existing uses and location of high density housing and neighborhood serving retail uses in a high quality transit area) and its compliance with the various regulations, plans, and policies that have been adopted with the intent of reducing GHG emissions in furtherance of the State's GHG reduction targets under SB 32.

Consistency with SB 375 and SB 32

California SB 375 requires integration of planning processes for transportation, land-use and housing. Under the bill, each Metropolitan Planning Organization would be required

[56] *This estimate is based on comparing the Proposed Project's with mitigation scenario in the CalEEMod Worksheets to the pre-mitigation scenario. The mitigation scenario accounts for certain measures that are required by existing regulations such as SCAQMD Rule 403 for fugitive dust suppression, and various energy and water conservation features mandated by the Los Angeles Green Building Code (i.e., going beyond Title 24 energy conservation measures, installing water conservation plumbing fixtures, and instituting on-site recycling and citywide solid waste reduction programs.)*

to adopt a Sustainable Community Strategy (SCS) to encourage compact development that reduces passenger vehicle miles traveled and trips so that the region will meet the target provided in the Scoping Plan, created by CARB, for reducing GHG emissions. SB 375 requires SCAG to direct the development of the SCS for the region. A discussion of the Proposed Project's consistency with the SCS and Scoping Plan is provided further below in Table 6.12, Consistency with Applicable SB 32 Scoping Plan Measures.

Table 6.12
Consistency with Applicable SB 32 Scoping Plan Measures

Scoping Plan Measures	Consistency
Energy Efficiency. Maximize energy efficiency building and appliance standards and pursue additional efficiency efforts including new technologies, and new policy and mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	**Consistent**. The Proposed Project would be consistent with the Scoping Plan's policy to (a) maximize energy efficiency building and appliance standards and pursue additional efficiency efforts including new technologies, and new policy and mechanisms, and (b) to pursue comparable investment in energy efficiency from all retail providers of electricity in California. The Proposed Project would be designed and constructed to meet LA Green Building Code standards by including several measures designed to reduce energy consumption including but not limited to installing efficient lighting fixtures, low flow plumbing fixtures, and installing ENERGY Star-rated appliances.
Renewables Portfolio Standard. Achieve 33 percent renewable energy mix statewide.	**Consistent**. The Proposed Project would not impede the Scoping Plan's policy to achieve 33 percent renewable energy mix statewide. While this policy is not directly applicable to the Proposed Project, the Project would use energy from the Los Angeles Department of Water and Power (LADWP), which has goals to diversify its portfolio of energy sources to increase the use of renewable energy that exceed 33 percent.
Green Building Strategy. Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.	**Consistent**. The Proposed Project would be consistent with the Scoping Plan's policy to expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings. The Proposed Project would be designed and constructed to meet L.A. Green Building Code standards by including several measures designed to reduce energy consumption including but not limited to installing efficient lighting fixtures, low flow plumbing fixtures, and installing ENERGY STAR-rated appliances.
Recycling and Waste. Reduce methane emissions at landfills. Increase waste diversion, composting and other beneficial uses of organic materials and mandate commercial recycling. Move toward zero waste.	**Consistent**. The Proposed Project is consistent with the Scoping Plan's policy to reduce methane emissions at landfills, increase waste diversion, composting and other beneficial uses of organic materials and mandate commercial recycling, and to move toward zero waste. The Proposed Project would result in a less than significant impact on landfill capacity. (See response to Section 6.19(d), below). It would meet the City's 70 percent waste diversion rate goal and comply with the City's Zero Waste Plan, which will reduce solid waste, increase recycling, and manage trash in the City through the year 2030.

***Water*.** Continue efficiency programs and use cleaner energy sources to move and treat water.	**Consistent**. The Proposed Project would use water-efficient landscaping including point-to-point irrigation and a smart controller drip system to reduce water use. As part of its application for a water supply assessment (WSA) from the LADWP, the Applicant has committed to implement the following water conservation measures that are in addition to those required by codes and ordinances for the entire Project: ○ High Efficiency Toilets with flush volume of 1.0 gallons of water per flush ○ Energy Star Certified Clothes Washers (Residential) – water factor of 3.2 and capacity of 4.5 cu-ft, front loading ○ Showerheads with flow rate of 1.5 gallons per minute or less ○ Drought Tolerant Plants – 70% of total landscaping ○ Domestic Water Heating System located close proximity to point(s) of use ○ Individual Metering and billing for water use for every residential dwelling unit and commercial unit ○ Drip/Subsurface Irrigation (Micro-Irrigation) ○ Proper Hydro-zoning (groups plants with similar water requirements together) Zoned Irrigation The Applicant has also committed to comply with the City of Los Angeles Low Impact Development Ordinances (City Ordinance No. 181,899 and No.183,833) and to implement Best Management Practices that have stormwater recharge or reuse benefits for the entire Proposed Project as feasible, pending final determination.
Measures not listed are not applicable to this Project. *Source: Parker Environmental Consultants, 2019.*	

Consistency with 2016 RTP/SCS

The Proposed Project is consistent with the following key GHG reduction strategies in SCAG's 2016 RTP/SCS, which are based on changing the region's land use and travel patterns:

- Provide compact growth in areas accessible to transit;
- Provide jobs and housing closer to transit;
- Focus new housing and job growth in High Quality Transit Areas (HQTA); and
- Provide biking and walking infrastructure to improve active transportation options, transit access.

The Proposed Project represents an infill development within an existing urbanized area that would concentrate new residential uses within a HQTA. The 2016-2040 RTP/SCS defines a HQTA as generally walkable transit villages or corridors that are within 0.5-mile of a well-serviced transit stop or a transit corridor with 15-minute or less service frequency

during peak commute hours. Based on a walkability assessment of the project area by WalkScore.com, the Project Site is rated with a score of 83 of 100 possible points and defined as “very walkable – most errands can be accomplished on foot.” In addition, the Proposed Project will provide bicycle storage areas for Project residents and guests. Walkscore.com also allocates a transit score of 67 to the Project Site, described as “good transit – many nearby public transportation options,” and a bike score of 61 to the Project Site, described as “bikeable.” The Proposed Project will provide residents and visitors with convenient access to public transit and opportunities for walking and biking, which would facilitate a reduction in vehicle miles traveled and related vehicular GHG emissions. These and other measures would further promote a reduction in vehicle miles traveled and subsequent reduction in GHG emissions, which would be consistent with the goals of SCAG’s 2016 RTP/SCS.

See also Section 6.2 of this SCEA for a comprehensive analysis of the Proposed Project’s consistency with SCAG’s 2016 RTP/SCS.

Consistency with L.A. Green Building Code

The L.A. Green Building Code contains both mandatory and voluntary green building measures for the reduction of GHG emissions through energy conservation. Among many requirements, the L.A. Green Code requires projects to achieve a 20 percent reduction in potable water use and wastewater generation, meet and exceed Title 24 Standards adopted by the California Energy Commission (CEC), meet 50 percent construction waste recycling levels, provide on-site storage for short- and long-term bicycle parking areas, and provide Energy-Star rated appliances were applicable. The Proposed Project will comply with these mandatory measures and, therefore, be consistent with the L.A. Green Building Code.

As demonstrated above, the Proposed Project’s design features and compliance with regulatory measures are consistent with local and statewide goals and policies aimed at reducing the generation of GHGs, including SB 32, SB 375, the LA Green Building Code, and CARB’s 2017 Scoping Plan aimed at achieving 40 percent below 1990 GHG emission levels by 2030. Therefore, the Proposed Project’s generation of GHG emissions would not make a project-specific or cumulatively considerable contribution to conflicting with an applicable plan, policy or regulation for the purposes of reducing the emissions of greenhouse gases, and the Proposed Project’s impact would be less than significant.

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

Less Than Significant Impact. A significant impact occurs where the Proposed Project conflicts with an applicable plan, policy or regulation adopted for the purpose of reducing

the emissions of GHGs. As discussed in detail above, the Proposed Project is consistent with local and statewide goals and policies aimed at reducing the generation of GHGs, including SB 32, SB 375, the L.A. Green Building Code, and CARB's 2017 Scoping Plan aimed at achieving 40 percent below 1990 GHG emission levels by 2030. Therefore, the Project's generation of GHG emissions would not make a project-specific or cumulatively considerable contribution to conflicting with an applicable plan, policy or regulation for the purposes of reducing the emissions of greenhouse gases, and the Proposed Project's impact would be less than significant.

Cumulative Impacts

Less Than Significant Impact. An individual project's GHG emissions typically would be relatively very small in comparison to state or global GHG emissions and, consequently, they would, in isolation, have no significant direct impact on climate change. Rather, it is the increased accumulation of GHG from more than one project and many sources in the atmosphere that may result in global climate change, which can cause the adverse environmental effects previously discussed. Accordingly, the threshold of significance for GHG emissions determines whether a project's contribution to global climate change is "cumulatively considerable." Many regulatory agencies, including the SCAQMD, concur that GHG and climate change should be evaluated as a potentially significant cumulative impact, rather than a project direct impact. Accordingly, the GHG analysis presented in this Section analyzes whether the Proposed Project would be cumulatively considerable using a plan-based approach (supported by quantitative and qualitative analysis) to determine the Proposed Project's contributing effect on climate change.

Due to the complex physical, chemical, and atmospheric mechanisms involved in global climate change, it is speculative to identify the specific impact, if any, to global climate change from one project's incremental increase in GHG emissions. The Proposed Project's GHG and the resulting level of significance are appropriately assessed in terms of the cumulative impact on global GHG emissions on climate change. Accordingly, a quantitative analysis of the GHG emissions anticipated to result from construction and operational activities was calculated as part of the cumulative impact analysis. As part of that analysis, the Proposed Project's GHG emissions were analyzed on a project-specific basis with respect to its impacts on global climate change.

As shown in the analysis above, the Proposed Project is consistent with statewide goals and policies in place for the reduction of greenhouse gas emissions, including SB 32, SB 375, the 2016-2040 RTP/SCS, and the LA Green Building Code that have been adopted in furtherance of the state and City's goals of reducing GHG emissions. Thus, the Proposed Project would not make a cumulatively considerable contribution to GHG emissions, and impacts would be less than significant.

6.9 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 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 section summarizes and incorporates the reference information from the following reports (contained in Appendix F to this SCEA):

F.1: Phase I Environmental Site Assessment, 316 N. Juanita Avenue, Los Angeles, California, prepared by EBI Consulting, dated July 26, 2018.

F.2: Phase II Environmental Site Assessment, 316 N. Juanita Avenue, Los Angeles, California, prepared by EBI Consulting, dated December 26, 2019.

F.3: Phase I Environmental Site Assessment, 3812-3838 Oakwood Avenue, Los Angeles, Los Angeles County, California 90004, prepared by AEI Consultants, dated March 11, 2019.

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. A significant impact may occur if a project would involve the use or disposal of hazardous materials as part of its routine operations, or would have the potential to generate toxic or otherwise hazardous emissions that could adversely affect sensitive receptors. The Proposed Project includes the construction of five eight-story multi-family residential buildings with 247,812 square feet of floor area including 11,772 square feet of supportive services. During the operation of the Proposed Project, only modest amounts of hazardous materials typically associated with residential land uses—cleaning supplies, paints, and solvents— would be found at the Project Site. The acquisition, use, handling, storage, and disposal of these substances would comply with all applicable federal, state, and local requirements.

Construction could involve the use of potentially hazardous materials, including paints, solvents, vehicle fuels, oils, and transmission fluids. However, all potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations, which include requirements for disposal of hazardous materials at a facility licensed to accept such waste based on its waste classification and the waste acceptance criteria of the permitted disposal facilities. Therefore, the Proposed 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.

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. A project would normally have a significant impact to hazards and hazardous materials if: (a) the project involved a risk of accidental explosion or release of hazardous substances (including, but not limited to oil, pesticides, chemicals or radiation); or (b) the project involved the creation of any health hazard or potential health hazard.

The determination of significance shall be made on a case-by-case basis considering the following factors: (a) the regulatory framework for the health hazard; (b) the probable

frequency and severity of consequences to people or property as a result of a potential accidental release or explosion of a hazardous substance; (c) the degree to which project design will reduce the frequency or severity of a potential accidental release or explosion of a hazardous substance; (d) the probable frequency and severity of consequences to people from exposure to the health hazard; and (e) the degree to which project design would reduce the frequency of exposure or severity of consequences to exposure to the health hazard.

The following analysis summarizes the findings and conclusions of the site-specific Phase I and Phase II ESAs for 316 Juanita Avenue and a Phase I ESA for 3812-3838 Oakwood Avenue that are provided in their entirety in Appendix F to this SCEA.

316 Juanita Avenue Phase I ESA (Appendix F.1)

On July 23, 2018, EBI Consulting staff conducted a site reconnaissance of the subject property. Materials observed at the Project Site included petroleum hydrocarbon automotive fluids, miscellaneous automotive fluids, and miscellaneous flammable materials. Stains, spills, or evidence of a release were generally not noted in the areas observed except for minor staining. EBI also identified one approximately 185 gallon aboveground storage tank (AST). No significant releases or concerns were visually identified.

Records Review

Information from standard federal, state, county, and city environmental record sources was provided by Environmental Data Resources (EDR). As concluded in the Phase I ESA, the subject property is identified on the following database listings:

- *RCRA Hazardous Waste Generators:* The subject property was identified (Pacific Bell, 316 Juanita Avenue) with a regulatory status of containing a small quantity generator in 1990. No violations have been reported.
- *California Water Resources Control Board (WRCB) – Leaking Underground Storage Tanks (LUST):* The subject property and 27 sites were identified on the LUST database with 0.5 mile of the subject property. The Phase I ESA concluded that the subject property and all 28 sites are unlikely to represent an environmental concern.
- *State AST/UST Databases:* The subject property and adjacent sites were identified on the UST/AST databases, however, the Phase I ESA conclude that all sites listed do not represent a known environmental concern at this time.

- *Hazardous Waste and Substances Sites List (Cortese):* The subject property was identified on the Cortese database as a duplicate listing to the LUST database.

- *Hazardous Waste Information System (HAZNET):* The subject property was identified on the HAZNET database for the generation of regulated wastes from 1993 to 2016 with over 177 manifest entries reported that included the following waste types: oil/water separator sludge, liquids with halogenated compounds, aqueous solutions, unspecified solvent mixture, empty containers, off-spec/aged/surplus organics, and unspecified organic mixture. This activity is consistent with automotive services and EBI's observations and does not indicate that a release has occurred.

- *Non-ASTM Databases:* The subject property (AT&T California, 316 Juanita Avenue) was identified on the Facility Index System (FINDS) due to the site's reporting to the State CERS system under the hazardous materials program. This is consistent with the site's vehicle maintenance activities and does not indicate that a release has occurred.

Findings

The Phase I ESA has identified no evidence of recognized environmental conditions (RECs) in connection with the subject property except for the following:

> AT&T has been engaged in automotive service activities that include petroleum hydrocarbons and generate regulated wastes (used oil and other automotive fluids such as automatic transmission fluid and antifreeze) and has operated automotive lifts since at least 1975. These operations are suspect to have occurred on 316 Juanita Avenue prior to construction of the vehicle maintenance building that was constructed in 1975. AT&T also operates an in-ground oil/water separator and currently three aboveground hydraulic lifts. These lifts replaced underground hydraulic lifts in 2010 and a portion of the foundation was replaced at that time, per the Building Department record. No data regarding this activity was otherwise identified. The historic use of regulated materials, generation of regulated wastes, and presence of the in-ground automotive lifts and oil/water separator are considered to represent a recognized environmental condition (REC) to 316 Juanita Avenue.

In addition, the following historical recognized environmental conditions (HREC) and *de minimis* conditions and considerations outside the scope of ASTM Practice E 1527-13 were identified in connection with 316 Juanita Avenue.

Historic USTs and related LUST cases at 316 Juanita Avenue have been resolved. These are considered HRECs for 316 Juanita Avenue and no further action appears warranted.

EBI conducted a limited screening survey for the presence of asbestos containing materials (ACM) at 316 Juanita Avenue. EBI identified friable suspect ACM in the form of plaster and/or sheetrock and joint compound wall systems, ceiling tiles and ceiling panels and non-friable suspect ACM in the form of vinyl flooring, mastic and roofing materials. These materials were observed to be generally undamaged and in fair to good condition at the time of this assessment. Please note that this survey was limited to visual observations of accessible areas and that the scope of work for this assessment did not include the collection and laboratory analysis of bulk samples of undamaged suspect ACM. Additional suspect ACM may be present in inaccessible areas, including, but not limited to, roofs, pipe chases behind solid walls and ceilings, concealed floor coverings, the interior of machinery or equipment, or water and sewer systems.

316 Juanita Avenue Phase II ESA (Appendix F.2)

The primary objective of the Phase II ESA was to evaluate potential impact to the subject property from the RECs identified in the Phase I ESA prepared by EBI (July 26, 2018), as discussed above. The investigation focused on: 1) interior locations in the approximate location of the three former underground hydraulic lifts; and 2) exterior locations near the oil/water separator (OWS) and former wash rack.

A total of five borings (B-1 through B-5) were advanced at 316 Juanita Avenue using a direct push rig operated by J&H Drilling Co., Inc. of Buena Park, California. The boring locations are shown in Figure 6.2, Boring Location Map. Laboratory soil analytical results and complete laboratory data sheets and chain-of-custody documentation are presented in Appendix F.2 to this SCEA. The results of the field screening, soil sampling, and groundwater sampling analyses are described below.

Field Screening

The vapor headspace of each soil sample was field-screened using a photoionization detector (PID). The PID provides a reading of total ionizable VOCs. A strong petroleum odor and possible staining was observed in the soil sample collected from a depth of 20-25 feet bgs in boring B-1 with a PID reading of 15.0 ppmV. A strong petroleum odor was observed in the soil sample collected from a depth of 25-28 feet bgs in boring B-5 with a PID reading of 35.1 ppmV. No other visual or olfactory evidence of contamination or elevated PID readings above background was observed in the other soil samples collected.

Source: EBI Consulting, Inc., December 26, 2018.

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Figure 6.2
Boring Location Map

Soil Sampling and Analysis

Selected "grab" soil samples (of approximate 6" intervals) from the borings were collected in laboratory provided sample containers. Each sample was labeled/logged onto a chain-of-custody form, and placed in a cooler with ice for preservation in accordance with current Federal EPA SW-846 (3rd ed.). The samples were submitted to an independent qualified laboratory (SGS Laboratories) for analyses. The samples were analyzed for the target analytes volatile organic compounds (VOC) (via EPA method 8260), polycyclic aromatic hydrocarbons (PAHs) (via EPA method 8270), and total petroleum hydrocarbons (TPH) (via EPA method 8015), and polychlorinated biphenyls (PCBs) (via EPA Method 8082). The soil sample results of analysis revealed the following:

1) No PCBs were detected[57] at concentrations greater than the laboratory method detection limits in the samples submitted for those analyses.

2) No VOCs were detected in the soil samples collected from borings B-1 and B-2 except acetone, 2-butanone (MEK), methylene chloride, and toluene. None of the detected concentrations exceeded the corresponding DTSC-SLs for residential and commercial/industrial soil. It is noted that concentrations of acetone and toluene were detected in the associated laboratory method blank sample.

3) TPH-DRO and TPH-ORO were detected at concentrations greater than the laboratory method detection limits in each of the soil samples submitted for analysis. None of the detected concentrations exceeded the corresponding Tier 1 ESLs except those detected in the 7.5 to 10 foot sample collected from boring B-3.

4) The PAHs benzo(g,h,i)perylene and indeno(1,2,3-cd)pyrene were detected in the soil sample collected from boring B-2. None of the detected concentrations exceeded the corresponding DTSC-SLs for residential and commercial/industrial soil.

Groundwater Sampling and Analysis

The groundwater sample results of analysis revealed the following:

a) No PAHs or PCBs were detected at concentrations greater than the laboratory method detection limits in the samples submitted for those analyses.

[57] *"Detected" means that the analyte concentration exceeded the laboratory reporting limit.*

b) No VOCs were detected except m,p-xylenes and MTBE. None of the detected concentrations exceeded the corresponding regulatory screening values except MTBE in the sample collected from boring B-2.

c) TPH-DRO and TPH-ORO were detected in each of the samples at concentrations that exceeded the corresponding Tier 1 ESLs for groundwater.

Conclusions

Based on the findings of this Phase II ESA, EBI concludes that significant subsurface impacts related to the historical uses of the OWS, former wash rack, and hydraulic lifts were not identified. The soil and groundwater results show that the contaminant concentrations (e.g., TPH-DRO, TPH-ORO, and MTBE) detected in the samples collected during EBI's 2018 Phase II ESA investigation are comparable to those collected by others during previous sampling events prior to 2009, for which the (Regional Water Quality Control Board (RWQCB) issued a 2009 No Further Action (NFA) determination .

3812-3838 Oakwood Avenue (Appendix F.3)

On March 7, 2019, AEI Consultants staff conducted a site reconnaissance of the subject properties at 3812-3838 Oakwood Avenue. Materials observed at the Project Site included a storm drain and three-chambered clarifier system on the central portion of 3812-3814 1/2 Oakwood Avenue, adjacent to the Galindo Commissary food truck parking area. The clarifier was installed in 1995, and is used for occasional food truck rinsing. No evidence of wash detergents or chemicals was observed onsite. Reportedly, engine and undercarriage washing are not performed onsite. While some diluted concentrations of the petroleum products and hazardous materials used on site may be present in the waste streams discharged to the drain, they drain system is not expected to represent a significant environmental concern at this time. Cleaning supplies and detergents are stored on the ground floor of 3820-3838 Oakwood Avenue. All chemicals were packaged in consumer quantities. Based on the nature of these materials, the presence of cleaning supplies at the subject property is not expected to represent a significant environmental concern.

Records Review

AEI contracted Environmental Data Resources (EDR) to conduct a search of publicly available information from federal, state, tribal, and local databases containing known and suspected sites of environmental contamination and sites of potential environmental significance. As concluded in the Phase I ESA, 3812-3838 Oakwood Avenue is not identified on any of the database listings

Findings

The Phase I ESA identified no evidence of recognized environmental conditions (RECs), no Controlled Recognized Environmental Conditions (CREC), and no Historical Recognized Environmental Conditions (HREC) in connection with 3812-3838 Oakwood Avenue. AEI recommended no further investigation for 3812-3838 Oakwood Avenue property at this time.

In summary the Phase I ESAs concluded there is no evidence of recognized environmental conditions (RECs) in connection with 3812-3838 Oakwood Avenue except for prior automotive service activities that include petroleum hydrocarbons and generate regulated wastes (used oil and other automotive fluids such as automatic transmission fluid and antifreeze) and has operated automotive lifts since at least 1975. These operations are suspect to have occurred on 3812-3838 Oakwood Avenue prior to construction of the vehicle maintenance building that was constructed in 1975. AT&T also operates an in-ground oil/water separator and currently three aboveground hydraulic lifts. These lifts replaced underground hydraulic lifts in 2010 and a portion of the foundation was replaced at that time, per the Building Department record. No data regarding this activity was otherwise identified. The historic use of regulated materials, generation of regulated wastes, and presence of the in-ground automotive lifts and oil/water separator are considered to represent a recognized environmental condition (REC) to 3812-3838 Oakwood Avenue. Due to the age of structures on the Project Site, the presence of asbestos containing materials (ACM) and lead based paint (LBP) is also suspected in some of the roofing, flooring, wall and ceiling materials, caulking/putties, adhesives, spackling compounds, and insulation materials, as well as other building materials that may be used at 3812-3838 Oakwood Avenue.

Construction activities are subject to strict regulatory requirements for handling and treatment of potentially hazardous materials. Disturbance of any ACM material would be handled in accordance with applicable local and state regulations (which include SCAQMD Rule 1403 and Cal/OSHA Asbestos Construction Standard Title 8 CCR 1529). LBP materials would be handled in accordance with CDPH regulations in residential or public buildings and HUD regulations and the U.S. EPA's Lead-Based Paint RRP. DOSH or Cal/OSHA requirements must also be followed where employees may be occupationally exposed to lead. Furthermore, all demolition related activities would be conducted in accordance with CCR Title 22, 66261-66265, Health and Safety Code 25189.5 and all additional pertinent environmental and Cal-OSHA regulations. The Proposed Project's compliance with mandatory state and federal regulatory compliance measures during site clearing, grading, and construction, potential impacts associated with the release of a hazardous material would reduce impacts to a less than significant level.

Thus, the Proposed 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 would be less than significant.

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. A project-related significant adverse effect may occur if the project site is located within 0.25-mile of an existing or proposed school site, and is projected to release toxic emissions, which would pose a health hazard beyond regulatory thresholds.

There are five schools within one-quarter mile of the Project Site: Virgil Junior High School, Dr. Sammy Lee Elementary Medical and Health Science Magnet, Central City Value High School, Frank Del Olmo Elementary School, and Camino Nuevo High School. The Proposed Project has the potential to expose students and staff of the identified schools to potentially hazardous materials, substances, or waste during the construction period. Localized construction impacts associated with noise, dust and localized air quality emissions, and construction traffic/hauling activities generally occur within an area of 500 feet or less of the Project Site. As noted in Section 6.3, Air Quality, above, peak daily emissions generated within the Project Site during construction activities for each phase would not exceed the applicable localized construction thresholds of significance for any sensitive receptor within 25 meters of the Project Site. The nearest school campus is the Virgil Junior High School, located approximately 320 feet (approximately 98 meters) to the south of the Project Site. As such, none of the schools within the area would be exposed to significant localized air quality impacts.

Based on the findings of the Phase I ESA, the historic use of regulated materials, generation of regulated wastes, and presence of the in-ground automotive lifts and oil/water separator are considered to represent a recognized environmental condition (REC) to the Project Site. Due to the age of structures on the Project Site, the presence of asbestos containing materials (ACM) and lead based paint (LBP) is also suspected. Compliance with existing laws and regulations would ensure potential impacts associated with these conditions are reduced to less than significant levels. SCAQMD Rule 1403 (Asbestos Emissions From Demolition/Renovation Activities), for example, requires that all materials that may be disturbed during a renovation or demolition project must be surveyed for the presence of asbestos and asbestos condition by a Certified Asbestos Consultant (CAC) or Certified Site Surveillance Technician (CSST) prior to any demolition or renovation activity. Construction activities are subject to strict regulatory requirements

for handling and treatment of potentially hazardous materials. Disturbance of any ACM material would be handled in accordance with applicable local and state regulations (which include SCAQMD Rule 1403 and Cal/OSHA Asbestos Construction Standard Title 8 CCR 1529). LBP materials would be handled in accordance with CDPH regulations in residential or public buildings and HUD regulations and the U.S. EPA's Lead-Based Paint RRP. DOSH or Cal/OSHA requirements must also be followed where employees may be occupationally exposed to lead. Furthermore, all demolition related activities would be conducted in accordance with CCR Title 22, 66261-66265, Health and Safety Code 25189.5 and all additional pertinent environmental and Cal-OSHA regulations. As such, construction of the Proposed Project would not emit hazardous emissions within one-quarter mile of an existing school. Furthermore, the Proposed Project's proposed haul route would not pass by any of the identified schools, which would therefore minimize, to the greatest degree possible, hauling impacts to the aforementioned schools. As such, impacts related to nearby schools would be less than significant.

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. California Government Code Section 65962.5 requires various state agencies to compile lists of hazardous waste disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells, and solid waste facilities from which there is known migration of hazardous waste, and submit such information to the Secretary for Environmental Protection on at least an annual basis. A significant impact may occur if the Project Site is included on any of the above lists and poses an environmental hazard to surrounding sensitive uses.

The Hazardous Waste and Substance Site List (also known as the Cortese List) is a planning document used by the State, local agencies, and developers to comply with CEQA requirements in providing information regarding the location of hazardous materials releases. Government Code Section 65962.5 requires the California Environmental Protection Agency to develop at least annually an updated Cortese List. The DTSC is responsible for preparing a portion of the information that comprises the Cortese List, and other state and local government agencies are required to provide additional hazardous material release information for the Cortese List. As noted in the Phase I ESA for 316 Juanita Avenue, 316 Juanita Avenue was identified on the Cortese database as a duplicate listing to the LUST database. Based on the findings of the Phase I ESA, the historic UST and LUST cases have been resolved. One UST removed in 1989 found some contamination in soil. However, subsequent investigation suggested the oil was naturally occurring in the rock and not from the UST. The agency concurred and case closure was issued in 1996. The second UST was removed in 1992 and soil sampling

results were Non-Detect (ND). A diesel UST was then installed. Two 12,000-gallon gasoline USTs and a waste oil UST were located further south at the current garage/maintenance building with the removal/reinstallation conducted in 1992. The waste oil UST was removed in 1990 and one soil sample showed ND. The most recent 12,000-gallon UST was removed in 2004 and contamination was found. This tank was the subject of the LUST case that was issued closure in 2009.

The Phase I ESA for 316 Juanita Avenue also identified 27 sites located within 0.5 mile of 316 Juanita Avenue that were identified on the Cortese List which are primarily duplicate listings to the LUST and Envirostor databases. The Phase I ESA concluded there is no evidence of recognized environmental conditions (RECs) in connection with the subject property except for prior automotive service activities that include petroleum hydrocarbons and generate regulated wastes (used oil and other automotive fluids such as automatic transmission fluid and antifreeze) and has operated automotive lifts since at least 1975. These operations are suspect to have occurred on 316 Juanita Avenue prior to construction of the vehicle maintenance building that was constructed in 1975. AT&T also operates an in-ground oil/water separator and currently three aboveground hydraulic lifts. These lifts replaced underground hydraulic lifts in 2010 and a portion of the foundation was replaced at that time, per the Building Department record. No data regarding this activity was otherwise identified. The historic use of regulated materials, generation of regulated wastes, and presence of the in-ground automotive lifts and oil/water separator are considered to represent a REC to 316 Juanita Avenue. Due to the age of structures on the Project Site, the presence of ACM and LBP is also suspected in some of the roofing, flooring, wall and ceiling materials, caulking/putties, adhesives, spackling compounds, and insulation materials, as well as other building materials that may be used at the Project Site.

As stated above, construction activities are subject to strict regulatory requirements for handling and treatment of potentially hazardous materials. Disturbance of any ACM material would be handled in accordance with applicable local and state regulations (which include SCAQMD Rule 1403 and Cal/OSHA Asbestos Construction Standard Title 8 CCR 1529). LBP materials would be handled in accordance with CDPH regulations in residential or public buildings and HUD regulations and the U.S. EPA's Lead-Based Paint RRP. DOSH or Cal/OSHA requirements must also be followed where employees may be occupationally exposed to lead. Furthermore, all demolition related activities would be conducted in accordance with CCR Title 22, 66261-66265, Health and Safety Code 25189.5 and all additional pertinent environmental and Cal-OSHA regulations. The Proposed Project's compliance with mandatory state and federal regulatory compliance measures during site clearing, grading, and construction, potential impacts associated with the release of a hazardous material would reduce impacts to a less than significant level.

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. A significant project-related impact may occur if the Proposed Project were placed within a public airport land use plan area, or within two miles of a public airport and subject to a safety hazard. The closest public airport to the Project Site is Bob Hope Airport, located approximately 9 miles northwest of the Project Site, well outside of the two mile threshold. Furthermore, the Project Site is not in an airport hazard area. Based on the above, the Proposed Project would not have the potential to result in a safety hazard for people residing or working in the project area, and no impact would occur.

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

Less Than Significant Impact. A project would normally have a significant impact to hazards and hazardous materials if: (a) the project involved possible interference with an emergency response plan or emergency evacuation plan. The determination of significance shall be made on a case-by-case basis considering the degree to which the project may require a new, or interfere with an existing emergency response or evacuation plan, and the severity of the consequences. The Project Site is not located along a disaster route according to the Los Angeles Central Area Disaster Route Map of Los Angeles County.[58] Additionally, based on the City of Los Angeles Safety Element, the Project Site is not located on an identified disaster route or an adopted emergency response or evacuation plan.[59] Development of the Project Site may require temporary and intermittent partial street closures due to construction activities. Nonetheless, while such closures may cause temporary inconvenience, they would not be expected to substantially interfere with emergency response or evacuation plans. The Proposed Project would include a street vacation of Oakwood Avenue and of the northern portion of Madison Avenue between Oakwood Avenue and the main project entrance along Madison Avenue where the proposed turnaround is located. A firetruck turnaround would be constructed along Madison Avenue at this location. Furthermore, Oakwood Avenue functions as a local street to access the Project Site and S. Juanita Avenue and does not provide through access to Vermont Avenue. As such, the vacation would not interfere with an evacuation route for surrounding properties. Therefore, the Proposed Project

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[58] *Los Angeles County Department of Public Works, City of Los Angeles Central Area Disaster Route Map, August 13, 2008.*

[59] *City of Los Angeles, Safety Element Exhibit H, Critical Facilities and Lifeline Systems in the City of Los Angeles, April 1995*.

would not be expected to interfere with any adopted emergency response plan or emergency evacuation plan, and a less than significant impact would occur.

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 of Los Angeles and does not include wildlands or high fire hazard terrain or vegetation. The Project Site is not located in a Very High Fire Hazard Severity Zone (VHFHSZ).[60] Therefore, no impacts from wildland fires are expected to occur.

Cumulative Impacts

Less Than Significant Impact. Development of the Proposed Project in combination with the related projects identified in Section 3, Project Description, has the potential to increase to some degree the risks associated with the use and potential accidental release of hazardous materials in the City of Los Angeles. However, the potential impact associated with the Proposed Project would be less than significant with adherence to all applicable federal and state regulations and regulatory compliance measures. Therefore, the Proposed Project would not be cumulatively considerable. With respect to the related projects, the potential presence of hazardous substances would require evaluation on a case-by-case basis, in conjunction with the development proposals for each of those properties. Further, local municipalities are required to follow local, state, and federal laws regarding hazardous materials, which would further reduce impacts associated with the related projects. Therefore, with compliance with local, state, and federal laws pertaining to hazardous materials and implementation of appropriate regulatory compliance measures, the Proposed Project in conjunction with related projects would be expected to result in less-than-significant cumulative impacts with respect to hazardous materials.

[60] *City of Los Angeles, Department of City Planning, City of Los Angeles Zoning Information and Map Access System (ZIMAS), website: http://zimas.lacity.org, accessed May 2019.*

6.10 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?	☐	☐	☒	☐

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

Less Than Significant Impact. A project would normally have a significant impact on surface water quality if discharges associated with the project 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 National Pollution Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan for the receiving body of water. A significant impact may occur if a project would discharge water which does not meet the quality standards of agencies which regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts would also occur if a project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB) through its nine Regional Boards. The Project Site lies within the jurisdiction of the Los Angeles Regional Water Quality Control Board (RWQCB). Applicable regulations include the NPDES permitting system, LAMC Article 4.4, and the low impact development requirements, which reduce potential water quality impacts during the construction and operation of a project.

Construction Impacts

Three general sources of potential short-term, construction-related stormwater pollution associated with the Proposed Project include: 1) the handling, storage, and disposal of construction materials containing pollutants; 2) the maintenance and operation of construction equipment; and 3) earth moving activities which, when not controlled, may generate soil erosion via storm runoff or mechanical equipment.

Prior to issuance of a grading permit, the Applicant will be required to obtain coverage under the SWRCB's NPDES Construction General Permit. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan (SWPPP) would be required to be prepared and implemented for the Proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction Best Management Practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.

The SWPPP would incorporate the required implementation of BMPs for erosion control and other measures to meet the NPDES requirements for stormwater quality. Implementation of the BMPs identified in the SWPPP and compliance with the NPDES and City discharge requirements would ensure that the construction of the Proposed Project would not violate any water quality standards or discharge requirements, or otherwise substantially degrade water quality. Additionally, City of Los Angeles Ordinance

No. 173,494 further sets procedures for stormwater pollution control for the planning and construction of development and redevelopment projects. As such, the implementation of the code-required SWPPP and compliance with Ordinance No. 173,494 would ensure that the Proposed Project's construction-related water quality impacts would be less than significant.

Operational Impacts

The Project Site is currently developed with three commercial buildings, three single-family residential buildings, and one surface parking lot. The Project Site is completely covered with impervious surfaces. Thus, 100 percent of the surface water runoff from the Project Site is directed to adjacent storm drains located along Madison Avenue, Beverly Boulevard, Juanita Avenue, and Oakwood Avenue, and does not percolate into the groundwater table beneath the Project Site.[61] The Proposed Project would continue to generate surface water runoff, and runoff would be directed to existing stormwater inlets in a similar manner as existing conditions. The Proposed Project's potential impacts to surface water runoff would be reduced to a less than significant level by incorporating the below stormwater pollution control measures that would regulate the amount and quality of stormwater leaving the Project Site.

The Proposed Project is required to comply with the City of Los Angeles Stormwater and Urban Runoff Pollution Control Ordinance (Ordinance No. 172,176, effectuated October 1998), which established LAMC Sections 64.70 through 64.70.13 and set the foundation for stormwater management in the City of Los Angeles. Since the adoption of the Stormwater and Urban Runoff Pollution Control Ordinance, many additional ordinances have passed to keep LAMC Article 4.4, Stormwater and Urban Runoff Pollution Control, up to date. Approved in October 2011, the Low Impact Development (LID) Ordinance (Ordinance No. 181,899) expanded LAMC Article 4.4 and expanded the applicability of the existing Standard Urban Stormwater Mitigation Plan (SUSMP) requirements by imposing rainwater low impact development strategies on projects that require building permits. LAMC Article 4.4, including LID requirements, was amended in August 2015 with the approval of Ordinance No. 183,833, which incorporates the requirements of the Municipal Separate Storm Sewer (MS4) Permit. The Proposed Project is also required to prepare a LID Plan and demonstrate compliance with the LID requirements and standards and retain or treat the first ¾-inch of rainfall in a 24-hour period or the rainfall from an 85th percentile 24-hour runoff event, whichever is greater.[62]

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[61] *City of Los Angeles, Bureau of Engineering, Navigate LA, website: http://navigatela.lacity.org/navigatela/, accessed August 2019.*

[62] *City of Los Angeles, Planning and Land Development Handbook for Low Impact Development (LID), Part B Planning Activities, 5th Edition, May 9, 2016.*

The Proposed Project falls within the second tier of the LID Ordinance requirements, which state that development projects that involve non-residential uses or include five or more residential units and result in an alteration of at least 50 percent or more of the impervious surfaces on an existing developed site, the entire site must comply with the standards and requirements of Article 4.4 of Chapter VI of the LAMC and with the Development Best Management Practices Handbook. The Project Site shall be designed to manage and capture stormwater runoff to the maximum extent practicable utilizing various LID techniques, including but not limited to infiltration, evapotranspiration, capture for use, and treated through high removal efficiency bio-filtration / bio-treatment systems of all runoff on-site (listed in priority order). On-site stormwater management techniques must be designed so that no stormwater runoff leaving the Project Site for at least the volume of water produced by the Stormwater Quality Design Volume (SWQDv). Development and redevelopment projects are required to prepare a LID Plan, which complies with the provisions of the Development Best Management Practices Handbook. If partial or complete on-site compliance of any type is technically infeasible, the Project Site and LID Plan shall be required to manage the flow from the SWQDv on-site in order to maximize on-site compliance. For the remaining runoff that cannot feasibly be managed on-site, the Proposed Project would be required to implement off-site mitigation on public and/or private land within the same sub-watershed as defined by the MS4 Permit.[63] Compliance with the LID requirements would reduce the amount of surface water runoff leaving the Project Site as compared to existing conditions.[64]

In compliance with the LID Plan, prior to issuance of grading permits, the Applicant shall submit a LID Plan and design plans to the City of Los Angeles Department of Building and Safety and the Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook. The BMPs shall be designed to retain or treat the runoff from a storm event producing ¾-inch of rainfall in a 24-hour period or the rainfall from an 85th percentile 24-hour runoff event (whichever is greater), in accordance with the Planning and Land Development Handbook for Low Impact Development, Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed BMPs meet the numerical threshold standard shall be provided.

To ensure that all stormwater related BMPs are constructed and/or installed in accordance with the approved LID Plan, the City of Los Angeles requires a Stormwater Observation Report to be submitted to the City prior to the issuance of the Certificate of Occupancy. All projects reviewed and approved would require a Stormwater Observation

[63] *City of Los Angeles Ordinance No. 183,833, 2015.*

[64] *Ibid.*

Report and would be prepared, signed, and stamped by the engineer of record responsible for the approved LID Plan. With approval and issuance of a Certificate of Occupancy from LADBS, the Proposed Project would be determined to be in compliance with all applicable codes, ordinances, and other laws.[65]

Full compliance with the LID requirements and implementation of design-related BMPs would ensure that the operation of the Proposed Project would not violate any water quality standards or discharge requirements or otherwise substantially degrade water quality. Therefore, as the Proposed Project would be subject to the LID requirements and compliance procedures, operational water quality impacts would be less than significant with code compliance.

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. A project would normally have a significant impact on groundwater level if it would change potable water levels sufficiently to: (a) 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 respond to emergencies and drought; (b) reduce yields of adjacent wells or well fields (public or private); (c) adversely change the rate or direction of flow of groundwater; or (d) result in demonstrable and sustained reduction in groundwater recharge capacity. As discussed in Section 6.10(a), the Project Site is 100 percent impervious. As such, 100 percent of the surface water runoff from the Project Site is currently directed to adjacent storm drains and does not percolate into the groundwater table beneath the Project Site.

According to the Geotechnical Report (Appendix D to this SCEA), water seepage was observed at depths ranging between 11.5 and 12.5 feet below the existing grade. The Geotechnical Report concluded that the seepage encountered does not represent the static groundwater level, but instead represents a perched condition of finite water in an impermeable zone. The historically highest groundwater level is not well defined for the Project Site, however, the closest contour is located about one mile northwest of the Project Site and corresponds to a depth of 20 feet below grade.[66] The Proposed Project does not propose any subterranean levels. Because the depth of groundwater is sufficiently lower than the depth of proposed excavation, construction of the Proposed Project would not deplete groundwater supplies or interfere substantially with groundwater recharge. Additionally, adherence to Article 4.4 of the LAMC would ensure

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[65] *City of Los Angeles, Planning and Land Development Handbook for Low Impact Development (LID), Part B Planning Activities, 5th Edition, May 9, 2016.*

[66] *Geotechnical Report (See Appendix D of this SCEA).*

that the Proposed Project would not interfere with groundwater recharge. Therefore, the Proposed Project would not deplete groundwater supplies, and impacts to the groundwater table would be less than significant.

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. A project would normally have a significant impact on surface water hydrology if it would 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 that would result in a substantial increase in erosion or siltation during construction or operation of the project. The Project Site is located in a highly urbanized area within the City of Los Angeles, and no streams or river courses are located on the Project vicinity, its currently fully developed and is largely impervious. Implementation of the Proposed Project would not increase site runoff or result in any changes in the local drainage patterns, since implementation of the LID Plan would reduce the amount of surface water runoff after storm events. As discussed above, the Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan (SWPPP) would be prepared and implemented in compliance with the requirements of the Construction General Permit and will identify construction Best Management Practices (BMPs) to control erosion and siltation during construction activities. For project operations, the Project Site would be 100 percent impervious and surface water runoff would be directed to existing storm drain infrastructure. Surface water runoff would be controlled through site design and engineering practices in accordance with the City of Los Angeles Stormwater and Urban Runoff Pollution Control Ordinance (Ordinance No. 172,176) and the Low Impact Development (LID) Ordinance (Ordinance No. 181,899), which would ensure the developed site does not contribute to substantial erosion or siltation off-site. As such, impacts to erosion or siltation would be less than significant. Impacts associated with localized drainage and surface water runoff would therefore be considered less than significant.

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 stated above in Section 6.10(a) and (c)(i), the Project Site is 100 percent impervious. Surface water runoff under proposed conditions would comply with the City's LID Ordinance (Ordinance No. 181,899). Compliance with the LID

Ordinance would ensure the site is developed with BMPs designed to retain or treat the runoff from a storm event producing ¾-inch of rainfall in a 24-hour period or the rainfall from an 85th percentile 24-hour runoff event (whichever is greater). As such, the volume of post-development surface water runoff would be reduced with the Proposed Project as compared to the existing conditions. Therefore, the Proposed Project would not increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site and impacts associated with the potential for off-site flooding would be less than significant.

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. A significant impact may occur if the volume of stormwater runoff from the Project Site were to increase to a level which exceeds the capacity of the storm drain system serving the Project Site. A project-related significant adverse effect would also occur if the Proposed Project would substantially increase the probability that polluted runoff would reach the storm drain system. As addressed above, the Project Site is completely developed with impervious surfaces and 100 percent of surface water runoff is directed to adjacent street storm drains. Existing storm drain lines serving the Project Site are located on Madison Avenue, Beverly Boulevard, Juanita Avenue, and Oakwood Avenue.[67] Following the development of the Proposed Project, runoff from the Project Site would be collected on the Project Site and directed towards existing storm drains in the Project vicinity that have adequate capacity. As discussed in Section 6.10(c)(iii), above, compliance with the City's LID Ordinance would ensure the volume of post-development surface water runoff is reduced under the Proposed Project as compared to the existing conditions. Compliance with the LID Ordinance would also ensure BMPs are implemented to treat the quality of surface water runoff before being discharged into the stormdrain system. Therefore, impacts to the stormwater drainage system would be less than significant.

iv. Impede or redirect flood flows?

No Impact. A significant impact may occur if the Project was located within a 100-year flood zone, which would impede or redirect flood flows. The Project Site is not in an area designated as a 100-year flood hazard area as mapped by the FEMA's Flood Insurance Rate Map. The Project Site is in a zone designated as Zone X, which signifies that the

[67] *City of Los Angeles, Bureau of Engineering, Navigate LA, website: http://navigatela.lacity.org/navigatela/, accessed August 2019.*

area is outside the 0.2% annual chance floodplain.[68] The Project Site is an infill site and is located in an urbanized area. As no changes to the local drainage pattern would occur with implementation of the Proposed Project, the Proposed Project would not have the potential to impede or redirect floodwater flows, and no impact would occur.

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

Less Than Significant Impact. The Geotechnical Investigation states that the Project Site does not lie within the mapped tsunami inundation boundaries. Therefore, the potential for tsunamis to adversely impact the Project Site is considered low. Per the County of Los Angeles Flood and Inundation Hazards Map (Leighton, 1990), the Project Site lies within mapped inundation boundaries due to a seiche or a breached upgradient reservoir.[69] The development of the Proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow. Thus, a less than significant impact would occur.

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 Proposed 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 Proposed Project would not adversely impact a groundwater management plan because the Proposed Project would be developed with Best Management Practices to reduce surface water runoff and would not otherwise impede groundwater replenishment in the basin. As discussed above, the Proposed Project would comply with the City's NPDES General Construction Activity Permit during construction and designed in conformance with the City's LID Ordinance for new development. Therefore, neither construction nor operation of the Proposed Project would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Cumulative Impacts

Less Than Significant Impact. Development of the Proposed Project in combination with the related projects would result in the further infilling of uses in an already dense urbanized area. As discussed above, the Project Site and the surrounding area is served

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[68] *Federal Emergency Management Agency (FEMA), Flood Map Service Center: Search by Address, Map Number 06037C1610F, September 26, 2008, website: https://msc.fema.gov/portal/, accessed May 2019.*

[69] *Geotechnical Report (See Appendix D of this SCEA).*

by the existing City storm drain system. Runoff from the development sites and adjacent urban uses is typically directed into the adjacent streets, where it flows to the nearest drainage improvements. It is likely that most, if not all, of the related projects would also drain to the surrounding street system. However, little if any additional cumulative runoff is expected from the Project Site or the related project sites, since this part of the City is already fully developed with impervious surfaces.

The Proposed Project and each related project would be required to implement a SWPPP and/or SUSMP. Under the requirements of the LID Ordinance, each related project will be required to implement stormwater BMPs to retain or treat the runoff from a storm event producing ¾ inch of rainfall in a 24-hour period. Mandatory structural BMPs in accordance with the NPDES water quality program will therefore result in a cumulative reduction to surface water runoff, as the development in the surrounding area is limited to infill developments and redevelopment of existing urbanized areas. Therefore, the Proposed Project would not make a cumulative contribution to impacting the volume or quality of surface water runoff, and cumulative impacts to the existing or planned stormwater drainage systems and water quality would be less than significant.

6.11 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. A significant impact may occur if the Proposed Project would be sufficiently large enough or otherwise configured in such a way as to create a physical barrier within an established community. The determination of significance shall be made on a case-by-case basis considering the following factors: (a) the extent of the area that would be impacted, the nature and degree of impacts, and the types of land uses within that area; (b) the extent to which existing neighborhoods, communities, or land uses would be

disrupted, divided or isolated, and the duration of the disruptions; and (c) the number, degree, and type of secondary impacts to surrounding land uses that could result from implementation of the Proposed Project.

The Project Site is located within an urbanized area of the Wilshire Community Plan Area and is consistent with the existing physical arrangement and land use pattern of the properties within the vicinity of the Project Site. As discussed in Section 3, Project Description, the Project Site is surrounded by a mix of residential (including permanent supportive housing), commercial, and light industrial/manufacturing uses. These land uses range in height from one- to nine-stories in height above grade. Properties surrounding the Project Site to the west, east and south are zoned M1-1 with a Limited Industrial land use designation. Other properties in proximity of the Project Site are zoned PF-1XL, R4-1, C2-1, and [Q]CM-1 with land use designations of Public Facilities - Freeway and Neighborhood Office Commercial.

The Proposed Project includes the demolition of three existing commercial buildings previously used for the commercial operation of a telecommunications company, three existing single-family residential buildings, one surface parking lot, and the removal of 4 non-protected trees. The Project includes the renovation of an existing 5,663 square-foot two-story office building above a one-level partially subterranean garage, and the construction, operation, and maintenance five eight-story multi-family buildings with 454 dwelling units, of which 449 are permanent supportive housing and five managers' units, and related social services. The Applicant is seeking a Zone Change to the CM (Commercial Manufacturing) Zone, which allows Qualified Permanent Supportive Housing Projects. The Project vicinity contains a mix of land uses including a permanent supportive housing development east of the Project Site, a residential rehabilitation center north of the Project Site, and several multi-family properties west of the Project Site. Therefore, the Project vicinity contains multi-family and affordable housing developments similar to the Proposed Project. Furthermore, the Proposed Project would be consistent with the PATH residential homeless site located to the east of the Project Site (across Madison Avenue) which are conditionally approved residential land uses within the M1-1 Zone. As such, no separation of uses or disruption of access between land uses types would occur as a result of the Proposed Project. The proposed vacation of Madison Avenue, Juanita Avenue and/or Oakwood Avenues would not separate, divide, or disrupt any surrounding land uses as there are no land uses north of Oakwood Avenue between Westmoreland Avenue and Juanita Avenue. The area along the northern side of Oakwood Avenue is improved with a sidewalk, a landscaped buffer and the Hollywood (101) Freeway. As such, neither the Proposed Project nor the proposed vacation would disrupt or divide the physical arrangement of the established community, and no impact would occur.

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?

Less Than Significant Impact. A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the Project Site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. At the regional level, the Project Site is located within the planning area of SCAG, the Southern California region's federally designated metropolitan planning organization. The Proposed Project is also located within the South Coast Air Basin and, therefore, is within the jurisdiction of the SCAQMD.

At the local level, the Project Site is located within several planning policy areas that have been adopted for the purposes of incentivizing development and/or providing specific development standards that are appropriate for the project area. Namely, these plans and policy areas include the following: Wilshire Community Plan Area, the Wilshire/Koreatown Redevelopment Project Area, the Vermont/Western TOD Station Neighborhood Area Plan, the Los Angeles State Enterprise Zone. The Project Site is also within a Transit Priority Area (TPA) pursuant to SB 743 and noted in the City of Los Angeles' Zoning Information File No. 2452.[70] These documents guide development at the Project Site.

Regional Plans

SCAQMD Air Quality Management Plan

The Proposed Project is located within the South Coast Air Basin (Basin) and, therefore, falls under the jurisdiction of the SCAQMD. In conjunction with SCAG, the SCAQMD is responsible for formulating and implementing air pollution control strategies. The SCAQMD's most recent Air Quality Management Plan (AQMP) was updated in 2017 to establish a comprehensive air pollution control program leading to the attainment of State and federal air quality standards in the Basin, which is a non-attainment area for ozone, PM_{10} and $PM_{2.5}$.

For purposes of assessing a project's consistency with the AQMP, projects that are consistent with the growth forecast projections of employment and population forecasts identified in the RTP/SCS are considered consistent with the AQMP, since the growth projections contained in the RTP/SCS form the basis of the land use and transportation control portions of the AQMP.

[70] *City of Los Angeles, Department of City Planning, Zoning Information File, ZI No. 2452, Transit Priority Areas (TPAs) / Exemptions to Aesthetics and Parking within TPAs Pursuant to CEQA, website: http://zimas.lacity.org/, accessed February 2019.*

As discussed in Section 6.14(a), the Proposed Project is consistent with the regional growth projections for the Los Angeles Subregion and is consistent with the smart growth policies of the 2016 RTP/SCS to increase housing density within close proximity to High Quality Transit Areas (HQTA). Thus, the Proposed Project would not conflict with or obstruct implementation of the 2016 AQMP.

SCAG 2016 Regional Transportation Plan/Sustainable Communities Strategy

The Project Site is located within the six-county region that comprises the SCAG planning area. On April 7, 2016, SCAG adopted the 2016 Regional Transportation Plan/Sustainable Communities Strategy: A Plan for Mobility, Accessibility, Sustainability, and a High Quality of Life (2016 RTP/SCS). The 2016 RTP/SCS includes the long-term vision of how the SCAG region would address regional transportation and land use challenges and opportunities. The Proposed Project would be consistent with the goals and policies set forth in the 2016 RTP/SCS, as the Proposed Project would redevelop a site that is currently developed with three commercial buildings, three single-family residential buildings, and one surface parking lot, and would include the construction of five eight-story multi-family buildings. The Proposed Project would thereby increase the utilization of a property that is easily accessible by mass transit. Consistent with SCAG goals, the Proposed Project would increase residential opportunities within a High-Quality Transit Area (HQTA). Furthermore, as the Proposed Project would add approximately 454 residential units to the community, generating a net increase of approximately 564 new residents,[71] the Proposed Project would be consistent with SCAG growth projections.

Local Plans

City of Los Angeles General Plan

The Proposed Project would conform to objectives outlined in the City of Los Angeles General Plan (General Plan). The General Plan is a comprehensive, long-range declaration of purposes, policies and programs for the development of the City. The General Plan is a dynamic document consisting of 11 elements: Framework Element, Air Quality Element, Conservation Element, Housing Element, Noise Element, Open Space Element, Service Systems Element / Public Recreation Plan, Safety Element, Mobility Element, a Plan for a Healthy Los Angeles, and the Land Use Element. The Land Use Element is comprised of 35 community plans.[72]

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[71] *See Section 6.14 Population and Housing.*

[72] *City of Los Angeles Department of City Planning, General Plan Elements, website: https://planning.lacity.org/GP_elements.html, accessed March 2019.*

The elements that would be most applicable to the Proposed Project are the Framework Element, Housing Element, Wilshire Community Plan (Land Use Element), Plan for a Healthy Los Angeles, and the Mobility Plan (Circulation Element). The Project Site is designated under the General Plan as Limited Industrial, and is located in the corresponding M1-1 Zone. The Proposed Project is requesting a General Plan Amendment to the Commercial Manufacturing land use designation, and a corresponding Zone Change to the CM-1 Zone. Residential units are not permitted in the M1 Zone unless an existing industrial building is being converted either by way of a conditional use permit process or under the Adaptive Reuse Ordinance. Subarea D allows uses of the CM Zone, except that Projects with hotel, motel, apartment hotel, and residential uses are prohibited. The Proposed Project will comply with all LAMC and City Charter provisions necessary to obtain the General Plan Amendment and Zone Change.

Framework Element

The General Plan's Framework Element provides citywide guidelines and a foundation upon which Community Plans and other General Plan Elements can base their more specific goals, objectives, and policies. The General Plan's Framework Element was adopted on December 11, 1996 and re-adopted on August 8, 2001. The Framework Element and the City's community plans discuss population, housing and employment to the year 2010. The Framework Element identifies a projected population of 4.3 million people living in 1,566,108 housing units. The Citywide General Plan Framework and the Wilshire Community Plan provide growth projections and CPA capacity, respectively, for the year 2010. The General Plan Framework Element provides a 2010 projection of 65,525 persons, 24,230 households, and 39,500 additional jobs. The General Plan Framework anticipated population, dwelling unit, and employment levels of 337,144 persons, 138,330 dwelling units, and 197,959 jobs, respectively, for the Wilshire Community Plan. The Wilshire Community Plan recognizes that the Community Plan Area (CPA) may grow that population, jobs, and housing could grow more quickly, or slowly, than anticipated depending on economic trends.

The Framework Element provides citywide guidelines and a foundation on which Community Plans and other General Plan Elements can base their more specific goals, objectives, and policies. The Proposed Project is in substantial conformity with the purposes, intent and provisions of the General Plan Framework Element, and the applicable Community Plan by providing a smart growth oriented, dense urban project where such growth is best accommodated based on its proximity to mass transit. A detailed consistency analysis with the Framework Element's goals, objectives, and policies relevant to the Proposed Project is provided in Appendix M to this SCEA. As provided in Appendix M, the Proposed Project is substantially consistent with the applicable policies of the General Plan Framework Element.

Housing Element

The Housing Element of the Los Angeles General Plan was adopted on December 3rd, 2013 and designed to ensure the City's evolving housing needs are met. Within the Housing Element, there are four goals that are used to accommodate future growth, preserve the unique collection of neighborhoods that characterizes Los Angeles, and ensure that all residents have access to a high quality of life. Those four goals are all relevant to the Proposed Project and are identified below:

- A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.
- A City which housing helps to create safe, livable and sustainable neighborhoods.
- A City where there are housing opportunities for all without discrimination.
- A City committed to ending and preventing homelessness.

The Proposed Project is consistent with all of the goals of the Housing Element by providing the community with a Permanent Supportive Housing for target population members. The Proposed Project provides the community with a greater diversity in type and cost of housing in order to make housing available to a larger range of income levels. These units, available to all individuals without discrimination, will provide housing options and support services. Further, the Proposed Project will contribute to the development of sustainable and walkable neighborhoods by encouraging pedestrian uses and utilization of transit options, all within walking distance of the Project Site. The Proposed Project's consistency with the applicable goals, objectives, policies, and programs of the Housing Element are provided in Appendix M to this SCEA. As provided in Appendix M, the Proposed Project is substantially consistent with the applicable policies of the Housing Element.

Wilshire Community Plan

The Project Site is located within the Wilshire Community Plan Area. Therefore, all development activity on-site is subject to the land use goals, objectives and policies of the Wilshire Community Plan (Community Plan). The Project Site has a General Plan land use designation of Limited Manufacturing. The Limited Manufacturing land use designation contains numerous policies designed to enhance industrial and commercial activity, it also contains many policies designed to stimulate the development of industrial and commercial uses within certain industrial zones. The Los Angeles Municipal Code does not allow for residential development within certain manufacturing zones. Therefore, the Proposed Project is requesting a General Plan Amendment to re-designate the site

to Commercial Manufacturing land use which would allow for the zone change to CM-1 which would allow the site to be developed as proposed.

The Proposed Project would revitalize the area with the development of both Permanent Supportive Housing and the necessary support services. The Proposed Project would provide a total of 247,812 square feet of residential space, including 11,772 square feet of service space (including 5,700 square feet of case management space and 6,072 square feet of indoor open space), and a total of 23 automobile parking spaces. A detailed analysis of the consistency of the Proposed Project with the applicable objectives and policies of the Wilshire Community Plan for Residential Land Uses is contained in Appendix M, General Plan Consistency Findings, to this SCEA. As shown in Appendix M, the proposed Project is substantially consistent with the applicable policies of the Wilshire Community Plan.

Vermont/Western Transit Oriented District Station Neighborhood Area Plan Specific Plan

The Vermont/Western Transit Oriented District Station Neighborhood Area Specific Plan (SNAP) consists of an area that includes all or parts of the Hollywood and Wilshire Communities and is generally bound by Franklin Avenue to the north; Virgil Avenue to the East; West 3rd Street to the South; and Canyon Drive to the West. The intent of the Specific Plan is to implement the goals and policies of the Hollywood Community Plan, Wilshire Community Plan, City General Plan Framework and Transportation Elements. To assist in implementation of goals and policies, the Specific Plan area is further divided into subareas grouped by land use elements. The Proposed Project is located within Subarea D. The Proposed Project is requiring a Specific Plan Amendment to change the site from Subarea D (Light Industrial/Commercial) to a newly created Subarea D.2 (Permanent Supportive Housing) with associated Development and Standards that would allow for a compatible design of a permanent supportive housing at this site. A detailed analysis of the consistency of the Proposed Project with the applicable policies of the Vermont/Western Transit Oriented District Station Neighborhood Area Specific Plan is provided in Appendix M, General Plan Consistency Findings. As shown in Appendix M, with approval of the requested discretionary entitlements including the proposed zone change and General Plan Amendment, the Proposed Project would be substantially consistent with the applicable policies of the SNAP.

Mobility Plan 2035 (Circulation Element)

The Mobility Plan 2035 ("Mobility Plan") of the City of Los Angeles General Plan, amendment adopted September 7, 2016, is designed to provide a policy foundation for the transportation system within the City of Los Angeles. There are five goals of the Mobility Plan that define the City's high-level mobility priorities and include: safety first; world class infrastructure; access for all Angelenos; collaboration, communication and informed choices; and clean environments and healthy communities. The Mobility Plan contains several objectives pertinent to the Proposed Project, which are identified as follows:

- Increase the number of adults and children who receive in-person active transportation safety education, in areas with the highest rates of collisions, by 10% annually;
- Ensure that 80% of street segments do not exceed targeted operating speeds by 2035;
- Ensure that 90% of households are have access within one mile to the Transit Enhanced Network by 2035;
- Ensure that 90% of all households have access within one-half mile to high quality bicycling facilities by 2035;
- Increase the combined mode split of persons who travel by walking, bicycling or transit to 50% by 2035.

With respect to the Mobility Plan's stated objectives, the Proposed Project would increase residential and social service uses within ½ mile to the Transit Enhanced Network and Bicycle Lane Network, therefore increasing the combined mode split of persons who travel by walking, bicycling, or transit. A detailed discussion of the Proposed Project's consistency with the Mobility Plan is provided in Appendix M to this SCEA. As shown in Appendix M, the Proposed Project would promote the goals of the Mobility Plan.

Plan for a Healthy Los Angeles

The Plan for a Healthy Los Angeles (Plan) lays the foundation to create healthier communities for all residents of the City. As an Element of the General Plan, the Plan provides high-level policy vision, along with measurable objectives and implementation programs, to elevate health as a priority for the City's future growth and development. Through a new focus on public health from the perspective of the built environment and City services, the City seeks to achieve better health and social equity through its programs, policies, plans, budgeting, and community engagement.

With a focus on public health and safety, the Plan provides a roadmap for addressing the most basic and essential quality-of-life issues: safe neighborhoods, a clean environment, access to health services, affordable housing, healthy and sustainably produced food, and the opportunity to thrive.

The Plan accomplishes two policy objectives: it elevates existing health-oriented policies in the General Plan and, where policy gaps exist, creates new policies to reinforce the City's goal of creating healthy, vibrant communities. The Plan acknowledges the relationship between public health and issues such as transportation, housing, environmental justice, and open space, among others, by reviewing the relevant policies in the General Plan and identifying where further policy direction is needed to achieve the goal of creating a healthy and sustainable City.

The Plan is underpinned by seven goals and identifies new policies and possible programs that serve as the implementation blueprint for creating healthier neighborhoods. Implementation of the Plan is addressed through programs, ordinances, and Community Plans, among other planning policy documents, which allow for the flexibility needed to address the specific needs of the City's diverse communities. References to neighborhoods usually reflect the Community Plan Area boundaries used by the Department of City Planning, but the City recognizes the fluidity and diversity of the City's neighborhoods. The Project's consistency with applicable goals in the Health and Wellness Element is presented in Appendix M, General Plan Consistency Findings, to this SCEA. As shown in Appendix M, the proposed Project is substantially consistent with the applicable policies of the Plan for a Healthy Los Angeles.

Wilshire Center / Koreatown Redevelopment Project Area

The Project Site is located within the Wilshire Center/Koreatown Redevelopment Project Area. The Wilshire Center/Koreatown Redevelopment Project Area, effective December 13, 1995, is valid until December 13, 2025.[73] As such, the Proposed Project would need to be reviewed for compliance with the Wilshire Center/Koreatown Redevelopment Project. Pursuant to City Ordinance 183,325 (effective 11/11/19), the authority or responsibility to perform actions and related land use functions regarding any Redevelopment Plan Amendment or land use approval or entitlement pursuant to Section 11.5.14 and applicable provisions of the Code was transferred to the City. The purpose of the Redevelopment Plan is to implement the Community Plan's goals for the revitalization of the Wilshire Center/Koreatown neighborhood. A detailed analysis of the consistency of the Proposed Project with the applicable goals of the Redevelopment Plan

[73] *City of Los Angeles Community Redevelopment Agency – Los Angeles, Wilshire Center/Koreatown, website: http://www.crala.org/internet-site/Projects/Wilshire_Center/workprogram.cfm, accessed March 2019.*

is contained in Appendix M, General Plan Consistency Findings, to this SCEA. As shown in Appendix M, the proposed Project is substantially consistent with the applicable policies of the Wilshire Center/Koreatown Redevelopment Project.

Freeway Adjacent Advisory Notice (ZI-2427)

The Project Site is located approximately 500 feet south of the Hollywood Freeway (US-101). The City Planning Commission has taken an increased interest in projects that will place sensitive populations in close proximity to freeways. ZI-2427 serves as an advisory notice to the public and development applicants of the potential health risks associated with land uses that are within 1,000 feet of a freeway, as defined by the Caltrans Highway Design Manual. Areas within 1,000 feet of a freeway are known to experience the greatest concentrations of fine and ultrafine particulate matter (PM), with greatest concentrations within 500 feet. The Proposed Project includes 454 units of Permanent Supportive Housing and 11,772 square feet of support services. Future building occupants will be exposed to elevated levels of particulate matter from vehicles traveling on the nearby freeway and adjacent streets. While recent court rulings[74] have held that CEQA does not require an analysis of the impacts of the environment on a project, the South Coast Air Quality Management District and City Planning Commission continue to recommend that, prior to project approval, impacts of air pollutants on people who would live in a new development project are addressed and appropriately mitigated to the extent feasible. Providing enhanced filtration in building Heating, Ventilation, and Air Conditioning (HVAC) systems is an effective mitigation measure to improve indoor air quality. As stated in LAMC Section 99.05.504.5.3, mechanically ventilated buildings located within 1,000 feet of a freeway shall provide air filtration media for outside and return air that provides a Minimum Efficiency Reporting Value (MERV) of 13. The Proposed Project residential and service uses would be subject to the MERV standards of LAMC Section 99.05.504.5.3. As such, adherence to the LAMC and incorporation of project design features would ensure Project consistency with Freeway Advisory Notice (ZI-2427).

Enterprise Zone / Employment and Economic Incentive Program Area (EZ) (ZI-2347)

Designated by City Council resolution, and approved by the California Department of Commerce, Enterprise Zones receive Federal, State and City economic incentives to stimulate local investment and employment. This is accomplished through tax and regulation relief and improvement of public services. Enterprise Zones are entitled to special provisions with regards to certain design standards, including parking and height standards. These special provisions are elaborated upon below:

[74] *California Building Industry Association v. Bay Area Air Quality Management District (S213478, December 17, 2015).*

Parking Standards: LAMC Section 12.21 A 4 (X)(3)

Except for the Downtown Business District parking area described in Section 12.21 A 4 (i), projects within Enterprise Zones may utilize a lower parking ratio for commercial office, business, retail, restaurant, bar and related uses, trade schools, or research and development buildings thus increasing the buildable area of the parcel which is critical in older areas of the City where parcels are small.

Height: Section 12.21.4

Special height districts "EZ1", "EZ1-L", "EZ1-VL", "EZ1-XL", "EZ2", "EZ3", and "EZ4" were established for Enterprise Zones. Height District "EZ1" increases the total floor area contained in all the buildings on a lot to three times the buildable area. The height district suffix must be accomplished by a Zone Change.

The Proposed Project's residential use does not allow for utilization of a lower parking ratio in an Enterprise Zone. Further, the Proposed Project does not seek a Zone Change in order to utilize a special height district and increased Floor Area Ratio. Therefore, the Proposed Project is consistent with the Enterprise Zone Act Program.

Industrial Land Use Policy

The City's Industrial Land Use Policy (ILUP) project is a comprehensive study of the use of industrial-zoned land within the City of Los Angeles. As part of this effort, the January 3, 2008 Memorandum on Staff Direction Regarding Industrial Land Use and Potential Conversion to Residential or Other Uses (ILUP Memo) underscores that the City's adopted policy is to retain industrial land for job producing uses. The ILUP Memo contains "Attachment A-ILUP Geographically Specific Directions" which includes the Hollywood Wilshire Industrial Area Directions map.

According to the ILUP Geographically Specific Directions Map, the Project Site is located within Analysis Area 1 of the Hollywood Wilshire Analysis Area, which is designated as an Employment Protection District (EMP). EMP Districts are defined as "[a]reas where industrial zoning should be maintained, i.e., where adopted General Plan, Community Plan and Redevelopment Plan industrial land use designations should continue to be implemented. Residential uses in these Districts are not appropriate."

In 2006, Analysis Area 1 was characterized as having 269 acres, 734 businesses and 8,374 jobs. Approximately 3.5 acres (1%) were comprised of Heavy Industry land uses, 218.6 acres (81 percent) were comprised of Light Industry land uses, 17 acres (6 percent) were comprised of Commercial land uses, 12 acres (4 percent) were comprised of Institutional land uses, 7.5 acres (3 percent were comprised of Residential land uses, 0.8

acres were comprised of Infrastructure land uses, and 9.7 (4 percent) was comprised of Miscellaneous land uses. The staff direction in the ILUP is to preserve industrial zoning consistent with the Hollywood Community Plan; allow industrial and ancillary commercial uses; and to encourage concentration of independent theaters along Santa Monica Boulevard between Lillian and Seward Avenues. The ILUP defines the Employment Protection District typology as "areas where industrial zoning should be maintained, and where adopted General Plan, Community Plan and Redevelopment Plan industrial land use designations should continue to be implemented. Residential uses in these Districts are not appropriate."

While neither the ILUP project nor the ILUP Memo took specific action to change any land use designations or zoning with respect to industrial land, nor was it adopted by the City Council, the ILUP Memo was intended in part to provide general long-term guidance to City staff during the updating of community plans and related rezoning considerations. As part of the general observations noted in the ILUP Survey Report for the Hollywood Area, the Project Site is located within Survey Area 2 (SA2), which is designated as "Industrial/Commercial" land in the Vermont/Western Transit Oriented District. SA2 contains a variety of light to heavy industrial uses as well commercial, institutional and residential uses. Surrounded by residential and transit-oriented commercial development, SA2 has wide streets, small blocks and narrow/irregular parcels. Industrial uses include a mortuary, auto-related, veterinary, pest control, adult uses, and a "polleria," among others. Additionally, SA2 is home to a charter school and an LAUSD school expansion, as well as PATH, a homeless services center.

The Survey Report for Hollywood notes that the survey area includes entertainment-related light industrial uses, and is surrounded by a significant amount of commercial and residential development with multiple transit options. Its major industrial use - entertainment production and related industries - has been identified by the City of Los Angeles as an important growth industry. Subarea (SA2), the subarea in which the Project Site is located, contains a variety of light to heavy industrial uses as well commercial, institutional and residential uses. For SA2, small and irregular parcel configurations and the presence of two school sites (a charter school and an LAUSD school expansion) and housing are identified as issues that limit the potential for continued or expanded industrial use in the subarea. The Survey Report notes that land use regulations protecting areas adjacent to schools may threaten the operation of light and heavy industrial uses. The existing uses do not complement one another and create a sense of disorder. The residential, office and service uses on the north end are not compatible with the existing industrial uses.

The Survey Report for Hollywood concludes that the General Plan designates a large majority of the industrially zoned parcels in the Hollywood survey area as light industrial.

Two of the three sub areas selected in the Hollywood survey area [i.e., SA1 and SA3] contain entertainment-related uses that may warrant preservation. The Survey Report's concluding remarks for SA2 finds that the proximity to the 101 Freeway, existing zoning and separation from residential neighborhoods indicate that light to medium industrial uses appear to be appropriate in SA2. However, the Survey Report also indicates that regulations could be employed to ensure compatibility with schools and residential uses in the sub area.

With respect to the Project Site, it is important to note that the three existing residential dwellings that are located at 3812-3814 Oakwood were constructed in 1924 and 1939, respectively, and represent the original residential character of the area prior to the industrial land use designation. Thus, the Proposed Project's residential land uses would not introduce a new land use that does not already exist on the Project Site. Further, the existing land uses west of 3838 Oakwood (across Juanita Avenue) are zoned R4-1, designated for Commercial Office Neighborhood land uses and are improved with Restricted Affordable housing. The land uses to the immediate east (across Madison Avenue) include the PATH supportive housing project that has supported residential (homeless shelter) land uses at this location for over 15 years at this location. The PATH property is expanding to provide a total of 187 residential dwelling units in the M1-1 zone as authorized under a conditional use permit (CPC Case No. CPC-2014-1602-CU-SPE-SPP-DB-SPR-PA2). Thus Proposed Project's new residential development with permanent supportive housing is consistent with the pattern of development already occurring within the M1 Zone and Light Industrial land use designation immediately surrounding the Project Site. Within the block bounded by Juanita Avenue, Oakwood Avenue, Madison Avenue, and Beverly Boulevard, the only remaining land uses are two auto body shops and Dewey's Pest Control business, none of which involve heavy manufacturing land uses or light industrial operations. While these uses are permissible in the M1-1 zone they are also permitted in the CM zone. Thus, the introduction of new residential uses would not be incompatible with the existing remaining land uses on the block.

Moreover, the Proposed Project would be consistent with the Survey Report's suggestion to modify regulations to ensure compatibility with schools and residential uses in the subarea. The residential uses proposed would be compatible with those uses in a way that the current commercial uses are not.

In consideration of the information presented above, the Project would not result in a significant impact with respect to the City's policies regarding the use and preservation of industrial land use.

Residential Citywide Design Guidelines

The City of Los Angeles' City Planning Commission adopted the Citywide Design Guidelines on October 24, 2019. As part of the application for development, a requisite form for Project Submittal would be submitted to the Department of City Planning demonstrating that the Proposed Project would be in compliance with the Citywide Design Guidelines for a residential project and substantially consistent with the applicable design requirements for site planning, building orientation, entrances, relationship to adjacent buildings, building façade, building materials, sidewalks, on-street parking, off-street parking and driveways, on-site landscaping, open space and recreational activities, building signage, lighting and security, and utilities.

The Proposed Project promotes a pedestrian-friendly environment and incorporates landscaping along pedestrian rights-of-way along Oakwood Avenue, Juanita Avenue, and Madison Avenue. The Proposed Project would also include a lobby area, landscaped courtyards, and first-floor resident services which would support and promote pedestrian activity in the Project Site area. The Proposed Project incorporates a variety of architectural materials that complement each other; these architectural materials include: (metal railings, composite siding, vinyl clad windows and doors, standing seam siding, and fiber cement siding). The Proposed Project's design would complement the surrounding properties. Vehicle parking spaces and bicycle parking spaces would be provided interior to the Proposed Project within the first level. These design features would be executed in accordance with the Citywide Design Guidelines. Therefore, the Proposed Project complies with the Citywide Design Guidelines.

Cumulative Impacts

Less Than Significant Impact. Development of any related project is expected to occur in accordance with adopted plans and regulations. It is also expected that most of the related projects would be compatible with the zoning and land use designations of each related project site and its existing surrounding uses. In addition, it is reasonable to assume that the projects under consideration in the surrounding area would implement and support local and regional planning goals and policies. Therefore, the Proposed Project's land use impacts would not be cumulatively considerable.

6.12 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?

No Impact. A significant impact may occur if the Project Site is located in an area used or available for extraction of a regionally-important mineral resource, or if the project development would convert an existing or future regionally-important mineral extraction use to another use, or if the project development would affect access to a site used or potentially available for regionally-important mineral resource extraction. The determination of significance shall be made on a case-by-case basis considering: (a) whether, or the degree to which, the project might result in the permanent loss of, or loss of access to, a mineral resource that is located in a State Mining and Geology Board Mineral Resource Zone (MRZ-2) Area or other known or potential mineral resource area, and (b) whether the mineral resource is of regional or statewide significance, or is noted in the Conservation Element as being of local importance. The Project Site is not located within a Mineral Resource Zone 2 (MRZ-2) Area or an Oil Drilling/Surface Mining Supplemental Use District. However, the Project Site is located within the boundaries of the state-designated LA City Oil Field.[75] The Project Site is not currently used for the extraction of mineral resources, and there is no evidence to suggest that the Project Site has been historically used for the extraction of mineral resources. Therefore, no impact associated with the loss of availability of a known mineral resource would occur.

[75] *City of Los Angeles, Department of City Planning, Environmental and Public Facilities Maps, 1996.*

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 significant impact may occur if the Project Site is located in an area used or available for extraction of a regionally-important mineral resource, or if the development would convert an existing or future regionally-important mineral extraction use to another use, or if the development would affect access to a site used or potentially available for regionally-important mineral resource extraction. The Project Site is not located within a Mineral Resource Zone 2 (MRZ-2) Area or an Oil Drilling/Surface Mining Supplemental Use District.[76] As discussed above, the Project Site is not currently used for the extraction of mineral resources, and there is no evidence to suggest that the Project Site has been historically used for the extraction of mineral resources. Therefore, no impact associated with the loss of availability of a known mineral resource would occur.

Cumulative Impacts

No Impact. As discussed above, the Proposed would have no impact on mineral resources. Because the Proposed Project would not result in any impacts related to mineral resources, the Proposed Project would not have the potential to contribute to any cumulative impacts on mineral resources.

6.13 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?	☐	☐	☒	☐

[76] *City of Los Angeles Department of City Planning, Environmental and Public Facilities Maps: Areas Containing Significant Mineral Deposits in the City of Los Angeles, September 1996.*

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

Fundamentals of Noise

Sound is technically described in terms of amplitude (loudness) and frequency (pitch). The standard unit of sound amplitude measurement is the decibel (dB). The decibel scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Since the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

Noise, on the other hand, is typically defined as unwanted sound. A typical noise environment consists of a base of steady "background" noise that is the sum of many distant and indistinguishable noise sources. Superimposed on this background noise is the sound from individual local sources. These can vary from an occasional aircraft or train passing by to virtually continuous noise from, for example, traffic on a major highway.

Several rating scales have been developed to analyze the adverse effect of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise upon people is largely dependent upon the total acoustical energy content of the noise, as well as the time of day when the noise occurs. Those that are applicable to this analysis are as follows:

> L_{eq} – An L_{eq}, or equivalent energy noise level, is the average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.
>
> L_{max} – The maximum instantaneous noise level experienced during a given period of time.

L_{min} – The minimum instantaneous noise level experienced during a given period of time.

CNEL – The Community Noise Equivalent Level is a 24-hour average L_{eq} with a 5 dBA "weighting" during the hours of 7:00 P.M. to 10:00 P.M. and a 10 dBA "weighting" added to noise during the hours of 10:00 P.M. to 7:00 A.M. to account for noise sensitivity in the evening and nighttime, respectively. The logarithmic effect of these additions is that a 60 dBA 24 hour L_{eq} would result in a measurement of 66.7 dBA CNEL.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day, night, or over a 24-hour period. For residential uses, environmental noise levels are generally considered low when the CNEL is below 60 dBA, moderate in the 60–70 dBA range, and high above 70 dBA. Noise levels greater than 85 dBA can cause temporary or permanent hearing loss. Examples of low daytime levels are isolated, natural settings with noise levels as low as 20 dBA and quiet suburban residential streets with noise levels around 40 dBA. Noise levels above 30-45 dBA at night can disrupt sleep. Examples of moderate level noise environments are urban residential or semi-commercial areas (typically 55–60 dBA) and commercial locations (typically 60 dBA). People may consider louder environments adverse, but most will accept the higher levels associated with more noisy urban residential or residential-commercial areas (60–75 dBA) or dense urban or industrial areas (65–80 dBA).

It is widely accepted that in the community noise environment the average healthy ear can barely perceive CNEL noise level changes of 3 dBA. CNEL changes from 3 to 5 dBA may be noticed by some individuals who are extremely sensitive to changes in noise. A 5 dBA CNEL increase is readily noticeable, while the human ear perceives a 10 dBA CNEL increase as a doubling of sound.

According to the World Health Organization (WHO), sleep disturbance can occur when continuous indoor noise levels exceed 30 dBA or when intermittent interior noise levels reach 45 dBA, particularly if background noise is low. With a bedroom window slightly open (a reduction from outside to inside of 15 dB), the WHO criteria suggest that exterior continuous (ambient) nighttime noise levels should be 45 dBA or below, and short-term events should not generate noise in excess of 60 dBA. WHO also notes that maintaining noise levels within the recommended levels during the first part of the night is believed to be effective for the ability of people to initially fall asleep. Other potential health effects of noise identified by WHO include decreased performance for complex cognitive tasks, such as reading, attention span, problem solving, and memorization; physiological effects such as hypertension and heart disease (after many years of constant exposure, often by workers, to high noise levels); and hearing impairment (again, generally after long-term occupational exposure, although shorter-term exposure to very high noise levels, for example, exposure several times a year to convert noise at 100 dBA, can also damage

hearing). Finally, noise can cause annoyance and can trigger emotional reactions like anger, depression, and anxiety. WHO reports that, during daytime hours, few people are seriously annoyed by activities with noise levels below 55 dBA or moderately annoyed with noise levels below 50 dBA. Vehicle traffic and continuous sources of machinery and mechanical noise contribute to ambient noise levels. Short-term noise sources, such as truck backup beepers, the crashing of material being loaded or unloaded, car doors slamming, and engines revving outside a nightclub, contribute very little to 24-hour noise levels but are capable of causing sleep disturbance and severe annoyance. The importance of noise to receptors depends on both time and context. For example, long-term high noise levels from large traffic volumes can make conversation at a normal voice level difficult or impossible, while short-term peak noise levels, if they occur at night, can disturb sleep.

Noise levels from a particular source generally decline as distance to the receptor increases. Sound from a small localized source (approximating a point source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates or drops off at a range of 6 dBA for each doubling of the distance. Other factors, such as the weather and reflecting or barriers, also help intensify or reduce the noise level at any given location. A commonly used rule of thumb for roadway noise is that for every doubling of distance from the source, the noise level is reduced by about 3 dBA at acoustically "hard" locations (i.e., the area between the noise source and the receptor is nearly complete asphalt, concrete, hard-packed soil, or other solid materials) and 4.5 dBA at acoustically "soft" locations (i.e., the area between the source and receptor is normal earth or has vegetation, including grass). Noise from stationary or point sources is reduced by about 6 to 7.5 dBA for every doubling of distance at acoustically hard and soft locations, respectively. In addition, noise levels are also generally reduced by 1 dBA for each 1,000 feet of distance due to air absorption. Noise levels may also be reduced by intervening structures, such as hills, manmade features, buildings, and walls. Generally, for an at-grade facility in an average residential area where the first row of buildings cover at least 40 percent of total area, the reduction provided by the first row is reasonably assumed to be 3 dBA, with 1.5 dBA for each additional row. For buildings spaced tightly, the first row provides about 5 dBA of reduction, successive rows reduced noise by 1.5 dBA per row, with a maximum reduction limit of 10 dBA.[77] Additional noise attenuation can be provided within residential structures. Depending on the quality of the original building façade, especially windows and doors, sound insulation treatments can improve the noise reduction by 5 to 20 dBA.[78]

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[77] *California Department of Transportation, Division of Environmental Analysis, Technical Noise Supplement, November 2009.*

[78] *Federal Transit Administration, Office of Planning and Environment, Transit Noise and Vibration Impact Assessment, May 2006.*

Ambient Noise Levels

To assess the existing ambient noise conditions in the area, ambient noise measurements were taken with a Larson Davis 831 sound level meter, which conforms to industry standards set forth in ANSI S1.4-1983 (R2001) - American National Standard Specification for Sound Level Meters. Figure 6.3, Noise Monitoring and Sensitive Receptor Location Map, depicts the noise measurement locations fronting the adjacent residential, institutional, and hotel uses as the most likely sensitive receptors to experience noise level increases during construction and at the major intersections surrounding the Project Site. The detailed noise monitoring data are presented in Appendix H, Noise Monitoring Data and Calculations Worksheets, and are summarized below in Table 6.13, Existing Ambient Noise Levels in Project Site Vicinity. As shown in Table 6.13, the ambient daytime noise in the vicinity of the Project Site ranges from 58.6 to 76.6 L_{eq}. The maximum instantaneous noise level during the six 15-minute recordings was 102.2 dB L_{max} at Location F, where a motorcycle passed by the noise monitor. The primary noise sources that contributed most to the measured ambient noise levels were pedestrians and vehicle traffic, including cars, buses, and motorcycles, as well as active construction in the vicinity of the Project Site.

Table 6.13
Existing Ambient Noise Levels in the Project Site Vicinity

No.	Location	Primary Noise Sources	Noise Level Statistics [a]		
			L_{eq}	L_{min}	L_{max}
A	Southeast corner of Madison Avenue and Cosmopolitan Street	Light pedestrian and moderate vehicle traffic	58.6	47.4	81.8
B	East side of Westmoreland Avenue, between Oakwood Avenue and Beverly Boulevard	Light pedestrian and vehicle traffic, ongoing construction for PATH Metro Villas	67.5	56.0	80.1
C	East side of Madison Avenue, between Oakwood Avenue and Beverly Boulevard	Moderate pedestrian and light vehicle traffic, ongoing construction for PATH Metro Villas	74.1	60.5	88.0
D	North side of Oakwood Avenue, between Juanita Avenue and Madison Avenue	Light pedestrian and moderate vehicle traffic, consistent traffic at the US-101 south on-ramp	66.7	54.0	85.9
E	West side of Juanita Avenue, between Oakwood Avenue and Beverly Boulevard	Light pedestrian and vehicle traffic	63.8	52.3	86.2
F	East side of Vermont Avenue, between Oakwood Avenue and Beverly Boulevard	Light pedestrian and heavy vehicle traffic	76.6	59.5	102.2

[a] *Noise measurements were taken on June 13, 2019 between approximately 11:35 a.m. and 2:17 p.m. at each location for a duration of 15 minutes. See Appendix H of this SCEA for noise monitoring data sheets.*

Parker Environmental Consultants, 2019.

Sensitive Receptors

The surrounding land uses in the Project Site vicinity are generally office, commercial, multi-family, and light manufacturing land uses, most of which are not considered sensitive to noise. Several noise sensitive land uses are located in the vicinity of the Proposed Project. For purposes of assessing noise impacts on sensitive populations, sensitive receptors in close proximity (within 500 feet) to the Project Site were identified. Table 6.14 below provides a summary of the sensitive receptors by address and land use and their respective proximity to the Project Site. The locations of these land uses relative to the Project Site are depicted in Figure 6.3, Noise Monitoring and Sensitive Receptor Location Map, above.

Table 6.14
Summary of Noise Sensitive Land Uses within 500 Feet of the Project Site

ID	Address	Land Use / Description	Distance to Project Site
1	335 Juanita Avenue	Multifamily residential building (permanent supportive housing)	60 feet
2	340 Madison Avenue	PATH multifamily residential building (permanent supportive housing) currently under construction	60 feet
3	3755 Beverly Boulevard	Stanton University and Sharon's Church	65 feet
4	400 Vermont Avenue	Delancey Street Foundation – multifamily residential building	115 feet
5	305 Westmoreland Avenue	Multifamily residential buildings along Westmoreland Avenue, north of Beverly Boulevard	210 feet
6	346 Vermont Avenue	Multifamily residential building on the east side of Vermont Avenue	250 feet
7	320 Vermont Avenue	Hubbard College	270 feet
8	152 Vermont Avenue	Virgil Middle School	320 feet
9	249 Juanita Avenue	Multifamily residential building on the west side of Juanita Avenue	325 feet
10	317-321 Vermont Avenue	Hotel buildings on the west side of Vermont Avenue	440 feet

See Figure 6.3, Noise Monitoring and Sensitive Receptors.
Source: Parker Environmental Consultants, 2019.

Source: Google Earth, Aerial View, 2019.

PARKER ENVIRONMENTAL CONSULTANTS

Figure 6.3
Noise Monitoring and Sensitive Receptors

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?

Less Than Significant Impact with Mitigation. A significant impact may occur if the Proposed Project would generate excess noise that would cause the ambient noise environment at the Project Site to exceed noise level standards set forth in the City of Los Angeles General Plan Noise Element (Noise Element) and the City of Los Angeles Noise Ordinance (Noise Ordinance). Implementation of the Proposed Project would result in an increase in ambient noise levels during both construction and operation, as discussed in further detail below. A significant impact may also occur if the Proposed Project were to result in a substantial temporary or periodic increase or a substantial permanent increase in ambient noise levels above existing ambient noise levels without the Proposed Project.

Construction-related noise impacts upon adjacent land uses would be significant if, as indicated in LAMC Section 112.05, noise from construction equipment within 500 feet of a residential zone exceeds 75 dBA at a distance of 50 feet from the noise source.[79] However, the above noise limitation does not apply where compliance is technically infeasible. Technically infeasible means that the above noise limitation cannot be complied with despite the use of mufflers, shields, sound barriers and/or any other noise reduction device or techniques during the operation of the equipment. A significant construction noise impact would also occur if construction activities lasting more than one day would increase the ambient noise levels by 10 dBA or more at any off-site noise-sensitive location, or if construction activities lasting more than ten days in a three-month period would increase ambient exterior noise levels by 5 dBA or more at a noise sensitive use.

For operational noise impacts, a project would normally have a substantial permanent increase in ambient noise levels from Proposed Project operations if the Proposed Project causes the ambient noise level measured at the property line of affected uses that are shown in Table 6.15, Community Noise Exposure Level (CNEL), to increase by 3 dBA in CNEL within the “normally unacceptable” or “clearly unacceptable” category, or any 5 dBA or greater noise increase. Thus, a significant impact would occur if noise levels

[79] *As shown in Figure 3.2, Zoning and General Plan Land Use Designations, the properties surrounding the Project Site are zoned for Limited Manufacturing (M1-1). Thus, LAMC Section 112.05 is not applicable to the Proposed Project. Notwithstanding the M1 zone designations, the Proposed Project’s noise impacts upon adjacent residential and institutional land uses is addressed in this analysis in accordance with the LA CEQA Thresholds Guide.*

Table 6.15
Community Noise Exposure (CNEL)

Land Use	Normally Acceptable[a]	Conditionally Acceptable[b]	Normally Unacceptable[c]	Clearly Unacceptable[d]
Single-family, Duplex, Mobile Homes	50 - 60	55 - 70	70 - 75	above 75
Multi-Family Homes	50 - 65	60 - 70	70 - 75	above 75
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	above 80
Transient Lodging – Motels, Hotels	50 - 65	60 - 70	70 - 80	above 75
Auditoriums, Concert Halls, Amphitheaters	---	50 - 70	---	above 70
Sports Arena, Outdoor Spectator Sports	---	50 - 75	---	above 75
Playgrounds, Neighborhood Parks	50 - 70	---	67 - 75	above 75
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 75	---	70 - 80	above 80
Office Buildings, Business and Professional Commercial	50 - 70	67 - 77	above 75	---
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	above 75	---

[a] Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.
[b] Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.
[c] Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
[d] Clearly Unacceptable: New construction or development should generally not be undertaken.
Source: Office of Planning and Research, State of California General Plan Guidelines, October 2003 (in coordination with the California Department of Health Services); City of Los Angeles, General Plan Noise Element, adopted February 1999.

associated with operation of the Proposed Project would increase the ambient noise levels by 3 dBA CNEL at homes where the resulting noise level would be at least 70 dBA CNEL. In addition, any long-term increase of 5 dBA CNEL or more is considered to cause a significant impact. Generally, in order to achieve a 3 dBA CNEL increase in ambient noise from traffic, the volume on any given roadway would need to double.[80] In addition to analyzing potential impacts in terms of CNEL, the analysis also addresses increases in on-site noise sources per the provisions of the LAMC, which establishes a L_{eq} standard of 5 dBA over ambient conditions as constituting a LAMC violation.

Construction Impacts

Construction of the Proposed Project would require the use of heavy equipment for demolition, site preparation, grading/excavation, the installation of utilities, paving, and building construction. During each construction phase there would be a different mix of

[80] *FTA, Transit Noise and Vibration Impact Assessment, May 2006.*

equipment operating and noise levels would vary based on the amount of equipment in operation and the location of each activity. The Proposed Project's construction noise levels were estimated using the noise prediction and reference noise levels for construction equipment usage by phase based on the Federal Highway Administration's (FHWA) Roadway Construction Noise Model (RCNM, Version 1.1 (2006)) (See Appendix H to this SCEA). The average (hourly Leq) construction noise levels by phase are based on the quantity, type, and usage factors for the construction equipment anticipated to be used during each phase of construction. The predicted construction noise levels at each of the sensitive receptors were then estimated based on respective distance between the source and the receptor and other factors that would affect the noise levels such as intervening structures or barriers that provide sound attenuation. The estimated exterior construction noise levels at the 10 sensitive receptor locations are shown in Table 6.16, Estimated Exterior Construction Noise at Nearest Sensitive Receptors.

As shown in Table 6.16, the highest construction noise levels would occur to sensitive receptors 1 through 4, which are directly adjacent to the Project Site across Madison, Oakwood and Juanita Avenues. Construction noise levels at these locations prior to mitigation would range from 83.3 dBA L_{eq} to 77.7 dBA L_{eq}. Construction noise would exceed ambient noise levels at receptor 1 by up to 19.5 dBA L_{eq}. At Sensitive Receptor Location 1 unmitigated construction noise levels are calculated to be 83.3 dBA. In comparison to the LAMC Section 112.05 construction noise limit of 75 dBA L_{eq}, construction noise would need to be attenuated by 8.3 dBA to be in compliance with the Code. With respect to the L.A. CEQA Thresholds Guide threshold noise levels would need to be attenuated by 14.5 dBA L_{eq} to ensure construction noise levels are reduced to less than significant levels. Accordingly, it is recommended that a temporary noise barrier be installed along the property line to block the line-of-sight between the noise sources and surrounding sensitive receptors, as required by Mitigation Measure N-4 (see below). The construction of a temporary ¾ inch plywood noise barrier would be capable of attenuating the noise level by approximately 20 dBA, which is sufficient to meet the 14.5 dBA attenuation required at this Sensitive Receptor location. As such, construction noise impacts to Sensitive Receptor 1 would be less than significant after mitigation.

Table 6.16
Estimated Exterior Construction Noise at Nearest Sensitive Receptors Without Mitigation

ID [a]	Address/Land Use [a]	Distance to Project Site (feet)	Existing Exterior Ambient Noise (dBA L_{eq})	Maximum Construction Noise Levels (dBA L_{eq})[b]	Construction Noise Significance Criteria (dBA L_{eq}) [b]	Noise Impact Above 75-dBA Threshold (dBA L_{eq})	*Noise Level Impact Above Ambient (dBA L_{eq})*
1	335 Juanita Avenue / Multifamily Residential	60	63.8	83.3	75.0	8.3	19.5
2	340 Madison Avenue / Multifamily Residential	60	74.1	83.3	75.0	8.3	9.2
3	3755 Beverly Boulevard / Institutional	65	63.8	82.6	75.0	7.6	18.8
4	400 Vermont Avenue / Multifamily Residential	115	66.7	77.7	75.0	2.7	11.0
5	305 Westmoreland Avenue / Multifamily Residential	210	67.5	63.3	75.0	0.0	-4.2
6	346 Vermont Avenue / Multifamily Residential	250	76.6	60.9	75.0	0.0	-15.7
7	320 Vermont Avenue / Institutional	270	76.6	70.3	75.0	0.0	-6.3
8	152 Vermont Avenue / Institutional	320	58.6	58.8	75.0	0.0	0.2
9	249 Juanita Avenue / Multifamily Residential	325	63.8	68.7	75.0	0.0	4.9
10	317-321 Vermont Avenue / Hotel Buildings	440	76.6	56.0	75.0	0.0	-20.6

Notes
[a] *See Figure 6.3, Noise Monitoring and Sensitive Receptor Location Map.*
[b] *Sensitive Receptor No. 5, 6, 8, and 10 incorporates a 10-dB attenuation factor due to buildings separating the Project Site and sensitive receptors.*
Source: Calculations based on Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, May 2006. It should be noted that the peak noise level increase at the nearby sensitive receptors during project construction represents the highest composite noise level that would be generated periodically during a worst-case construction activity and does not represent continuous noise levels occurring throughout the construction day or period.

At Sensitive Receptor Location 2 unmitigated construction noise levels are calculated to be 83.3 dBA. Construction noise would need to be attenuated by 8.3 dBA to be in compliance with the Code. With respect to the L.A. CEQA Thresholds Guide threshold noise levels would need to be attenuated by 4.2 dBA L_{eq} to ensure construction noise levels are reduced to less than significant levels. Implementation of Mitigation Measure N-4 would provide up to a 20 dBA reduction in construction noise, which is more than sufficient to meet the attenuation required at this Sensitive Receptor location to be in compliance with the LAMC and not exceed the construction noise thresholds of

significance. As such, construction noise impacts to Sensitive Receptor 2 would be less than significant after mitigation.

At Sensitive Receptor Location 3 unmitigated construction noise levels are calculated to be 82.6 dBA. Construction noise would need to be attenuated by 7.6 dBA to be in compliance with the Code. With respect to the L.A. CEQA Thresholds Guide threshold noise levels would need to be attenuated by 13.8 dBA L_{eq} to ensure construction noise levels are reduced to less than significant levels. Implementation of Mitigation Measure N-4 would ensure construction noise is in compliance with the LAMC and would not exceed noise thresholds of significance. As such, construction noise impacts to Sensitive Receptor 3 would be less than significant after mitigation.

At Sensitive Receptor Location 4 unmitigated construction noise levels are calculated to be 77.7 dBA. Construction noise would need to be attenuated by 2.7 dBA to be in compliance with the Code. With respect to the L.A. CEQA Thresholds Guide threshold noise levels would need to be attenuated by 6 dBA L_{eq} to ensure construction noise levels are reduced to less than significant levels. Implementation of Mitigation Measure N-4 would ensure construction noise is in compliance with the LAMC and would not exceed the noise significance thresholds. As such, construction noise impacts to Sensitive Receptor 4 would be less than significant after mitigation.

Due to their respective distances and intervening structures blocking the line of sight of the noise source to the receptor, construction noise levels at Receptor Locations 5 through 10 would be below 75 dBA limit of LAMC Section 112.05 and would be at or below ambient noise levels. As such none of these Receptor Locations would be significantly impacted by the Proposed Project.

In accordance with the provisions set forth in LAMC 112.05, implementation of Mitigation Measures N-1 through N-5 are recommended to ensure impacts associated with construction-related noise levels are mitigated to less than significant levels. A summary of the noise levels after mitigation is provided in Table 6.17, Construction Noise Levels After Mitigation. As shown in Table 6.17, with implementation of these measures, temporary construction-related noise impacts would be considered less than significant and in accordance with City requirements and standards.

Mitigation Measures:

Increased Noise Levels (Demolition, Grading, and Construction Activities)

N-1 Construction and demolition shall be restricted to the hours of 7:00 AM to 6:00 PM Monday through Friday, and 8:00 AM to 6:00 PM on Saturday.

N-2 The project contractor(s) shall employ noise minimization strategies when using mechanized construction equipment. To the maximum extent practical, demolition and construction activities shall be scheduled and coordinated so as to avoid operating several pieces of equipment simultaneously, which cause high noise levels. Construction equipment shall not idle when not in use. The contractor shall place noise construction equipment as far from the Project Site edges as practicable.

N-3 The project contractor shall use power construction equipment with noise shielding and muffling devices to the extent available and feasible. The noise mufflers shall be consistent with manufacturers' standards and be equipped with all construction equipment, fixed or mobile.

N-4 The project contractor shall erect a temporary noise-attenuating sound barrier along the perimeter of the Project Site. The sound wall shall be a minimum of 8 feet in height to block the line-of-site of construction equipment and off site receptors at the ground level. The sound barrier shall include ¾ inch plywood or other sound absorbing material capable of achieving a 14.5 dBA reduction in sound level.

N-5 An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive noise levels. Any reasonable complaints shall be rectified within 24 hours of their receipt.

Table 6.17
Estimated Exterior Construction Noise
at Nearest Sensitive Receptors After Mitigation

ID [a]	Address/Land Use [a]	Existing Exterior Ambient Noise (dBA L_{eq})	Maximum Construction Noise Levels Before Mitigation (dBA L_{eq})[b]	Mitigation Attenuation Factor (dBA)	Construction Noise Level After Mitigation (dBA L_{eq}) [b]	Significant Impact After Mitigation? (Yes/No)
1	335 N. Juanita Avenue / Multifamily Residential	63.8	83.3	-20	63.3	No
2	340 N. Madison Avenue / Multifamily Residential	74.1	83.3	-20	63.3	No
3	3755 Beverly Boulevard / Institutional	63.8	82.6	-20	62.6	No
4	400 N. Vermont Avenue / Multifamily Residential	66.7	77.7	-20	57.7	No
5	305 N. Westmoreland Avenue / Multifamily Residential	67.5	63.3	NA	63.3	No
6	346 N. Vermont Avenue / Multifamily Residential	76.6	60.9	NA	60.9	No
7	320 N. Vermont Avenue / Institutional	76.6	70.3	NA	70.3	No
8	152 N. Vermont Avenue / Institutional	58.6	58.8	NA	58.8	No
9	249 N. Juanita Avenue / Multifamily Residential	63.8	68.7	-20	48.7	No
10	317-321 N. Vermont Avenue / Hotel Buildings	76.6	56.0	NA	56.0	No

Notes

[a] See Figure 4.2, Noise Monitoring and Sensitive Receptor Location Map.

[b] Sensitive Receptor No. 5, 6, 8, and 10 incorporates a 10-dB attenuation factor due to buildings separating the Project Site and sensitive receptors.

Source: Calculations based on Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, May 2006. It should be noted that the peak noise level increase at the nearby sensitive receptors during project construction represents the highest composite noise level that would be generated periodically during a worst-case construction activity and does not represent continuous noise levels occurring throughout the construction day or period.

Operational Noise

HVAC Equipment Noise

Upon completion and operation of the Proposed Project, on-site operational noise would be generated by heating, ventilation, and air conditioning (HVAC) equipment installed on the new structures. However, the noise levels generated by these equipment types are not anticipated to be substantially greater than those generated by the current HVAC equipment serving the existing buildings on the Project Site and in the Project vicinity. As such, the HVAC equipment associated with the Proposed Project would not represent a new source of noise in the Project Site vicinity. In addition, the operation of this and any other on-site stationary sources of noise would be required to comply with the LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five decibels. Based on estimated A-weighted noise ratings published for standard HVAC equipment,[81] sound power from rooftop mounted HVAC equipment would be expected to range from 69 dBA L_{eq} to 74 dBA L_{eq} at the source. Therefore, as a conservative estimate, a reference level of 74 dBA L_{eq} was utilized to analyze HVAC equipment noise levels. Based on the respective distances to the sensitive receptors the maximum noise level produced by the HVAC equipment, the highest anticipated noise level is approximately 60.3 dBA $L_{eq,}$ which occurs at Sensitive Receptor No. 1 and 2. As this noise level is significantly below the ambient noise level, the sound of HVAC equipment would not be audible at the neighboring sensitive receptors. As such, noise from mechanical equipment would be less than significant.

Off-Site Traffic Noise

The Proposed Project would increase traffic volumes on the surrounding roadways, which in turn has the potential to increase roadway noise. Based on the principles of roadway noise, it would take a doubling of the roadway's traffic to generate a perceptible increase (3 dBA) in the ambient roadway noise volume. If a project would result in traffic that is less than double the existing traffic, then the Proposed Project's mobile noise impacts can be assumed to be less than significant. According to the Proposed Project's Transportation Study, the proposed development would result in a net increase of 407 net daily vehicle trips, including 49 AM peak hour trips and 37 PM peak hour trips. For purposes of analyzing the Proposed Project's traffic noise impacts, the traffic volumes at the two adjacent intersections analyzed in the Proposed Project's Transportation Study, Vermont Avenue & Beverly Boulevard and Beverly Boulevard & Temple Street &

[81] *Carrier Corporation, Product Data Sheet for 25HBC5 Base 15 Heat Pump with Puron Refrigerant (1 ½ to 5 Nominal Tons.*

Westmoreland were analyzed. The Proposed Project's estimated 407 average daily trips would represent a small percent increase in the daily traffic volume at these intersections. Therefore, the Proposed Project would not double the traffic along the closest intersections and thus would not exceed the 3-dBA CNEL threshold of significance at the nearby study intersections and roadways. Thus, the Proposed Project's mobile source noise impact would be less than significant.

b) Generation of, excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Vibration is sound radiated through the ground. Vibration can result from a source (e.g., subway operations, vehicles, machinery equipment, etc.) causing the adjacent ground to move, thereby creating vibration waves that propagate through the soil to the foundations of nearby buildings. This effect is referred to as groundborne vibration. The peak particle velocity (PPV) or the root mean square (RMS) velocity is usually used to describe vibration levels. PPV is defined as the maximum instantaneous peak of the vibration level and is typically used for evaluating potential building damage. RMS is defined as the square root of the average of the squared amplitude of the level. RMS velocity in decibels (VdB) is typically more suitable for evaluating human response.

The background vibration velocity level in residential areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for most people. Most perceptible indoor vibration is caused by sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

Construction

Excavation and earthwork activities for the Proposed Project have the potential to generate low levels of groundborne vibration. The operation of construction equipment generates vibrations that propagate through the ground and diminishes in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. Thus, construction activities

associated with the Proposed Project could have an adverse impact on sensitive structures (i.e., building damage).

For purposes of addressing construction-related vibration impacts on buildings, the City of Los Angeles has not adopted any policies or guidelines relative to groundborne vibration impacts. While the Los Angeles County Code (LACC Section 12.08.350) states a presumed perception threshold of 0.01 inch per second RMS, this threshold applies to groundborne vibrations from long-term operational activities, not construction. Consequently, as neither the City of Los Angeles nor the County of Los Angeles have an adopted significance threshold to assess vibration impacts during construction, the FTA and Caltrans adopted vibration standards for buildings which are referenced to evaluate potential impacts related to project construction. This analysis uses the FTA adopted vibration standards for buildings. Based on Caltrans criteria, construction impacts relative to structural damage from groundborne vibration would be considered significant if the following thresholds were to occur as shown in Table 6.18, below.

Table 6.18
Construction Vibration Damage Criteria

Threshold Criteria	PPV (in/sec)	Approximate RMS velocity in decibels (VdB) (re 1 micro-inch/second)
Building Category		
I. Reinforced-concrete, steel or timber (no plaster)	0.5	102
II. Engineered concrete and masonry (no plaster)	0.3	98
III. Non-engineered timber and masonry buildings	0.2	94
IV. Buildings extremely susceptible to vibration damage	0.12	90

Source: Federal Transit Administration, Office of Planning and Environment
Federal Transit Administration, Transit Noise and Vibration Impact Assessment (Table 12-3) May 2006.

Table 6.19, Vibration Source Levels for Construction Equipment, identifies various PPV and RMS velocity (in VdB) levels for the types of construction equipment that would operate at the Project Site during construction. As shown in Table 6.19, vibration velocities could range from 0.003 to 0.089 inch/sec PPV at 25 feet from the source activity, with corresponding vibration levels ranging from 58 VdB to 87 VdB at 25 feet from the source activity, depending on the type of construction equipment in use.

Table 6.19
Vibration Source Levels for Construction Equipment

Equipment	Approximate PPV (in/sec)					Approximate RMS (VdB)				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	0.089	0.031	0.024	0.017	0.011	87	78	76	73	69
Caisson Drilling	0.089	0.031	0.024	0.017	0.011	87	78	76	73	69
Loaded Trucks	0.076	0.027	0.020	0.015	0.010	86	77	75	72	68
Jackhammer	0.035	0.012	0.009	0.007	0.004	79	70	68	65	61
Small Bulldozer	0.003	0.001	0.0008	0.0006	0.0004	58	49	47	44	40

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, 2006.

Structural Vibration Impacts

There are three buildings immediately adjacent to the Project Site's property lines. As such, the Proposed Project's construction activities would have the potential to create groundborne vibration impacts to the surrounding structures. As shown in Table 6.20, below, the estimated vibration level at the nearest buildings located 10 feet from the Project Site is 0.21 PPV in/sec, which is well below the threshold of 0.3 PPV in/sec. As such, the Proposed Project's construction activities would have no groundborne vibration impact to any surrounding structures.

Table 6.20
Estimated Structural Vibration Damage Levels at Nearest Structures

No.	Sensitive Land Use	Distance from Project Site (ft)	Estimated Vibration Levels (PPV in/sec)	Threshold of Significance	Significant Impact?
1	340 Juanita Avenue (Commercial building west of the Project Site	<10 ft	0.21	0.3	No
2	3737 Beverly Boulevard (Commercial building south of the Project Site)	<10 ft	0.21	0.3	No
3	3701 Beverly Boulevard Commercial building south of the Project Site	<10 ft	0.21	0.3	No

Source: Source: Federal Transit Administration, Office of Planning and Environment Federal Transit Administration, Transit Noise and Vibration Impact Assessment (Table 12-3) May 2006.
Parker Environmental Consultants, 2019.

Operation

The Proposed Project is a residential development and would not involve the use of stationary equipment that would result in high vibration levels. Although groundborne vibration at the Project Site and immediate vicinity may currently result from heavy-duty vehicular travel (e.g., refuse trucks and transit buses) along Juanita Avenue, Oakwood Avenue, and Madison Avenue, the proposed land uses would not result in a substantial increase in the use of these heavy-duty vehicles on the public roadways. While refuse trucks would be used for the removal of solid waste at the Project Site, the collection of refuse would occur within the enclosed first-floor levels which would effectively attenuate groundborne vibration and noise impacts. As such, vibration impacts associated with operation of the Proposed Project would be less than significant.

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. A significant impact may occur if the Proposed Project were located within an airport land use plan and would introduce substantial new sources of noise or substantially add to existing sources of noise within or in the vicinity of the Project Site. There are no airports or private air strips within a two-mile radius of the Project Site, and the Project Site is not within any airport land use plan or airport hazard zone. The Proposed Project would not expose people to excessive noise levels associated with airport uses. Therefore, no impact would occur.

Cumulative Impacts

Less Than Significant Impact with Mitigation. Development of the Proposed Project in conjunction with the related projects identified in Section 3, Project Description, would result in an increase in construction-related and traffic-related noise as well as on-site stationary noise sources in the already urbanized area of the City of Los Angeles. The closest related project is Related Project No. 20 (PATH II Affordable Housing project), which is located east of the Project Site, across Madison Avenue. The PATH II Affordable Housing project is currently under construction and is anticipated to be completed with construction activities by the time the Proposed Project begins construction. As such, construction activities would not overlap and there would be no potential for cumulative construction noise impacts to occur. As such, the cumulative construction noise impacts would be less than significant with mitigation.

6.14 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. A significant impact may occur if the Proposed Project would locate new development such as homes, businesses, or infrastructure, with the effect of substantially inducing growth in the proposed area that would otherwise not have occurred as rapidly or in as great a magnitude. The determination of whether the project results in a significant impact on population and housing growth shall be made considering: (a) the degree to which a project would cause growth (i.e., new housing or employment generators) or accelerate development in an undeveloped area that exceeds projected/planned levels for the year of project occupancy/buildout, and that would result in an adverse physical change in the environment; (b) whether the project would introduce unplanned infrastructure that was not previously evaluated in the adopted Community Plan or General Plan; and (c) the extent to which growth would occur without implementation of the project.

SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)

On April 7, 2016, SCAG's Regional Council adopted the 2016 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS): A Plan for Mobility, Accessibility, Sustainability, and a High Quality of Life. The 2016 RTP/SCS is the culmination of a multi-year effort involving stakeholders from across the SCAG Region. The 2016 RTP/SCS balances the Southern California region's future mobility and housing needs with economic, environmental, and public health goals.

Based on the regional growth projections in the 2016 RTP/SCS, the City of Los Angeles had an estimated permanent population of approximately 3,845,500 persons and approximately 1,325,500 residences in 2012. By the year 2040, SCAG forecasts that the City of Los Angeles will increase to 4,609,400 persons (or a 20% increase since the year 2012) and approximately 1,690,300 residences (or a 28% increase since the year 2012). As shown in Table 6.21, below, SCAG population and housing projections from 2012 through 2040 envisions a population growth of 763,900 additional persons (an approximate 20% growth rate) in the City of Los Angeles and 3,816,000 additional persons (an approximate 21% growth rate) in the entire SCAG Region. The number of households within the City of Los Angeles is anticipated to increase by 364,800 households, or approximately 28% between 2012 and 2040. The number of households within the SCAG Region is anticipated to increase by 1,527,000 households, or approximately 26% between 2012 and 2040. The number of employment opportunities is anticipated to increase by 472,700 jobs (approximately 28%) in the City of Los Angeles between 2012 and 2040, and the SCAG Region is anticipated to increase by 2,432,000 jobs (approximately 33%) between 2012 and 2040.

Table 6.21
SCAG Population and Housing Projections for the City of Los Angeles, Los Angeles County, and the SCAG Region

Population			
Region	**2012**	**2040**	**% Growth (2012-2040)**
Los Angeles City	3,845,500	4,609,400	20%
Los Angeles County	9,923,000	11,514,000	16%
SCAG Region	18,322,000	22,138,000	21%
Households			
Region	**2012**	**2040**	**% Growth (2012-2040)**
Los Angeles City	1,325,500	1,690,300	28%
Los Angeles County	3,257,000	3,946,000	21%
SCAG Region	5,885,000	7,412,000	26%
Employment			
Region	**2012**	**2040**	**% Growth (2012-2040)**
Los Angeles City	1,696,400	2,169,100	28%
Los Angeles County	4,246,000	5,226,000	23%
SCAG Region	7,440,000	9,872,000	33%

Source: SCAG, adopted 2016 RTP/SCS Growth Forecast, Demographics and Growth Forecast Appendix, adopted April 2016.

Construction Impacts

Construction job opportunities created as a result of the Proposed Project are not expected to result in any substantial population growth in the project area. The work requirements of most construction projects are highly specialized so that construction workers remain at a job site only for the timeframe in which their specific skills are needed to complete a particular phase of the construction process.

Additionally, the construction workers would likely be supplied from the region's labor pool. Construction workers would not be likely to relocate their household as a consequence of working on the Proposed Project, and as such, significant housing or population impacts would not result from construction of the Proposed Project. Therefore, construction-related population growth impacts would be less than significant.

Operational Impacts

The Project Site is currently developed with three commercial buildings used for the commercial operation of a telecommunications company, three existing single-family residential buildings, and one surface parking lot. The Proposed Project would include the demolition of the existing structures on-site; the renovation of an existing two-story commercial office building, and the construction, operation, and maintenance of five eight-story multi-family buildings with 454 dwelling units, of which 449 are permanent supportive housing and five managers' units, and related social services. The Proposed Project's population generation is shown in Table 6.22. The construction of 454 additional dwelling units with would result in an increase in up to approximately 564 net permanent residents in the City of Los Angeles.[82] The proposed increase in housing units and population would be consistent with the SCAG forecast of additional households and persons in the City of Los Angeles between 2012 and 2040.

[82] *Based on the U.S. Census Bureau, American Community Survey (ACS) PUMS database, the City of Los Angeles' citywide average population for multifamily housing is estimated to be 2.6 persons per household. (Jack Tsao, Department of City Planning Demographic Unit, March 2019).*

Table 6.22
Project Estimated Population Generation

Land Use	Quantity	Occupancy Rates	Total Population
Project			
Apartments	370 1-Bedroom Units	1 per room	370
	71 2-Bedroom Units	2 per room	142
	13 4-Bedrooom Units	4 per room	52
		Total Increase in Population	**564**

Note: DU = dwelling unit
[a] This estimate is based on the planned occupancy of the Proposed Project.
Source: Flexible PSH Solutions, 2020.

With respect to employment growth, the additional employees generated by the Proposed Project would contribute to a fraction of one percent of SCAG's employment growth forecast for the City of Los Angeles. Thus, the increase in employment opportunities as a result of the Proposed Project is within SCAG's employment growth forecast. It can be assumed that most of the employees generated by the Proposed Project would already reside within the City of Los Angeles or County of Los Angeles. Thus, any population growth generated by the Proposed Project would be well within SCAG's population growth projections.

Localized Growth Forecasts

Table 6.21 shows the Southern California Association of Government's (SCAG) population and housing growth for the City of Los Angeles to the year 2040. The Proposed Project's 454 new units and estimated 564 future residents would be well within SCAG estimates of growth for the City between 2012 and 2040. Therefore, the Proposed Project would result in a less than significant impact with respect to population, housing, and employment growth. Additionally, the Proposed Project would not cause growth (i.e., new housing or employment generators) or accelerate development in an undeveloped area that exceeds projected/planned levels for the year of Proposed Project occupancy/buildout or introduce unplanned infrastructure that was not previously evaluated in the adopted Community Plan or General Plan. Therefore, impacts related to any substantial unplanned population growth would be less than significant.

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

Less Than Significant Impact. A significant impact may occur if the Proposed Project would result in the displacement of existing housing units, necessitating the construction of replacement housing elsewhere. The Proposed Project would consist of the development of five eight-story multi-family buildings with 454 dwelling units, on a site that is currently occupied by three commercial buildings, three single-family residential buildings (3 units, all of which are currently occupied), and one paved surface parking lot. All tenants will be receive relocation payments pursuant to applicable law and replacement units will be constructed on-site.

The Proposed Project would result in a net increase of 451 units. As such, the Proposed Project would provide additional housing within the community for the underserved target population. Additinally, the displacement of the existing residential units would be temporary as the Proposed Project would provide a net increase in housing. Relocation assistance for the existing tenants would be provided in accordance with all applicable laws and regulations and as specified in the LAMC. The Proposed Project would be consistent with the Wilshire Community Plan, the Vermont/Western SNAP, and the Wilshire Center/Koreatown Redevelopment Plan Area by providing a 100 percent affordable housing development. The proposed residential uses would be consistent with the allowable uses as permitted by the zoning and General Plan land use designations. Therefore, a less than significant impact would occur.

Cumulative Impacts

Less Than Significant Impact. The related projects would introduce additional residential related uses to the Project Site area. Any residential related projects would result in direct population growth in the Project Site area.

As discussed in Section6.14(a), the Proposed Project would not exceed the growth projections of SCAG's 2016-2040 RTP/SCS for the City of Los Angeles subregion. Because population growth potentially associated with the Proposed Project has already been anticipated per SCAG projections, the Proposed Project's population growth would not be cumulatively considerable. Related projects would also be reviewed for consistency with regional growth projections. Therefore, the Proposed Project's cumulative impacts to population and housing would be less than significant.

6.15 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?

Less Than Significant Impact. A project would normally have a significant impact on fire protection if it requires the addition of a new fire station or the expansion, consolidation or relocation of an existing facility to maintain service. Section 15382 of the CEQA guidelines defines "significant effect on the environment" as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant." Thus, the addition of a new fire station or the expansion, consolidation or relocation of an existing facility to maintain service would only be considered significant if such activities result in a physical adverse impact upon the environment.[83]

The City of Los Angeles Fire Department (LAFD) considers fire protection services for a project adequate if a project is within the maximum response distance and has the minimum fire flow required for the land use proposed. Pursuant to Section 57.507.3.3, Table 507.3.3, of the 2017 City of Los Angeles Fire Code, the maximum response

[83] *City of Hayward et al. v. Board of Trustees of the California State University (2015).*

distance between high density residential and commercial land uses and a LAFD fire station that houses an engine company or truck company is 1.5 miles with a required fire flow of 4,000 gpm. If either of these performance criteria were exceeded, all structures located in the applicable commercial area would be required to install automatic fire sprinkler systems. With such systems installed, fire protection would be considered adequate even if the project were located beyond the maximum response distance.

Construction

Construction of the Proposed Project would increase the potential for accidental on-site fires from the operation of construction equipment and the use of flammable construction materials. The implementation of best management practices (BMPs) for the operation of mechanical equipment and the use of flammable construction materials by construction contractors and work crews would minimize fire hazards associated with the construction of the Proposed Project. The BMPs that would be implemented during construction of the Proposed Project would include: keeping mechanical equipment in good operating condition, and as required by law, carefully storing flammable materials in appropriate containers, and the immediate and complete cleanup of spills of flammable materials when they occur.

Construction activities also have the potential to affect fire protection services, such as emergency vehicle response times, by adding construction traffic to the street network and potentially requiring partial lane closures during street improvements and utility installations. Thus, construction could have the potential to adversely affect fire access. However, these impacts are considered to be less than significant because emergency access would be maintained to the Project Site and surrounding vicinity during construction through marked emergency access points approved by the LAFD, construction impacts are temporary in nature and do not cause lasting effects, and no complete lane closures are anticipated. Additionally, if any partial street closures are required, flagmen would be used to facilitate the traffic flow until construction is complete. Construction activities of the Proposed Project would result in a less than significant impact to fire services.

Operation

A project would result in a significant impact on fire protection if it requires the addition of a new fire station or the expansion, consolidation or relocation of an existing facility, the construction of which results in a significant impact upon the environment. The City of Los Angeles Fire Department (LAFD) considers fire protection services for a project adequate if a project is within the maximum response distance for the land use proposed. Pursuant to LAMC Section 57.507.3.3, the maximum response distance between commercial land uses and a LAFD fire station that houses an engine company, or a truck company is one

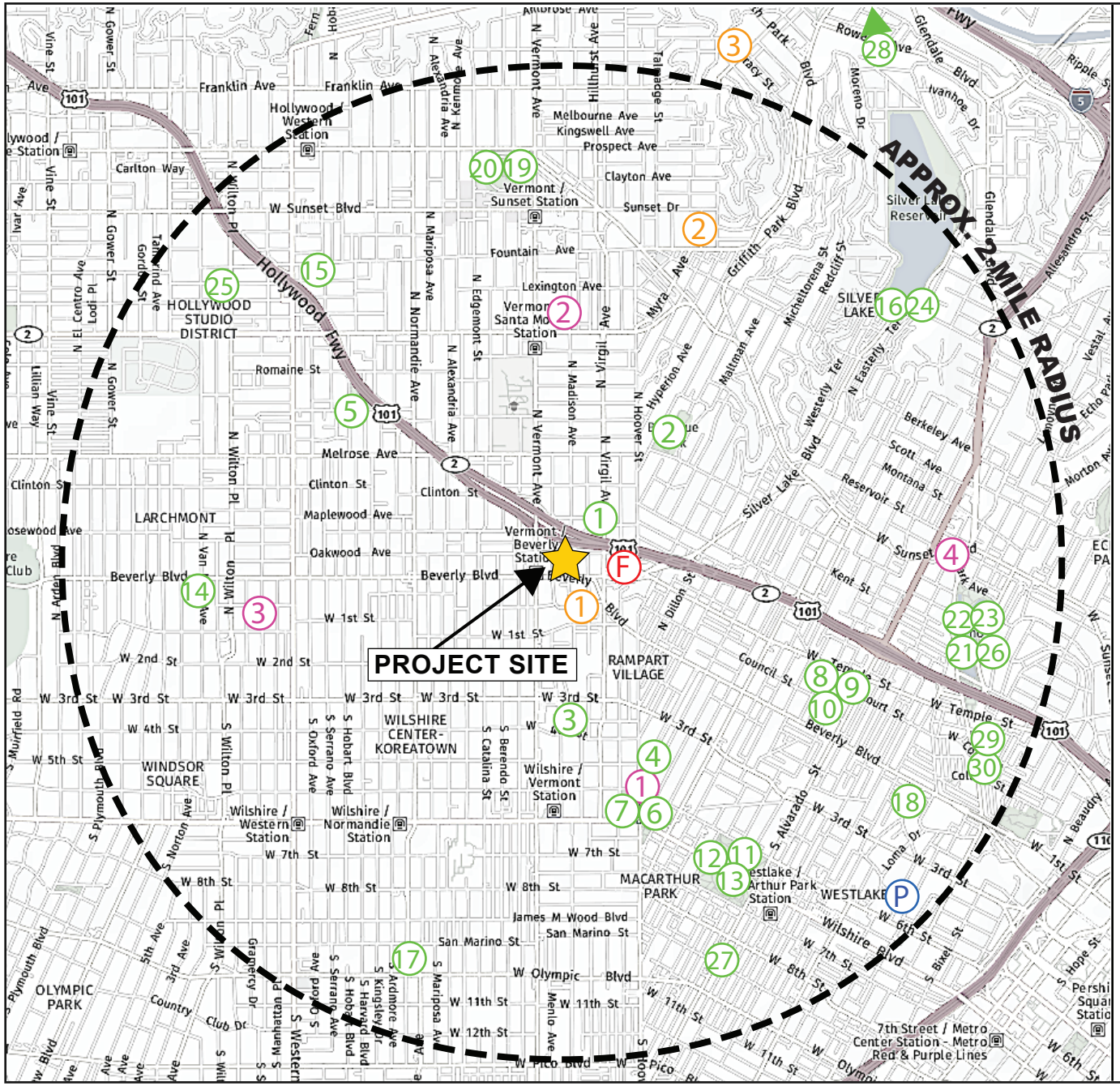
mile or 1.5 miles, respectively. If the distance is exceeded, all structures located in the applicable commercial area would be required to install automatic fire sprinkler systems. With such systems installed, fire protection would be considered adequate even if the Proposed Project is located beyond the maximum response distance. Although the Proposed Project is within the adequate response distance, the Proposed Project would install a fire sprinkler system to ensure safety from any fire hazards that may occur within the building.

The Proposed Project would include up to 454 dwelling units and 11,772 square feet of ground floor support services and would generate approximately 564 new residents.[84] The Proposed Project would increase the utilization of the Project Site, which is currently occupied by three commercial buildings, three single-family residential buildings, and one surface parking lot, and would potentially increase the demand for LAFD services. The Project Site is served by LAFD Station No. 6, located at 326 N. Virgil Avenue, approximately 0.2 mile northeast (driving distance) of the Project Site. See Figure 6.4, Public Services in the Project Vicinity. Based on the response distance criteria specified in LAMC 57.09.07A and the relatively short distance from Fire Station No. 6 to the Project Site, fire protection response would be considered adequate. The Proposed Project would work with LAFD and incorporate LAFD's recommendations relative to fire safety into the building plans. As part of the normal building permit process, the Project Applicant would submit a plot plan for review and approval by the LAFD either prior to the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant. Thus, compliance with regulatory compliance measures regarding fire protection and safety would ensure that any impacts upon fire services created by the Proposed Project would be less than significant.

Emergency vehicle access to the Project Site would continue to be provided from local and major roadways (i.e., Beverly Boulevard, Juanita Avenue, Oakwood Avenue and Madison Avenue). All circulation improvements proposed would be in compliance with the Fire Code, including any additional access requirements of the LAFD. Additionally, emergency access to the Project Site would be maintained at all times during both Project construction and operation. Therefore, impacts related to emergency access would be less than significant.

The adequacy of fire protection is also based upon the required fire flow, equipment access, and LAFD's safety requirements regarding needs and service for the area. The required fire flow necessary for fire protection varies with the type of development, life

[84] *See Section 6.14, Population and Housing.*



LEGEND

- (F) LAFD Station No. 6
- (P) Rampart Division Police Station
- (#) Schools
  1. Dr. Sammy Lee Elementary Medical Health Science Magnet
  2. Thomas Starr King Middle School Magnet: Film and Media
  3. John Marshall Senior High School
- (#) Parks
  1. Madison West Park
  2. Bellevue Recreation Center
  3. Shatto Recreation Center
  4. Occidental Parkway
  5. Lemon Grove Recreation Center
  6. Lafayette Multipurpose Community Center
  7. Lafayette Skate Park
  8. Lake Street Community Center
  9. Lake Street Park
  10. Lake Street Skate Park
  11. MacArthur Park
  12. MacArthur Park Recreation Center
  13. MacArthur Park Lake
  14. Burns (Robert L.) Park
  15. La Mirada Park
  16. Silverlake Recreation Center
  17. Seoul International Park
  18. Unidad Park
  19. Barnsdall Art Park
  20. Barnsdall Art Park Museum
  21. Echo Park Cafe Concession
  22. Echo Park Lake
  23. Echo Park Pedal Boats Concession
  24. Silverlake Dog Park
  25. Seily Rodriguez Park
  26. Echo Park Recreation Center
  27. Hope and Peace Park
  28. Sunnynook River Park (off-map)
  29. Patton Street Park
  30. Echo Deep Indoor Pool
- (#) Libraries
  1. Felipe de Neve Branch Library
  2. Cahuenga Branch Library
  3. Wilshire Branch Library
  4. Edendale Branch Library

Source: Yahoo Maps, 2019.

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Figure 6.4
Public Services in the Project Site Vicinity

hazard, occupancy, and the degree of fire hazard. Pursuant to LAMC Section 57.09.06, City-established fire flow requirements vary from 2,000 gallons per minute (gpm) in low-density residential areas to 12,000 gpm in high-density commercial or industrial areas. In any instance, a minimum residual water pressure of 20 pounds per square inch (PSI) is to remain in the water system while the required gpm is flowing. According to the LAFD, minimum fire flow requirement for the Proposed Project is 6,000 to 9,000 gallons per minute (gpm) from six adjacent hydrants flowing simultaneously. A Service Advisory Request/Fire Service Pressure Flow Report (SAR) would be prepared and approved for the Proposed Project by the Department of Water and Power (LADWP) to ensure that fire flow requirements are considered adequate for the Project Site. With approval from LADWP, development of the Proposed Project would result in a less than significant impact to fire flow requirements. The adequacy of existing water pressure and availability in the project area with respect to required fire flow would be confirmed by LAFD during the plan check review process. As part of the normal building permit process, the Project Applicant would submit a plot plan for review and approval by the LAFD either prior to the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant. Thus, compliance with regulatory compliance measures regarding fire protection and safety would ensure that that fire protection services are adequate within the proposed building and around the Project Site. Operation of the Proposed Project would not result in the increased demand for additional LAFD facilities and, therefore, result in a less than significant impact to fire protection services.

b) Police protection?

Less Than Significant Impact. A significant impact may occur if the City of Los Angeles Police Department (LAPD) could not adequately serve a project, necessitating a new or physically altered station that would result in a physical adverse impact upon the environment. Section 15382 of the CEQA guidelines defines “significant effect on the environment” as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.” Thus, the addition of a new police station or police substation, if warranted, would only be considered significant if such activities result in a physical adverse impact upon the environment. In other words, significant impacts under CEQA consist of adverse changes in any of the physical conditions within the area of a project, and potential impacts on public safety

services alone are not an environmental impact that CEQA requires a project applicant to mitigate.[85]

The Project Site is currently served by the City of Los Angeles Police Department's (LAPD) Central Bureau, which oversees LAPD operations in the Central, Hollenbeck, Newton, and Rampart areas. The Rampart Division Police Station, located at 1401 W. 6th Street, approximately 2.3 miles southeast (driving distance) from the Project Site. The Rampart Community Police Station area is approximately 5.54 square miles and includes the communities of Angelino Heights, Echo Park, Historic Filipinotown, Korea Town, Lafayette Park, MacArthur Park, Pico-Union, Temple-Beaudry, Virgil Village, and Westlake. The service boundaries for Central Area are as follows: Stadium Way, Pasadena Freeway (SR-110) to the north, Washington Boulevard, 7th Street to the south, Los Angeles River to the east, and the Harbor Freeway (I-110) to the west.

Construction

Construction sites, if left unsecured, have the potential to attract trespassers and/or vandals that would potentially result in graffiti, excess trash, and potentially unsafe conditions for the public. Such occurrences would adversely affect the aesthetic character of the Project Site and surrounding area and could potentially cause public health and safety concerns. As part of the standard condition of approval issued by the Department of Building and Safety, the Applicant is required to ensure the site is secure and does not pose a nuisance to pedestrians or adjacent property owners during construction. Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area. The Applicant will also provide on-site security personnel to secure the site on a 24-hour a day basis during construction. As such, with adherence to regulations and project conditions, Proposed Project impacts would be less than significant during the construction period.

Operation

Development of the Proposed Project would result in an increase of residents, employees, visitors, and patrons to the Project Site, thereby generating a potential increase in the number of service calls from the Project Site over the current conditions. Responses to thefts, vehicle burglaries, vehicle damage, traffic-related incidents, and crimes against persons would be anticipated to escalate as a result of the increased on-site activity and increased traffic on adjacent streets and arterials. The Applicant will provide an on-site security personnel to operate 24 hours a day, seven days a week.

[85] *City of Hayward et al. v. Board of Trustees of th88e California State University (2015).*

Upon completion of the Proposed Project, the Applicant would also provide the Rampart Area Commanding Officer with a diagram of each portion of the Proposed Project. The diagram should include access routes and any additional information that might facilitate police response. The Proposed Project would include adequate and strategically positioned functional and thematic lighting to enhance public safety. Visually obstructed and infrequently accessed "dead zones" would be limited. The building and layout design of the Proposed Project would also include crime prevention features, such as nighttime security lighting and secure parking facilities. In addition, the continuous visible and non-visible presence of people at all times of the day would provide a sense of security during evening and early morning hours. As such, the Proposed Project residents and employees would be able to monitor suspicious activity at the building entry points. These preventative and proactive security measures would decrease the amount of service calls to the LAPD. With incorporation of the security design features identified in the LAPD's "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", which will be confirmed through the Site Plan Review process, the Proposed Project's potential impact upon LAPD services would be reduced to a less than significant level.

c) Schools?

Less Than Significant Impact. A significant impact may occur if a project includes substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the Los Angeles Unified School District (LAUSD). The Project Site is located in LAUSD Board District 2 and Board District 5. The Project Site is currently served by one elementary school, one middle school, and one high school. Table 6.23, Resident Schools Serving the Project Site, details the names, grades served, and location of each school.

Table 6.23
Resident Schools Serving the Project Site

School Name	Grades	Address
Dr. Sammy Lee Elementary Medical Health Science Magnet	K-5	3600 Council Street
Thomas Starr King Middle School Magnet: Film and Media	6-8	4201 Fountain Avenue
John Marshall Senior High School	9-12	3939 Tracey Street

Source: Los Angeles Unified School District, Resident School Identifier, website: http://rsi.lausd.net/ResidentSchoolIdentifier/, accessed August 2019.
Parker Environmental Consultants, 2019

As shown in Table 6.24, Proposed Project Estimated Student Generation, the Proposed Project would generate approximately 103 elementary students, 28 middle school students and 59 high school students, for a total of approximately 190 students. Based on correspondence from the LAUSD, no new school construction is planned within the

project's service area. Both the Dr. Sammy Lee Elementary Medical Health Science Magnet School and the Thomas Starr King Middle School Magnet: Film and Media School are currently operating near or above capacity and are projected to have overcrowding conditions in the near future. As such, the Applicant would be required to pay all applicable developer fees to the LAUSD to offset the Proposed Project's demands upon local schools. Prior to issuance of a building permit, the General Manager of the City of Los Angeles, Department of Building and Safety, or designee, shall ensure that the Applicant has paid all applicable school facility development fees in accordance with California Government Code Section 65995. Pursuant to Government Code Section 65995, payment of development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation." With the payment of all applicable School Development Fee, the Proposed Project's potential impact upon public school services would be less than significant.

Table 6.24
Proposed Project Estimated Student Generation

Land Use	Size	Elementary School Students	Middle School Students	High School Students	Total Students
Existing Uses (to be removed)					
Single-family	3 du	1	0	0	1
Total Existing Students:		**1**	**0**	**0**	**1**
Proposed Project					
Multi-Family [a]	454 du	104	28	59	191
Total Estimated Students:		**104**	**28**	**59**	**191**
Less Existing:		*1*	*0*	*0*	*1*
Net Student Generation:		**103**	**28**	**59**	**190**

Notes: sf = square feet; du = dwelling units; emp = employees

[a] *Student generation rates are as follows for multi-family and single-family residential uses: 0.2269 elementary, 0.0611 middle and 0.1296 high school students per unit.*

Source: Los Angeles Unified School District, 2018 Developer Fee Justification Study, March 2018.

d) Parks?

Less Than Significant Impact. A significant impact would occur if the recreation and park services available could not accommodate the projected population increase resulting from implementation of a project or if the proposed project resulted in the construction of new recreation and park facilities that create significant direct or indirect impacts to the environment.

The Public Recreation Plan (PRP), a portion of the Service Systems Element of the City of Los Angeles General Plan, provides standards for the provision of recreational facilities throughout the City and includes Local Recreation Standards. The desired long-range

standard for local parks is based on two acres per 1,000 persons for neighborhood parks and two acres per 1,000 persons for community parks or four acres per 1,000 persons of combined neighborhood and community parks. However, the PRP also notes that these long-range standards may not be reached during the life of the plan, and, therefore, includes more attainable short- and intermediate-range standards of one (1) acre per 1,000 persons for neighborhood parks and one (1) acre per 1,000 persons for community parks, or two (2) acres per 1,000 people of combined neighborhood and community parks. These standards are Citywide goals and are not intended to be requirements for individual development projects. The Public Recreation Element of the City's General Plan also recognizes that the achievement of such goals is not the responsibility of individual development projects and that such goals will be met by "seek[ing] federal, state and private funds to implement acquisition and development of parks and recreational facilities."

The Project Site is located within a highly urbanized area of the Wilshire community and, as shown in Table 6.25, Recreation and Park Facilities within the Project Area, has access to approximately 123 acres of parkland and public recreation facilities within a two-mile radius. As summarized in Table 6.25 below, these facilities range in size from a 0.29-acre pocket park to the 31-acre MacArthur Park. The Proposed Project would provide approximately 36,580 square feet (0.84-acres) of total common open space and amenities on-site available exclusively to serve Project residents and guests. The Proposed Project includes a variety of on-site amenities including, but not limited to, a second level amenity deck and terraces, thereby achieving the required square feet of open space required by the LAMC. Given the Project Site's proximity to an abundance of parks and recreational facilities and its provision of on-site open space, the Proposed Project's increased demands upon public parkland and recreation facilities would be reduced to less than significant levels.

e) Other public facilities?

Less Than Significant Impact. A significant impact may occur if a project includes substantial employment or population growth that could generate a demand for other public facilities (such as libraries), which would exceed the capacity available to serve the Project Site. The determination of whether the Proposed Project results in a significant impact on libraries shall be made considering the following factors: (a) the net population increase resulting from the Proposed Project; (b) the demand for library services anticipated at the time of project buildout compared to the expected level of service available. Consider, as applicable, scheduled improvements to library services (renovation, expansion, addition or relocation) and the project's proportional contribution to the demand; and (c) whether the project includes features that would reduce the

demand for library services (e.g., on-site library facilities or direct financial support to the Los Angeles Public Library).

Table 6.25
Recreation and Park Facilities within the Project Area

Park Name	Size (acres)	Park Amenities	Approx. Distance from Project Site (miles)
1. Madison West Park	0.5	Open space (lawns), and children's play area	0.21
2. Bellevue Recreation Center	9.33	Auditorium, barbecue pits, baseball diamond, basketball courts, children's play area, indoor gym, picnic tables, jogging path, kitchen, multipurpose sports field, and stage	0.63
3. Shatto Recreation Center	5.43	Auditorium, baseball diamond, basketball courts, children's play area, community room, tennis courts, jogging path, kitchen, multipurpose sports field, outdoor fitness equipment, and stage	0.68
4. Occidental Parkway	3.14	Open space	0.74
5. Lemon Grove Recreation Center	5.15	Auditorium, barbecue pits, baseball diamond, basketball courts, children's play area, picnic tables, batting cages, jogging path, kitchen, outdoor fitness equipment, stage, and TV area	1.03
6. Lafayette Multipurpose Community Center	8.46	Auditorium, basketball courts, children's play area, community room, picnic tables, soccer field, tennis courts, jogging path, kitchen, and synthetic field	1.10
7. Lafayette Skate Park	0.77	Skate park	1.10
8. Lake Street Community Center	2.05	Basketball courts, children's play area, community room, indoor gym, small grass area, and skate park	1.25
9. Lake Street Park	1.02	Basketball courts, children's play area, community room, indoor gym, volleyball courts, skate plaza, and grass area	1.27
10. Lake Street Skate Park	0.81	Children's skateboarding classes	1.27
11. MacArthur Park	19.6	Baseball diamond, children's play area, picnic tables, lake	1.35
12. MacArthur Park Recreation Center	3.6	Children's play area, picnic tables, bandshell, kitchen, outdoor fitness equipment, synthetic field, multipurpose room	1.35
13. MacArthur Park Lake	7.8	Barbecue pits, children's play area, pedal boats, picnic tables, synthetic field, walking paths, fishing	1.48
14. Burns (Robert L.) Park	1.65	Children's play area, picnic tables	1.49
15. La Mirada Park	0.16	Outdoor fitness equipment, picnic tables	1.54
16. Silverlake Recreation Center	3.95	Children's play area, community room, indoor gym, picnic tables, multipurpose sports field	1.69
17. Seoul International Park	3.38	Auditorium, baseball diamond, children's play area, picnic tables, basketball courts, community room, outdoor fitness equipment, waking path, outdoor fitness area	1.70
18. Unidad Park	0.29	Open space (lawns), and children's play area	1.72
19. Barnsdall Art Park	10.52	Open space	1.72
20. Barnsdall Art Park Museum	1.28	Exhibitions, performances, school outreach, special events, tours, visual and performing arts programs	1.72
21. Echo Park Café Concession	0.16	Concession stand	1.74

22. Echo Park Lake	24.53	Fishing, pedal boats, picnic tables, and walking paths	1.74
23. Echo Park Pedal Boats Concession	0.11	Pedal boat rentals	1.74
24. Silverlake Dog Park	1.26	Open space, picnic tables, dog park	1.76
25. Seily Rodriguez Park	0.28	Basketball courts, children's play area, picnic tables, benches	1.77
26. Echo Park Recreation Center	1.61	Barbecue pits, baseball diamond, basketball courts, children's play area, community room, soccer field, tennis courts, stage, picnic tables, indoor gym, season pool	1.79
27. Hope and Peace Park	0.53	Basketball courts, benches, open space	1.79
28. Sunnynook River Park	3.76	Walking path, benches, picnic tables	1.83
29. Patton Street Park	0.4	Children's play area, outdoor fitness equipment, walking path, benches	1.87
30. Echo Deep Indoor Pool	1.92	Year-round pool, and open space	1.96
Total Parkland (Approximate):	**123.45**		

Sources: Park distances, size, and amenities were determined using:
(1) City of Los Angeles Department of Recreation and Parks, Facility Locator, http://www.laparks.org/; and
(2) Navigate LA, http://navigatela.lacity.org/navigatela/, accessed May 2019.
Parker Environmental Consultants, 2019.

Within the City of Los Angeles, the Los Angeles Public Library (LAPL) provides library services at the Central Library, seven regional branch libraries, 56 community branches and two bookmobile units, consisting of a total of five individual bookmobiles. Approximately 6.5 million books and other materials comprise the LAPL collection. The LAPL branch currently serving the Project Site include:

- Felipe de Neve Branch Library, located at 2820 W. 6th Street, approximately 1 mile south of the Project Site;
- Cahuenga Branch Library, located at 4591 Santa Monica Boulevard, approximately 1.2 miles north of the Project Site;
- Wilshire Branch Library, located at 149 N. Saint Andrews Place, approximately 1.4 miles west of the Project Site.
- Edendale Branch Library, located at 2011 W. Sunset Boulevard, approximately 1.8 mile east of the Project Site.[86]

LAPL Criteria for New Libraries (formerly Site Selection Guidelines) recommended sizes for libraries are 12,500 square foot facilities for communities with less than a population of 45,000 and 14,500 square foot facilities for communities with a population of more than 45,000. At 500,000 square feet the Central Library, which serves the entire City, far

[86] *City of Los Angeles Public Library, Hours and Locations, website: http://www.lapl.org/branches, accessed August 2019.*

exceeds these criteria and currently meets the library demands of the surrounding community.

Construction

Construction workers of the Proposed Project would not typically frequent libraries during work hours, but are more likely to use libraries near their homes during non-work hours. Therefore, potential impacts to library service and facilities would be less than significant during construction of the Proposed Project.

Operation

The Proposed Project would generate approximately 564 residents. The additional residents represent a negligible amount of the current service population of the Felipe de Neve Branch Library, Cahuenga Branch Library, Wilshire Branch Library, and Edendale Branch Library, and would be accommodated in the future service population of the Central Library, which serves the entire City. Furthermore, the LAPL does not have any current or proposed plans to construct additional libraries within the Project's service area. Therefore, potential impacts to library service and facilities by residents would be less than significant.

Cumulative Impacts

Less Than Significant Impact. Development of the residential related projects is projected to generate additional employment, housing, and resident population within the study area, which would likely generate additional demands upon fire protection services, police protection services, schools, parks, and library services. As part of the City's annual budget review process, the City assesses the needs for public services and allocates funds via existing mechanisms (e.g., sales taxes, government funding, and developer fees), to which the Proposed Project and related projects would contribute. The cumulative impacts upon each of the service providers is addressed below.

Fire

With respect to fire services, the Proposed Project, in combination with the related projects, could increase the demand for fire protection services in the LAFD service area. Specifically, there could be increased demands for additional LAFD staffing, equipment, and facilities over time. Over time, LAFD would continue to monitor population growth and land development throughout the City and identify additional resource needs including staffing, equipment, trucks and engines, ambulances, other special apparatuses, and possibly station expansions or new station construction that may become necessary to achieve the desired level of service. To the extent cumulative development causes the need for additional fire stations to be built throughout the City,

the development of such stations would be on small infill lots within existing developed areas and would not likely cause a significant impact upon the environment. Nevertheless, the siting and development of any new fire stations would be subject to further CEQA review and evaluated on a case-by-case basis. However, as the LAFD does not currently have any plans for new fire stations to be developed in proximity to the Project Site, cumulative impacts upon LAFD services would be less than significant**.**

Police

With respect to police services, the Proposed Project, in combination with the related projects, would increase the demand for police protection services in the project area. Specifically, there would be an increased demand for additional LAPD staffing, equipment, and facilities over time. This need would be funded via existing mechanisms (e.g., sales taxes, government funding, and developer fees), to which the Proposed Project and related projects would contribute. In addition, each of the related projects would be individually subject to LAPD review and would be required to comply with all applicable safety requirements of the LAPD and the City of Los Angeles in order to adequately address police protection service demands. Furthermore, each of the related projects would likely install and/or incorporate adequate crime prevention design features in consultation with the LAPD, as necessary, to further decrease the demand for police protection services. To the extent cumulative development causes the need for additional police stations to be built throughout the City, the development of such stations would be on small infill lots within existing developed areas and would not likely cause a significant impact upon the environment. Nevertheless, the siting and development of any new police stations would be subject to further CEQA review and evaluated on a case-by-case basis. However, as the LAPD does not currently have any plans for new police stations to be developed in proximity to the Project Site, no impacts are currently anticipated to occur. On this basis, the Proposed Project would not make a cumulatively considerable impact to police protection services, and cumulative impacts on police protection would be less than significant.

Schools

With respect to cumulative impacts upon schools, the Proposed Project, in combination with related projects is expected to result in a cumulative increase in the demand for school services within the LAUSD service area. Development of the related projects would likely generate additional demands upon school services. These related projects would have the potential to generate students that would attend the same schools as the Proposed Project. However, each of the new housing units would be responsible for paying mandatory school fees as applicable to mitigate the increased demand for school services. Cumulative impacts on schools would be less than significant.

Parks

With respect to cumulative impacts upon parks, development of the Proposed Project in conjunction with related projects could result in an increase in permanent residents residing in the surrounding area. Additional cumulative development would contribute to lowering the City's existing parkland to population ratio, which is currently below the preferred standard. However, each of the residential related projects are required to comply with the LAMC which may include payment of Parks and Recreation Fees for market rate residential projects. Each residential related project would also be required to comply with the on-site open space requirements of the LAMC. Therefore, with payment of the applicable recreation fees on a project-by-project basis, the Proposed Project would not make a cumulatively considerable impact to parks and recreational facilities, and cumulative impacts would be less than significant.

Libraries

Development of the related projects is projected to generate additional housing and residents within the study area, which would likely generate additional demands upon library services. This increase in resident population would result in a cumulative increase in demands upon public library services. To meet the increased demands upon the City's Public Library system, Los Angeles voters passed a Library Bond Issue for $178.3 million to improve, renovate, expand, and construct 32 branch libraries. Since the Program's inception in 1998, the Library Department and the Department of Public Works, Bureau of Engineering have made considerable progress in the design and construction of the branch library facilities. Based on the growth forecasts utilized in the 2015-2020 Strategic Plan, much of this growth has already been accounted for in planning new and expanded library facilities. The LAPL is committed to increase the number of people who use the library services, to increase the number of library cardholders and actively promote the robustly market programs and services to increase residents' overall engagement with the libraries.[87] Moreover, the Central Library far exceeds the LAPL criteria for its service area. Thus, the additional population generated by the Proposed Project and the related projects would not make a cumulatively considerable impact upon the City's library system.

[87] *Los Angeles Public Library Strategic Plan 2015-2020, June 2015.*

6.16 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. For the purpose of this SCEA, a significant impact may occur if the project would include substantial employment or population growth, which would 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.

The determination of whether the project results in a significant impact on recreation and parks shall be made considering the following factors: (a) the net population increase resulting from the proposed project; (b) the demand for recreation and park services anticipated at the time of project buildout compared to the expected level of service available, considering, as applicable, scheduled improvements to recreation and park services (renovation, expansion, or addition) and the project's proportional contribution to the demand; and (c) whether the project includes features that would reduce the demand for park services (e.g., on-site recreation facilities, land dedication, or direct financial support to the Department of Recreation and Parks).

The Proposed Project would generate approximately 564 residents and would provide a minimum of 36,580 square feet of open space areas, including a 28,644 square foot ground-floor outdoor courtyard and ground-floor community rooms located in each of the five residential buildings. The availability of these on-site recreation amenities and opportunities would serve to reduce the demand for off-site park services.

Notwithstanding the availability of on-site recreational amenities and open space areas, it is reasonable to assume that the future occupants of the Proposed Project would utilize recreation and park facilities in the surrounding area. As noted in Table 6.25, above, there are 30 existing, new, and recently improved parks within an approximate 2-mile radius of the Project Site totaling approximately 123 acres that are available to serve the future residents, guests, and visitors to the Project Site. In addition, the Proposed Project would provide approximately 36,580 square feet (0.84 acres) of open space and recreational facilities on-site that would be available exclusively to serve Project residents and their guests. The availability of these on-site recreation amenities and opportunities would serve to reduce the demand for off-site park services, and accordingly the Proposed Project would not substantially 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. Accordingly, the Proposed Project's impact upon parks and recreational facilities would be less than significant.

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?

Less Than Significant Impact. A significant impact may occur if a project includes the construction or expansion of park facilities and such construction would have a significant adverse effect on the environment. As noted above, there are 30 existing, new, or recently improved parks within an approximate 2-mile radius of the Project Site totaling approximately 123 acres that are available to serve the future residents, guests, and visitors to the Project Site. The Proposed Project would also provide approximately 36,580 square feet of open space and recreational facilities on-site. Citywide park standards are Citywide goals and are not intended to be requirements for individual development projects. The Public Recreation Element of the City's General Plan also recognizes that the achievement of such goals is not the responsibility of individual development projects and that such goals will be met by "seek[ing] federal, state and private funds to implement acquisition and development of parks and recreational facilities." The Proposed Project's increased demands upon recreational facilities would not in and of itself require or result in the construction of a new park, which might have an adverse physical effect on the environment. Thus, impacts to park and recreational facilities would be less than significant.

Cumulative Impacts

Less Than Significant Impact. The Proposed Project in combination with the related projects would be expected to increase the cumulative demand for parks and recreational facilities in the City of Los Angeles. A number of new parks and recently renovated park improvements have been made in the Wilshire area to accommodate cumulative

demands created by increased residential development. The related projects that include market-rate residential units would be required to pay park mitigation fees or applicable Quimby fees to mitigate impacts upon park and recreational facilities and to provide additional funds to meet Citywide park goals. Additionally, each related project would be subject to the provisions of the LAMC for providing on-site open space, which is proportionately based on the amount of new development. Because the Proposed Project would have a less than significant incremental contribution to the potential cumulative impact on recreational resources, the Proposed Project would have a less than significant cumulative impact on such resources.

6.17 Transportation/Traffic

	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. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, 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?	☐	☐	☒	☐

The City of Los Angeles has updated its travel demand model, impact evaluation methodology and transportation impact thresholds based on vehicle miles traveled (VMT). The City adopted the new CEQA thresholds and methodology for VMT, along with revised Transportation Assessment Guidelines (TAG) in July 2019. However, because this Project has a signed MOU and submitted its Affordable Housing Referral[88] application to the Department of City Planning (DCP) prior to the City's adoption date, and because the Transportation Study has already been in substantial progress, the Transportation Study utilizes the (previous) guidelines that were in effect when the study commenced. Accordingly, the following section summarizes the information provided in the Transportation Study, prepared by The Mobility Group, dated January 2020 for

[88] *Application submitted July 3, 2019 and its review fee was paid on July 11, 2019.*

addressing threshold questions a, c, and d. The Transportation Study is provided in its entirety in Appendix I to this SCEA. With respect to Threshold Question b, this SCEA relies on the findings of the supplemental Enlightenment Plaza Project – VMT Analysis, dated February 5, 2020 contained in Appendix I.2. The City of Los Angeles Department of Transportation (LADOT) correspondence of approval (dated May 3, 2020, Re: DOT Case #CEN19-48497) is also provided in Appendix I to this SCEA.

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

Less Than Significant Impact. A significant impact may occur if a project would conflict with a program plan, ordinance, or policy designed to maintain adequate effectiveness of an overall circulation system, including transit, roadway, bicycle and pedestrian facilities. The following analysis of applicable programs, plans, or policies is based on the Transportation Study provided in Appendix I-1.

Driveway and Site Circulation

The main vehicular access (ingress and egress) is to be provided from Madison Avenue. A centralized drop-off and pickup will also be provided on Madison Avenue. Vehicular access will also be provided via driveways on Oakwood Avenue and Juanita Avenue to parking for those components of the Project. Project traffic will therefore use Madison Avenue, Juanita Avenue and Oakwood Avenue to access the Project.

All Project driveways will be designed according to LADOT standards, so there will be no significant impacts due to roadway design hazards.

It is anticipated that the vacated portions of Madison Avenue and Oakwood Avenue would not be available for general public use, and would be controlled by a control arm type device. Project residents and employees would pass through the vacated street section with use of key card or similar device to operate the control barrier. A similar option would be provided for the adjacent PATH project on the east side of Madison Avenue to Oakwood Avenue. The public would not however be able to use the vacated sections of Madison Avenue and Oakwood Avenue.

Access and circulation for the Proposed Project would there remain unchanged with the potential street vacations. Other than traffic from the Proposed Project and from the adjacent PATH project, traffic volumes currently using this segment of Madison Avenue are negligible, and as Juanita Avenue and Oakwood Avenue offer alternate access routes to Beverly Boulevard and Virgil Avenue, the street vacation is not expected to cause significant traffic impacts. Thus, no significant impacts due to roadway design hazards would occur under the proposed roadway vacations.

Congestion Management Program (CMP)

On June 20, 2018, Los Angeles County Metropolitan Transportation Authority (Metro) initiated a process to gauge the interest of local jurisdictions in opting out of State CMP requirements. On July 30, 2019, the Los Angeles City Council passed a resolution to opt out of the CMP program, and on August 28, 2019, Metro announced that the thresholds had been reached and the County of Los Angeles had opted to be exempt from CMP. As such, the provisions of CMP no longer apply to any of the 89 local jurisdictions in Los Angeles County. Accordingly, CMP analysis is no longer included in City of Los Angeles environmental documents. Therefore, no further analysis of the CMP is required.

Transit Impacts

The Project Site is well served by transit. The Metro Red Line subway rail station at Vermont Avenue and Beverly Boulevard is located one block from the Project site. It also located within walking distance of six bus routes – Metro 14, Metro 201, Metro 204, one Metro Rapid Route – Metro 754, as well as one LADOT Commuter Express line – CE422, and one LADOT DASH bus line – Wilshire Center/Koreatown. Additionally, there are 11 bus stops within three blocks of the Project Site. The following includes a summary of the transit lines service the project rea:

- Metro Red Line (Metro Rail) runs between Downtown Los Angeles and North Hollywood via Vermont Avenue in the vicinity of the Project. It operates between approximately 4:20 a.m. and 1:20 p.m. on weekdays and weekends. It runs at about 10 minute headways during weekday peak periods and around 15-20 minute headways on weekends.

- Metro 754 (Metro Bus Rapid Transit) runs between Athens and Hollywood via Vermont Avenue. It operates between approximately 5:10am and 9:25pm on weekdays and between 6:40 a.m. and 9 p.m. on weekends. It runs at about 10 minute headways during weekday peak periods and around 15-20 minute headways on weekends.

- Metro 14 runs between Beverly Hills and Downtown Los Angeles via Beverly. It operates between approximately 5:10 a.m. and 12:50 a.m. on weekdays and between 5:30 a.m. and 12:50 p.m. on weekends. It runs at about 10 minute headways during weekday peak periods and around 20 minute headways on weekends. It also operates Owl Schedule, between 1:50 a.m. and 4:50 p.m. Monday thru Sunday.

- Metro 201 runs between Glendale and Koreatown Athens and Hollywood via Vermont Avenue in the vicinity of the Project. It operates between approximately

5:45 a.m. and 8:40 p.m. on weekdays and between 7 a.m. and 9 p.m. on weekends. It runs at about 55 minute headways during weekday peak periods and around 60 minute headways on weekends.

- Metro 204 runs between Athens and Hollywood via Vermont Avenue. It operates between approximately 4:50 a.m. and 5 p.m. weekdays and between 5:40 a.m. and 5 p.m. on weekends. It runs at about 10 minute headways during weekday peak periods and around 20 minute headways on weekends.

- LADOT Commuter Express 422 runs between Hawthorne and Downtown Los Angeles via Highway 101 in the vicinity of the Project. It operates between approximately 5:25 a.m. and 8:30 a.m. and between 3:35 p.m. and 7:40 p.m. on weekends only. It runs at about 20 minute headways during weekday peak periods.

- LADOT DASH Wilshire Center/Koreatown has a bus stop located on Vermont Avenue at the 1st Street intersection. It operates between approximately 7:30am and 7:10Pm on weekdays and between 9:30 a.m. and 6:30 p.m. on weekends. It runs at about 20 minute headways during weekdays and weekends.

Additionally, it should be noted that the Proposed Project incorporates a turn-about driveway and drop off zone on Madison Avenue that is designed to accommodate paratransit vehicles to service the project's residents. The turn-about is designed to accommodate full size city busses should any transit stops be proposed for this location.

CMP Transit Impacts

Transit adjustments were applied to the proposed and existing commercial uses only, since the trip generation rates applied to the residential use already account for transit availability and usage. The net vehicle trips via transit/walk adjustments were developed for the proposed and existing commercial uses, but they must still be determined for the proposed residential use. Given that the capacity of one standard bus is 40 riders, and there are nine bus lines with a reasonable walking distance of the Project site, with several more bus lines and rail facilities slightly outside the reasonable walking distance (but within approximately one-half mile), the Proposed Project is anticipated to have a minimal impact on the surrounding transit network. Therefore, it is expected that the incremental additions of Project person transit trips would not have a significant impact on transit service in the study area.

Bicycle Facilities

The Mobility Plan 2035 designates a network of bicycle lanes (Tier 1, Tier 2 and Tier 3) and bicycle paths in the area of project. Tier 1 Bicycle Lanes are bicycle facilities on

arterial roadways with physical separation. Tier 2 and Tier 3 Bicycle Lanes are bicycle facilities on arterial roadways with striped separation. Bicycle Paths are facilities outside of the roadway. Bicycle Routes are identified routes for bikes and are streets signed to alert drivers to bicyclists sharing the roadway spaces – often with the use of "sharrow" symbols painted on the street.

Existing bicycle facilities in the project area comprise a Bicycle Lane or Bicycle Route on the following streets:

- New Hampshire Avenue south of Rosewood Avenue - Bicycle Route
- Rosewood Avenue between New Hampshire Avenue and Serrano Avenue – Bicycle Route
- 1st Street between Vermont Avenue and Beverly Boulevard - Bicycle Lane on both sides
- Hoover Street south of Council Street and north of Temple Street - Bicycle Route
- Temple Street between Hoover Street and Robinson Street - Bicycle Route
- Robinson Street between Temple Street and Council Street - Bicycle Route
- Council Street between Hoover Street and Robinson Street - Bicycle Route
- Clinton Street between Heliotrope Drive and Hoover Street - Bicycle Route
- Bellevue Avenue east of Hoover Street - Bicycle Route
- Heliotrope Drive between Melrose Avenue and Rosewood Avenue - Bicycle Lane

The Mobility Plan 2035 identifies designated bicycle facilities planned for implementation over the longer term. The Mobility Plan 2035 designates approximately 1,200 miles of street in the City's Bicycle Network that includes a Bicycle Enhanced Network and a Bicycle Lane Network. The Bicycle Enhanced Network consists of Bicycle Paths, Tier 1 Bicycle Lane (Protected Bicycle Lane) and Neighborhood Enhanced Network. The Bicycle Lane Network consists of Tier 2 and Tier 3 Bicycle Lanes.

In the area of the Project, the Mobility Plan 2035 recommends Tier 2 bike lanes along Beverly Boulevard east of Westmoreland Avenue, on Silverlake Boulevard east of Virgil Street, on 1st Street between Virgil Street and Beverly Boulevard; Tier 3 bike lanes along Beverly Boulevard west of Westmoreland Avenue, on Temple Street east of Westmoreland Avenue, and along Virgil Avenue. These are in addition to, or change to the existing bicycle facilities.

For the remaining facilities, the Mobility Plan 2035 will implement the overall list of improvements in phases over many years, and in many cases the proposals are conceptual and the plan does not identify the specific street configurations or geometries that will be necessary to accommodate the proposed bike lanes on those streets – which are details to be worked out in the future.

At the time of preparing this report, none of the designated planned facilities in the area as identified above are programmed for completion before the Project design year of 2023 so there are no definitive details on roadway layouts to accommodate the improvements, and they are not included in the following analysis. These facilities will be evaluated by LADOT over time as the Mobility Plan 2035 is implemented in future phases. The Proposed Project would not prevent or hinder these improvements from being constructed in the future. Therefore, the Proposed Project would not conflict with any existing or planned bicycle facilities and impacts would be less than significant.

Pedestrian Facilities

The Project Site is located in an area with well-developed pedestrian facilities, including sidewalks on all streets and crosswalks at all intersections. Adjacent to the Project site there is a fifteen-foot sidewalk on Juanita Avenue west of the Project site, a twelve-foot sidewalk on Oakwood Avenue north of the Project Site, and an eight-foot sidewalk on Madison Avenue east of the Project Site. Beverly Boulevard, south of the Project Site, is currently improved with a thirteen-foot sidewalk.

According to Walkscore.com[89], the area of the Project has a walkability score of 96 (out of 100) – which is described as a "Walker's Paradise" where 'most errands can be accomplished on foot'. (Walkscore also allocates a transit score of 100 - 'riders paradise, world class public transportation', and a bike score of 63 – bikeable, flat as pancake, minimal bike lanes') to the area of the Project.

The Mobility Plan 2035 defines Pedestrian Enhanced Districts to identify "where pedestrian improvements on arterial streets could be prioritized to provide better walking connections to/from manor destinations within communities." The Mobility Plan 2035 aims to promote walking and reduce reliance on other modes for shorter trips by providing more attractive and wider sidewalks, and adding pedestrian signalization, street trees, and other design features that encourage people to take trips on foot instead of by car.

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[89] *Walk Score is a large-scale, public access walkability index that assigns a numerical walkability score to any address in the United States, Canada, and Australia. Walk Score is based on analysis of walking routes to nearby amenities, as well as measuring pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density.*

The Mobility Plan 2035, in identifying Pedestrian Enhanced Districts, has designated the following arterial streets in the area of the Project as Pedestrian Street Segments: Beverly Boulevard, Virgil Avenue, Hoover Street, Temple Street, Silver Lake Boulevard, and 3rd Street.

The Proposed Project introduces various streetscape improvements to encourage more pedestrian-friendly street edges along Juanita and Madison Avenues. Along Madison Avenue, a new on-site passenger loading zone with turn-around will be centrally located between Enlightenment Plaza & PATH Metro Villas on the east side of the street. The sidewalk on Madison Avenue adjacent to the Project, will be widened to up to 12 feet wide in most locations. On Juanita Avenue existing 12 foot sidewalks will be retained. Existing sidewalk widths will also be maintained on Oakwood Avenue. Utility poles fronting the property along Madison, Oakwood & Juanita Avenues will be relocated underground creating more continuous sidewalks. Additionally, nine new street trees will be placed along these three street frontages. Twelve new bike racks will be strategically located along both Juanita & Madison Avenues. These streetscape improvements will aid in all streets adjacent to the Project becoming more pedestrian oriented.

These improvements, along with the vacation of part of Madison Avenue and portions of Oakwood and Juanita Avenues will also help secure the Project Site seamlessly engage the campuses of PATH Metro Villas and Enlightenment Plaza. Thus, the Proposed Project would not conflict with any applicable policies related to pedestrian circulation and impacts would be less than significant.

Vision Zero

The City of Los Angeles Department of Transportation is implementing a program called Vision Zero Los Angeles[90], which represents a citywide effort to eliminate traffic deaths in the City of Los Angeles by 2025. Vision Zero has two goals: a 20% reduction in traffic deaths by 2017 and zero traffic deaths by 2025. In order to achieve these goals, LADOT identified a network of streets, called the High Injury Network (HIN), which has a higher incidence of severe and fatal collisions, and where LADOT has determined that pedestrian enhancement improvements will be most effective in meeting these goals. The HIN is comprised of 386 corridors that represent 6% of Los Angeles' street miles, and 65% of all deaths and severe injuries involving people walking and biking occur on these 6% of streets.

The Proposed Project is located near Beverly Boulevard, which is on the High Injury Network (HIN). Other streets in the vicinity of the Project Site that are located on the High

[90] *Vision Zero Los Angeles 2015-2025 – Action Plan, January 2017.*

Injury Network are Vermont Avenue, Temple Street – east of Robinson Street, and Virgil Avenue – north of Middlebury Street.

The Proposed Project introduces various streetscape improvements to encourage more pedestrian friendly street edges along Juanita and Madison Avenues. Along Madison Avenue, a new onsite passenger loading zone with turn-around will be centrally located between Enlightenment Plaza & PATH Metro Villas on the east side of the street. The sidewalk on Madison Avenue adjacent to the Project, will be widened to up to 12ft wide in most locations. On Juanita Avenue existing 12-foot sidewalks will be retained. Existing sidewalk widths will also be maintained on Oakwood Avenue. Utility poles fronting the property along Madison, Oakwood & Juanita Avenues will be relocated underground creating more continuous sidewalks. Additionally, nine new street trees will be placed along these three street frontages. Twelve new bike racks will be strategically located along both Juanita & Madison Avenues. These streetscape improvements will aid in all streets adjacent to the Project becoming more pedestrian oriented. These improvements, along with the vacation of part of Madison Avenue and portions of Juanita Avenue and Oakwood Avenue will also help seamlessly engage the campuses of PATH Metro Villas and Enlightenment Plaza. As such, the Proposed Project would not conflict with Vision Zero policies and impacts upon pedestrian safety would be less than significant.

b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Less Than Significant Impact. CEQA Guidelines Section 15064.3(b)(1) states for land use projects, vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing Major Transit Stop or a stop along an existing High Quality Transit Corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.

On July 30, 2019, the City of Los Angeles adopted LADOT's CEQA Transportation Assessment Guidelines (TAG), which sets forth the revised thresholds of significance for evaluating transportation impacts as well as screening and evaluation criteria for determining impacts in conformance with SB 743. The adopted TAG establishes VMT as the City's formal method of evaluating a project's transportation impacts. As part of the preparation of this version of the City's TAG, the City updated its travel demand simulation model and transportation impact thresholds to be consistent with the VMT impact methodology. As discussed above, for purposes of addressing the projects consistency with CEQA Guidelines Section 15064.3, the following analysis is based on the findings

and conclusions of the supplemental Enlightenment Plaza Project – VMT Analysis, dated October 2019 contained in Appendix I.2 to this SCEA.

VMT Screening

The preparation of a transportation assessment, which includes a VMT analysis, is required for any project that would generate a net increase of 250 or more daily vehicle trips and requires discretionary action. Table 6.26, below, shows the VMT trip generation screening comparison of the existing daily trips and proposed daily trips to determine if a VMT analysis is required. Because the 374 net trips generated by the Proposed Project exceed the threshold of 250 trips, a VMT analysis was conducted to determine the VMT impacts for the Proposed Project.

Table 6.26
VMT Trip Generation – Project Screening Comparison

	Land Use	Scale	Daily Trips
Proposed	Permanent Supportive Housing	449 DU	
	Apartments	5 DU	
	Subtotal		544
Existing	AT&T Yard	7,862 sf	
	Subtotal		170
	Net Difference [Proposed – Existing]		**374**
	Analysis Required [Net Difference > 250]		Yes

Notes:
DU = Dwelling Units
sf = square feet
Source: The Mobility Group, Enlightenment Plaza Project VMT Analysis, February 5, 2020.

VMT Thresholds

LADOT has identified thresholds for significant VMT impacts by sub-area of the City, by Area Planning Commission (APC) area. The State of California Office of Planning and Research (OPR) has found that a VMT per capita or per employee that is 15% or more below that of existing development is a reasonable and achievable threshold in determining significant transportation impacts under CEQA. CEQA allows lead agencies to set or apply their own significance thresholds. LADOT set its significance thresholds as follows: a residential project would result in a significant VMT impact if it would generate household VMT per capita more than 15% below the existing average household VMT per capita for the Area Planning Commission (APC) area in which it is located. Similarly, an office project would result in a significant VMT impact if it would generate work VMT per employee more than 15% below the existing average work VMT

per employee for the APC area in which it's located. (LADOT Guidelines, page 17.) The Project is located in the Central APC. For this area of the City the following specific thresholds have been identified:

Household VMT Per Capita:	6.0
VMT Per Employee:	7.6

VMT Analysis

As shown in Table 6.27, below, with the Proposed Project, the Household VMT per Capita would be 5.4 compared to the threshold of 6.0, and the Work VMT per Capita would be 0 compared to the threshold of 7.6. Therefore, it is concluded that the Project would not cause significant VMT impacts for either Household VMT and/or Work VMT. As such, no mitigation is warranted. The LADOT VMT calculation worksheets are provided in Appendix I-2 to this SCEA.

Table 6.27
Summary of VMT Analysis

Category	*Household*			*Work*		
Scenario	*Household VMT Threshold*	*Household VMT Per Capita*	*Impact*	*Work VMT Threshold*	*Work VMT per Employee*	*Impact*
Proposed Project	6.0	5.4	No	7.6	0.0	No
Source: The Mobility Group, Enlightenment Plaza Project VMT Analysis, February 5, 2020.						

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. A significant impact may occur if the Proposed Project includes new roadway design or introduces a new land use or features into an area with specific transportation requirements and characteristics that have not been previously experienced in that area, or if project site access or other features were designed in such a way as to create hazard conditions. The Proposed Project would not include any unusual or hazardous design features.

Current vehicular access is provided by driveways located along Juanita Avenue and Madison Avenue, that provide access to the surface parking lot and manufacturing uses on the Project Site. As shown in Figure 3.7, Plot Plan, the main vehicular access (ingress and egress) is to be provided from Madison Avenue. A centralized drop-off and pickup will also be provided on Madison Avenue. Vehicular access will also be provided from Oakwood Avenue and Juanita Avenue. All Project driveways will be designed according

to LADOT standards, so there will be no significant impacts due to roadway design hazards.

It is anticipated that the vacated portions of Madison Avenue and Oakwood Avenue would not be available for general public use, and would be controlled by a control arm type device. Project residents and employees would pass through the vacated street section with use of key card or similar device to operate the control barrier. A similar option would be provided for the adjacent PATH project on the east side of Madison Avenue to Oakwood Avenue. The public would not however be able to use the vacated sections of Madison Avenue, Juanita Avenue and Oakwood Avenue. Access and circulation for the Proposed Project would there remain unchanged with the potential street vacations. Thus, the Proposed Project would not substantially increase hazards due to a geometric design feature or incompatible use, and impacts would be less than significant.

d) Result in inadequate emergency access?

Less Than Significant Impact. A significant impact may occur if the project design would not provide emergency access meeting the requirements of the LAFD, or in any other way threatened the ability of emergency vehicles to access and serve the Project Site or adjacent uses. As previously discussed in Section 6.9(f), the Project Site is not located in a disaster route according to the Los Angeles Central Area Disaster Route Map of Los Angeles County.[91] Additionally, based on the City of Los Angeles Safety Element, the Project Site is not located on an identified disaster route or an adopted emergency response or evacuation plan.[92]

Development of the Project Site may require temporary and/or partial street closures due to construction activities. Nonetheless, while such closures may cause temporary inconvenience, they would not be expected to substantially interfere with emergency response or evacuation plans. The Proposed Project would not cause permanent alterations to vehicular circulation routes and patterns, impede public access or travel upon public rights-of-way. Further, the Proposed Project would be developed in a manner that satisfies the emergency response requirements of the LAFD. There are no hazardous design features included in the access design or site plan for the Proposed Project that could impede emergency access. As required for all development projects that have the potential to result in partial street or sidewalk closures, the Proposed Project would be subject to the site plan review requirements of the LAFD and the LADOT to ensure that

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[91] *Los Angeles County Department of Public Works, City of Los Angeles Central Area Disaster Route Map, August 13, 2008.*

[92] *City of Los Angeles, Safety Element Exhibit H, Critical Facilities and Lifeline Systems in the City of Los Angeles, April 1995.*

all access roads, driveways and parking areas would remain accessible to emergency service vehicles. Accordingly, any temporary construction traffic impacts would be less than significant.

6.18 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?

Responses to a and b: Less Than Significant Impact. For purposes of this analysis, Dudek was retained to prepare a Tribal Cultural Resources Report to assess the potential for significance of the Project to impact resources associated with California Native American tribes. The following section is based on the following technical report:

- Dudek, Draft Tribal Cultural Resources Report for the 316 N. Juanita Avenue Project, City of Los Angeles, Los Angeles County,April 2020.

For the purposes of the Tribal Cultural Resources Report, the entire block in which the Proposed Project Site is situated is considered the Study Area. The Study Area is on a relatively flat lot and is currently developed with nine buildings. The Study Area is situated within a residential and commercial zone in the northeastern corner of the Wilshire Community Plan Area and the northwest corner of the Rampart Village of the City of Los Angeles. Surrounding uses in the immediate vicinity of the Study Area include commercial uses to the east, west, and south and residential uses to the north. The Study Area is also located immediately south of the US-101 Freeway. The entirety of the Study Area is developed with exposed ground surface and a few trees identified within APNs 5501-001-016 and 5501-001-019. Additionally, the Proposed Project Site includes a tree well situated in the west portion of the parking lot within APN 5501-001-800.

The Study Area is situated in the valley representing Downtown Los Angeles, approximately 12.4 miles northeast of the Pacific Ocean. Existing development is underlain by older alluvial sediments and marine sediments. Soils are dominated by the urban land-Montebello complex, associated with low-slope conditions and soils derived from older alluvium and human transported soils. Urban land soils make up the majority (70%) of Urban land-Montebello complex and are characterized by areas that have been developed with structures, parking lots, buildings, etc. and are underlain by disturbed natural soils. Any cultural deposits that are or may have been present within the Proposed Project Site would likely have been located on or near the surface, within the younger quaternary alluvium that makes up the surficial deposits within the entire Study Area. However, given that the entire surface of the Proposed Project Site has been disturbed for the extant developments, cultural resources located on or near the surface may have

been adversely impacted or destroyed, though it is possible that the asphalt covering the Proposed Project Site has capped deeper cultural deposits.

Dudek completed a CHRIS records search conducted at the SCCIC on April 8, 2019 of the Study Area and a 0.5-mile (804 foot) record search area. This search included their collections of mapped prehistoric, historic, and built environment resources, Department of Parks and Recreation Site Records, technical reports, and ethnographic references. Additional consulted sources included historical maps of the Study Area, the NRHP, the CRHR, the California Historic Property Data File, and the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility.

The SCCIC records indicate that 22 cultural resources investigations have been conducted within a half-mile of the Study Area. Of these, two studies have been conducted within a portion of the Study Area. Both of these reports are cultural resource studies prepared by LSA Associates, Inc. in support of a proposed wireless service facilities to be developed by AT&T Fixed Wireless Services. Neither study identified archaeological resources within a half-mile of the Study Area and neither project required ground disturbance. Therefore, it was determined that there would be no potential to impact any unrecorded archaeological resources.

SCCIC records indicate that a total of 16 previously recorded cultural resources fall within the records search area, none of which are within the Study Area. All 16 resources are historic-era buildings or structures. No prehistoric sites or resources documented to be of specific Native American origin have been previously recorded within a half-mile of the Study Area.

Native American Correspondence

As part of the process of identifying cultural resources within or near the Project Site, Dudek contacted the NAHC to request a review of the Sacred Lands File (SLF) on April 4, 2019. The NAHC emailed a response on April 25, 2019, which indicated that the SLF search was completed with negative results. Documents related to the NAHC SLF search are included in Appendix J to this SCEA.

Therefore, because the Project Site has been subject to ground disturbance activities in the past and is not known to be associated with any cultural or sacred sites, the probability for the discovery of a known site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe is considered low. Thus, in the absence of any known tribal cultural resources no mitigation measures are required. Nonetheless, adherence to the regulatory compliance measures referenced above in Section 5, Cultural Resources, would ensure impacts associated with the accidental

discovery of any archaeological resources or human remains, including Native American resources would be less than significant. As noted above, in Section 5, if an unexpected discovery of archaeological resources should occur, compliance with the following regulatory compliance measure would be required:

- Cultural Resources (Archaeological Resources): In the event that archaeological resources (sites, features, artifacts, or fossilized material) are exposed during construction activities for the Proposed Project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified specialist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether additional study is warranted. Depending upon the significance of the find under CEQA (14 CCR 15064.5(f); PRC Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted.

Compliance with the above-listed regulatory compliance measures substantially conforms to SCAG RTP/SCS Program EIR MM-CUL-2(b)CUL and would reduce any potentially significant impacts to less than significant levels.

Cumulative Impacts

Less Than Significant Impact. Development of the Proposed Project, in combination with the related projects in the Project Site vicinity, would result in the continued redevelopment and revitalization of the surrounding area. Impacts to tribal cultural resources tend to be site-specific and are assessed on a site-by-site basis. The analysis of the Proposed Project's impacts to tribal cultural resources concluded that the Proposed Project would have no significant impacts with respect to cultural resources following appropriate -regulatory compliance measures. Therefore, the Proposed Project's incremental contribution to a cumulative impact would not be considerable, and cumulative impacts to tribal cultural resources would be less than significant.

6.19 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?	☐	☐	☒	☐

PROJECT-SPECIFIC IMPACTS

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?

Less Than Significant Impact. A significant impact may occur if a project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the Project Site would be exceeded. The determination of whether a project results in a significant impact on water shall be made considering the

following factors: (a) the total estimated water demand for the project; (b) whether sufficient capacity exists in the water infrastructure that would serve the project, taking into account the anticipated conditions at project buildout; (c) 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 (d) the degree to which scheduled water infrastructure improvements or project design features would reduce or offset service impacts.

Water Treatment Facilities and Existing Infrastructure

The LADWP ensures the reliability and quality of water supply through an extensive distribution system that includes more than 7,200 miles of pipes, more than 100 storage tanks and reservoirs within the City, and eight storage reservoirs along the Los Angeles Aqueducts. Much of the water flows north to south, entering Los Angeles at the Los Angeles Aqueduct Filtration Plant (LAAFP) in Sylmar, which is owned and operated by LADWP. Water entering the LAAFP undergoes treatment and disinfection before being distributed throughout the LADWP's Water Service Area. The LAAFP has the capacity to treat approximately 600 million gallons per day (mgd).[93] In 2017, the LADWP's water system supplied 4 million customers with nearly 160 billion gallons of treated water, resulting in an average daily water demand of approximately 438 mgd. Therefore, the LAAFP has a remaining capacity of treating approximately 162 mgd.[94]

As shown in Table 6.28, the Proposed Project would generate a net increase in water demand of approximately 37,053 gallons per day (gpd) of water (or approximately 41.5 acre-feet per year), which is significantly below available capacity. Because the Proposed Project's residential growth is within SCAG's forecast, the Proposed Project's increased water demand would not measurably reduce the LAAFP's capacity. Therefore, no new or expanded water treatment facilities would be required. With respect to water treatment facilities, the Proposed Project would have a less than significant impact.

Although no further upgrades are anticipated at this time, in the event that water main and/or other infrastructure upgrades are required for the proposed development, such infrastructure improvements would be conducted within the right-of-way easements serving the project area, and would not create a significant impact to the physical environment. This is largely due to the fact that (a) any disruption of service would be of

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93 *U.S. Department of Energy, website: https://betterbuildingssolutioncenter.energy.gov/showcase-projects/los-angeles-aqueduct-filtration-plant-modernization—-oxygen-plant-replacement, accessed May 2019.*

94 *Los Angeles Department of Water and Power, Water, L.A.'s Drinking Water Quality Report, website: http://www.ladwp.com/, accessed May 2019.*

Table 6.28
Proposed Project Estimated Water Demand

Type of Use	Size	Water Demand Rate (gpd/unit) [a]	Total Water Demand (gpd)
Existing Uses (to be removed)			
Commercial	7,881 sf	0.05 gpd/sf	394
Single-family residential	3 du	140 gpd/du	420
		Total Existing Water Demand:	**814**
Proposed Project			
Residential Units (454 total)			
Studio	370 du	75 gpd/du	27,750
One Bedroom	71 du	110 gpd/du	7,810
Two Bedroom	13 du	150 gpd/du	1,950
Open Space			
Landscaped Area	7,627 sf [b]	(see Appendix C)	357
		Total Project Site Water Demand:	**37,867**
		Less Existing Water Demand:	*(814)*
		Net Water Demand:	**37,053**

Notes: sf =square feet; du = dwelling units

[a] *Consumption Rates based on City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer Generation Factor for Residential and Commercial Categories table, effective April 6, 2012. It is assumed that all water usage would convert to wastewater.*

[b] *Based on 7,627 square feet of landscaped area per the Landscape Concept Plan Sheet L001 dated November 2019.*

Source: Parker Environmental Consultants, February 2020.

a short-term nature, (b) the replacement of the water mains would be within public rights-of-way, and (c) any foreseeable infrastructure improvements would be limited to the immediate project vicinity. Therefore, potential impacts resulting from water infrastructure improvements would be less than significant.

Wastewater Treatment Facilities and Existing Infrastructure

A project would normally have a significant wastewater impact if: (a) the project would cause a measurable increase in wastewater flows to 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 (b) 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.

The Los Angeles Bureau of Sanitation (BOS) provides sewer service to the Proposed Project Site. Sewage from the Project Site is conveyed via sewer infrastructure to the Hyperion Water Reclamation Plant (HWRP). The Hyperion Water Reclamation Plant treats an average daily flow of 275 million gallons per day (mgd) on a dry weather day. Because the amount of wastewater entering the HWRP can double on rainy days, the

plant was designed to accommodate both dry and wet weather days with a maximum daily flow of 450 mgd and a peak wet weather flow of 800 mgd.[95] This equals a remaining capacity of 175 mgd of wastewater able to be treated at the HWRP. As shown in Table 6.29 below, the Proposed Project would generate a net increase of approximately 37,645 gpd of wastewater, representing a fraction of one percent of the available treatment capacity at HTP.

With respect to local infrastructure, the Project Site is presently served by a network of sewer lines that are located beneath major streets that convey sewage from the Project Site to the HWRP. Based on correspondence with BOS dated August 26, 2019 (see Appendix G to this SCEA), the sewer infrastructure in the vicinity of the Proposed Project includes an existing 8-inch line of Juanita Avenue. The sewage from the existing 8-inch line feeds into a 20-inch line on Berendo Street before discharging into a 48-inch sewer line on Normandie Avenue. Based on the estimated flows, the existing sewer system has adequate capacity to accommodate the total wastewater flows generated by the Proposed Project.

Table 6.29
Proposed Project Estimated Wastewater Generation

Type of Use	Size	Wastewater Demand Rate (gpd/unit) [a]	Total Wastewater Demand (gpd)
Existing Uses (to be removed)			
Commercial	7,881 sf	0.096 gpd/sf	757
Single-family residential	3 du	140 gpd/du	420
		Total Existing Wastewater Generation:	**1,177**
Proposed Project			
Residential Units (454 total)			
Studio	370 du	75 gpd/du	27,750
One Bedroom	71 du	110 gpd/du	7,810
Two Bedroom	13 du	150 gpd/du	1,950
Supportive Services [b]	11,772 sf	50 gpd/1,000 sf	982
Common Areas [c]	14,600 sf	50 gpd/machine	330
		Total Project Site Water Demand:	**38,822**
		Less Existing Water Demand:	*(1,177)*
		Net Water Demand:	**37,645 gpd**

Notes: sf =square feet; du = dwelling units
[a] *Wastewater generation rates are based on the City of Los Angeles Department of Public Works, Bureau of Sanitation, Enlightenment Plaza Project – Request for Wastewater Service Information, August 26, 2019 (See Appendix G to this SCEA).*
[b] *Supportive Services include but are not limited to community rooms, case management offices, computer rooms and/or kitchen areas.*
[c] *Common areas include but are not limited to lobbies, mailrooms, laundry rooms, and/or other common decks and interior rooms.*
Source: Parker Environmental Consultants, 2020.

[95] *City of Los Angeles Department of Public Works, Bureau of Sanitation, Hyperion Water Reclamation Plant, website: https://www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-p-hwrp?_adf.ctrl-state=t4yrq0jkq_4&_afrLoop=10780400868530458#!, accessed May 2019.*

A final evaluation of sewer flows would need to be verified as part of the permit process and to identify a specific sewer connection point for the Project Site. This process ensures that the system can accept the anticipated wastewater flows from the Proposed Project at the time of connection, as opposed to prematurely committing to projects that are in the environmental review or entitlement process. At the time of connection, the Bureau of Sanitation will check the gauging of the sewer lines and make the appropriate decisions on how best to connect to the local sewer lines at the time of construction. However, based on the configuration of sewer lines serving the Proposed Project, and the BOS correspondence dated August 26, 2019, it is anticipated that the Proposed Project's sewer flows would be routed to connect to the existing lines under Juanita Avenue and Madison Avenue. Any infrastructure improvements to update or expand the sewer lines in the Project vicinity, if necessary, would be limited to trenching, excavating and backfilling the sewer lines beneath the public right-of-way. Such construction activities would be localized in nature and would generally involve partial lane closures for a relatively short duration of time typically lasting a few days to a few weeks. Therefore, impacts to sewer capacity and infrastructure would be less than significant.

Stormwater Drainage Facilities

As described in Section 6.10, Hydrology and Water Quality, the Proposed Project would not result in a significant increase in site runoff, or any changes in the local drainage patterns. The Proposed Project would be required to demonstrate compliance with Low Impact Development (LID) standards and retain or treat the first ¾-inch of rainfall in a 24-hour period or the rainfall from an 85th percentile 24-hour runoff event, whichever is greater. The Proposed Project Site is currently developed with three commercial buildings, three single-family residential buildings, and one surface parking lot. Runoff from the Project Site currently is and would continue to be directed towards existing storm drains in the Project vicinity. As stated previously in Section 6.10, the Proposed Project shall comply with NPDES requirements and the LID regulations, and implement Best Management Practices (BMPs) during the construction and operation of the Proposed Project.

The appropriate design and application of BMPs devices and facilities shall be determined by the Watershed Protection Division of the Bureau of Sanitation, Department of Public Works. Thus, development of the Proposed Project would not create or contribute to runoff water, which may exceed the capacity of existing or planned stormwater drainage systems. Therefore, Proposed Project impacts on stormwater drainage infrastructure would be considered less than significant.

Electricity and Natural Gas

As discussed in response to Question VI(a), energy, electricity and natural gas are provided by the LADWP and Southern California Gas, respectively. Adequate electricity and natural gas service and supplies are available in the immediate project vicinity and would be provided to the Project Site. The availability of electricity and natural gas is dependent upon adequate generating capacity, adequate fuel supplies, and a reliable distribution system. The estimated power requirement for the Proposed Project is part of the total load growth forecast for the City of Los Angeles and has been taken into account in the planned growth of the City's power system. Construction and operation of the Proposed Project would not necessitate the construction of off-site facilities or infrastructure improvements that would have the potential to cause significant environmental impacts. As such, project impacts would be less than significant.

Telecommunications

Adequate telecommunications services exist within in the immediate the Proposed Project's vicinity and would be provided to the Project Site based on demand. Construction and operation of the Proposed Project would not necessitate the construction of off-site telecommunication facilities that would have the potential to cause significant environmental impacts. As such, Proposed Project impacts to telecommunication facilities would be less than significant.

b) Would the project 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. A significant impact may occur if a project would increase water consumption to such a degree that new water sources would need to be identified. The determination of whether the Proposed Project results in a significant impact on water shall be made considering the following factors: (a) the total estimated water demand for the project; (b) whether sufficient capacity exists in the water infrastructure that would serve the project, taking into account the anticipated conditions at project buildout; (c) 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 (d) the degree to which scheduled water infrastructure improvements or project design features would reduce or offset service impacts.

The City's water supply comes from local groundwater sources, the Los Angeles-Owens River Aqueduct, State Water Project (SWP), and from the Metropolitan Water District (MWD) of Southern California, which is obtained from the Colorado River Aqueduct. The MWD utilizes a land-use based planning tool that allocates projected demographic data

from the SCAG into water service areas for each of MWD's member agencies. The 2015 Urban Water Management Plan (UWMP), which estimates future demand based on population and growth estimated reported in SCAG's RTP/SCS, projects a total water demand and supply of 675,685 Acre-feet per year (AFY) in 2040. With its current water supplies, planned future water conservation, and planned future water supplies, LADWP will be able to reliably provide water to its customers through the 25-year planning period covered by the 2015 UWMP. Through various conservation strategies, the LADWP will be able to reduce the City's water demand during dry years to respond to any reductions to water supplies during multiple dry years.

As shown in Table 6.28, the Proposed Project's net increase for water demand would be 37,053 gallons per day. The Proposed Project's population, housing, and employment growths are within SCAG's forecast. Accordingly, the Proposed Project's anticipated water demand has been accounted for and would not exceed the water demand estimates of the City's 2015 UWMP. Thus, the Proposed Project would have a less-than-significant impact on water demand.

In addition, high efficiency water closets, high efficiency urinals, water saving showerheads, and low flow faucets must be installed in new construction. The flow rates of new plumbing fixtures must comply with the most stringent of the following: Los Angeles City Ordinance No. 184248, Los Angeles Ordinance No. 184,692, the 2017 Los Angeles Plumbing Code, the 2016 California Green Building Standards Code (CAL Green) and the 2017 Los Angeles Green Building Code. With respect to landscaping, the Proposed Project would be required to comply with Los Angeles City Ordinance No. 170978 and the City of Los Angeles Irrigation Guidelines, which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

The City of Los Angeles has enacted legislation to address the water supply shortages caused by the recent statewide drought. Los Angeles City Ordinance No. 181288 (Emergency Water Conservation Plan) imposes phased water rationing during drought conditions and imposes penalties for users that do not comply. When water rationing is in effect, landscape irrigation is prohibited between the hours of 9:00 AM and 4:00 PM. Specific watering days and maximum irrigation rates are also defined in this ordinance. Compliance with the regulatory compliance measures identified above would reduce the Proposed Project's demands for potable water resources to a less than significant level.

Cumulative Impacts

Less Than Significant Impact. Development of the Proposed Project, related projects and the cumulative growth throughout the City of Los Angeles, would further increase the demand for potable water within the City of Los Angeles. Through the 2015 Urban Water Management Plan, the LADWP has demonstrated that it can provide adequate water supplies for the City of Los Angeles through the year 2040, with implementation of conservation strategies and proper supply management. This estimate is based in part on demographic projections obtained for the LADWP service area from the Metropolitan Water District (MWD). The MWD utilizes a land-use based planning tool that allocates projected demographic data from the Southern California Association of Governments (SCAG) into water service areas for each of MWD's member agencies. MWD's demographic projections use data reported in SCAG's RTP/SCS. As discussed previously in Section 6.14, Population and Housing, the Proposed Project's population and employment growth is consistent with SCAG's growth projections for the City of Los Angeles subregion. Similar to the Proposed Project, each related project would be evaluated to determine whether the water demand was accounted for in the UWMP or would otherwise be required to obtain approval from the LADWP certifying that the LADWP has sufficient water supplies available to serve the project. As such, the additional water demands generated by the Proposed Project are accounted for in the 2015 Urban Water Management Plan, and impacts associated with increased water demand would not be cumulatively considerable, and cumulative impacts on water supply would be less than significant.

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. A project would normally have a significant wastewater impact if: (a) the project would cause a measurable increase in wastewater flows to 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 (b) 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. A significant impact would also occur if a project exceeds wastewater treatment requirements of the applicable Regional Water Quality Control Board. Section 13260 of the California Water Code states that persons discharging or proposing to discharge waste that could affect the quality of the waters of the State, other than into a community sewer system, shall file a Report of Waste Discharge (ROWD) containing information which may be required by the appropriate Regional Water Quality Control Board (RWQCB). The RWQCB then authorizes an NPDES permit that ensures compliance with wastewater treatment and

discharge requirements. The Los Angeles Regional Water Quality Control Board (LARWQCB) enforces wastewater treatment and discharge requirements for properties in the project area.

Wastewater from the Project Site is conveyed via municipal sewage infrastructure maintained by the Los Angeles Bureau of Sanitation to the Hyperion Water Reclamation Plant (HWRP). The HWRP is a public facility and, therefore, is subject to the State's wastewater treatment requirements. Wastewater from the Project Site is and would continue to be treated according to the wastewater treatment requirements enforced by the LARWQCB. As discussed above, the Hyperion Water Reclamation Plant has sufficient capacity for the Proposed Project. Therefore, a less than significant impact would occur.

Cumulative Impacts

Less Than Significant Impact. Development of the Proposed Project in conjunction with the related projects would further increase regional demands on the HWRP's capacity.

Local Wastewater Generation

Similar to the Proposed Project, each related project would be required to obtain approval by the Department of Public Works to ensure adequate sewer capacity for each related project. Since the Proposed Project would require approval from the Bureau of Sanitation, signifying that the sewer lines serving the Project Site have adequate capacity, the Proposed Project would not be expected to contribute to a local cumulative impact. Locally, the Proposed Project would not be cumulatively considerable.

Regional Wastewater Generation

The impact of the continued growth of the region would likely have the effect of diminishing the daily excess capacity of the HWRP's service to the City of Los Angeles and surrounding area. However, it is anticipated that the 175 mgd of available capacity in the HWRP would not be significant reduced with the cumulative wastewater generation from the related projects and Proposed Project. As such, cumulative impacts with respect to wastewater demand would be less than significant.

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. A significant impact may occur if a project were to increase solid waste generation to a degree such that the existing and projected landfill capacity would be insufficient to accommodate the additional solid waste. The determination of whether a project results in a significant impact on solid waste shall be

made considering the following factors: (a) amount of projected waste generation, diversion, and disposal during demolition, construction, and operation of the project, considering proposed design and operational features that could reduce typical waste generation rates; (b) need for additional solid waste collection route, or recycling or disposal facility to adequately handle project-generated waste; and (c) whether the project conflicts with solid waste policies and objectives in the Source Reduction and Recycling Element (SRRE) or its updates, the Solid Waste Management Policy Plan (SWMPP), Framework Element of the Curbside Recycling Program, including consideration of the land use-specific waste diversion goals contained in Volume 4 of the SRRE.

State law (AB 341) currently requires at least 50% solid waste diversion and establishes a state-wide goal of not less than 75% of solid waste generated be source reduced, recycled, or composted by the year 2020. As of 2012, the City of Los Angeles achieved a landfill diversion rate of 76.4%, based upon the calculation methodology adopted by the State of California.[96] Under the City's RENEW LA Plan, adopted in February 2006, the City committed to reaching Zero Waste. The goal of Zero Waste as defined by the RENEW LA Plan is to reduce, reuse, recycle, or convert the resources currently going to disposal so as to achieve an overall diversion rate of 90 percent or more by the year 2025 and becoming a Zero Waste city by 2030.[97]

In order to meet the above state requirements and local solid waste diversion goals, the City has established an exclusive, competitive franchise system for the collection, transportation and processing of commercial and multi-family solid waste that will aid the City in meeting its diversion goals by, among other things: (i) requiring franchisees to meet diversion targets; (ii) increasing the capacity for partnership between the City and solid waste haulers; (iii) allowing the City to establish consistent methods for diversion of recyclables and organics; (iv) increasing the City's ability to track diversion, which will enable required reporting and monitoring of state mandated commercial and multi-family recycling; (v) increasing the City's ability to ensure diversion quality in the processing facilities handling its waste and recyclables; and (vi) increasing the City's capacity to enforce compliance with federal, state, county, and local standards.

The Project Site is located within the North Central Commercial Waste Franchise Zone, which is serviced under contract to Athens Services. Under the existing contract, the service provider is required to deliver all solid waste resources collected to the certified facilities specified in Table 6.30, below. After processing at the designated diversion and recycling facility centers, the remaining landfill-bound waste from areas within the North

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[96] *City of Los Angeles, Bureau of Sanitation, Zero Waste Progress Report, March 2013.*

[97] *City of Los Angeles, Solid Waste Integrated Resources Plan – A Zero Waste Master Plan, October 2013, Final Adoption, April 2015.*

Central Commercial Waste Franchise Zone would utilize the Chiquita Canyon Landfill, Mid-Valley Sanitary Landfill, San Timoteo Sanitary Landfill, Victorville Sanitary Landfill, and the Savage Canyon Landfill. For purposes of providing a conservative analysis, it is assumed that all of the Proposed Project's solid waste would be disposed of at the Chiquita Canyon Landfill.

Table 6.30
North Central Zone Authorized Disposal Facilities

Facility Name	Facility Address	Primary or Secondary
Mid-Valley Sanitary Landfill	2390 N Alder Ave Rialto, CA 92377	Primary/Secondary
Chiquita Canyon Landfill	29201 Henry Mayo Dr. Castaic, CA 91384	Primary/Secondary
San Timoteo Sanitary Landfill	San Timoteo Canyon Rd. Redlands, CA 72373	Primary/Secondary
Victorville Sanitary Landfill	18600 Stoddard Wells Rd Victorville, CA 92307	Primary/Secondary
Savage Canyon Landfill	13919 E Penn St. Whittier, CA 90602	Primary/Secondary
Athens Industry MRF	14048 E Valley Blvd. City of Industry, CA 91746	Secondary (Transfer)
Athens Sun Valley MRF & Transfer Station	11121 Pendleton St. Sun Valley, CA 91353	Primary (Transfer)
Central LA Recycling & Transfer Station (CLARTS)	2201 E Washington Blvd. Los Angeles, CA 90034	Secondary (Transfer)

Source: City of Los Angeles Department of Public Works, Personal Services Contract between the City of Los Angeles and Arakelian Enterprises, Inc., DBA Athens Services, for Exclusive Franchise to Provide Collection, Transfer, Processing, and Disposal Services for Solid Resources to Commercial Establishments and Applicable Multifamily Establishments in the West Los Angeles, North Central, and Harbor Zones, September 2016.

The Chiquita Canyon Landfill has an annual limit intake of combined solid waste and beneficial use materials (e.g. green waste and compost) not to exceed 2,800,000 tons per year (tpy) through the year 2024, and 1,800,000 tpy beginning in 2025 through the year 2047.[98] Based on the current conditional use permit (CUP 2004-00042(5)), the overall average daily capacity of all incoming materials received for processing, disposal, and beneficial use at the facility shall not exceed 6,730 tons per day.[99] The maximum tonnage of any combination of solid waste and other materials received by the facility for processing, beneficial use materials (including composting) and disposal shall not exceed 12,000 tons on any given day, provided the monthly tonnage

[98] *County of Los Angeles Department of Public Works, The Countywide Integrated Waste Management Plan 2017 Annual Report, April, 2019 (at page 25).*

[99] *County of Los Angeles, Project No. R2004-00559-(5), Conditional Use Permit No. 2004-0042-(5) July 25, 2017.*

capacity shall not be exceeded.[100] In 2017, the Chiquita Canyon Landfill had an average disposal intake of 4,588 tons per day.[101]

Based on the calculations provided in Table 6.31, it is estimated that the proposed construction activities would generate approximately 5,934 tons of debris during the demolition and construction process that would be exported to a landfill located within the City. In order to meet the diversion goals of the California Integrated Waste Management Act and the City of Los Angeles, the Applicant shall salvage and recycle construction and demolition materials to ensure that a minimum of 70 percent of construction-related solid waste that can be recycled is diverted from the waste stream to be landfilled. Solid waste diversion would be accomplished though the on-site separation of materials and/or by contracting with a solid waste disposal facility that can guarantee a minimum diversion rate of 70 percent. Pursuant to Section 66.32 of the LAMC, the Proposed Project's solid waste contractor must obtain, in addition to all other required permits, an AB 939 Compliance Permit from the Bureau of Sanitation.

Table 6.31
Estimated Construction and Demolition Debris

Construction Activity	Size	Rate [a]	Generated Waste (tons)
Demolition			
Commercial	7,881 sf	155 lbs/sf	611
Single-family Residential	1,519 sf	155 lbs/sf	118
Soil Export	3,040 cy	2,400 lbs/cy	3,648
Asphalt Export	845 cy	2,400 lbs/cy	1,014
Construction			
Residential and Support Services	247,812 sf	4.38 lbs/sf	543
		Total Debris:	**5,934**

Notes: sf= square feet
[a] *USEPA Report No EPA530-98-010, Characterization of Building Related Construction and Demolition Debris in the United States, July 1998.*
Source: Parker Environmental Consultants, 2019.

As shown in Table 6.32, below, Estimated Operational Solid Waste Generation, the Proposed Project's net generation during operation of the Proposed Project would be 5,381 pounds per day, as compared to the existing uses on the Project Site. However, this estimate is conservative, as it does not factor in any recycling or waste diversion programs. The Proposed Project's solid waste would be handled by private waste

[100] *Ibid.*

[101] *County of Los Angeles Department of Public Works, The Countywide Integrated Waste Management Plan 2017 Annual Report, April, 2019 (at page 63).*

collection services. The amount of solid waste generated by the Proposed Project is within the available capacities at area landfills and the Proposed Project's impacts to regional landfill capacity would be less than significant. In compliance with AB 341, recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Proposed Project's regular solid waste disposal program. The Applicant shall only contract for waste disposal services with a company that recycles solid waste in compliance with AB 341. The amount of solid waste generated by the Proposed Project is within the available capacities of area landfills, and the Proposed Project's impacts to regional landfill capacity would be less than significant.

Table 6.32
Expected Operational Solid Waste Generation

Type of Use	Size [b]	Solid Waste Generation Rate [a] (lbs/unit/day)	Total Solid Waste Generated (lbs/day)
Existing Uses (to be removed)			
Commercial (7,881 sf)	15 emp	10.53 lbs/employee/day	134
Single-family Residential	3 du	12.23 lbs/du/day	37
Total Existing Solid Waste Generation:			**171**
Proposed Project			
Multi-family Residential	454 du	12.23 lbs/du/day	5,552
Total Project Solid Waste Generation:			**5,552**
Less Existing:			*171*
NET TOTAL Solid Waste Generation:			**5,381**

Notes: sf = square feet, emp = employees
[a] *Includes all materials discarded, whether or not they are later recycled or disposed of in a landfill.*
[b] *The employee generation factor for commercial and residential uses was taken from the United States Green Building Code, Building Area per Employee by Business Type, May 13, 2008.*
Source: Parker Environmental Consultants, 2019.

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

Less Than Significant Impact. A significant impact may occur if a project would generate solid waste that was not disposed of in accordance with applicable regulations. Solid waste management in the State is primarily guided by the California Integrated Waste Management Act of 1989 (AB 939), which emphasizes resource conservation through reduction, recycling, and reuse of solid waste. AB 939 establishes an integrated waste management hierarchy consisting of (in order of priority): (1) source reduction; (2) recycling and composting; and (3) environmentally safe transformation and land disposal. In addition, AB 1327 provided for the development of the California Solid Waste Reuse and Recycling Access Act of 1991, which requires the adoption of an ordinance by any local agency governing the provision of adequate areas for the collection and loading of

recyclable materials in development projects. Furthermore, Assembly Bill 341 (AB 341), which became effective on July 1, 2012, requires businesses and public entities that generate four cubic yards or more of waste per week and multi-family dwellings with five or more units, to recycle. The purpose of AB 341 is to reduce greenhouse gas emissions by diverting commercial solid waste from landfills and expand opportunities for recycling in California. In addition, in March 2006, the Los Angeles City Council adopted RENEW LA, a 20-year plan with the primary goal of shifting from waste disposal to resource recovery within the City, resulting in "zero waste" by 2030. The "blueprint" of the plan builds on the key elements of existing reduction and recycling programs and infrastructure, and combines them with new systems and conversion technologies to achieve resource recovery (without combustion) in the form of traditional recyclables, soil amendments, renewable fuels, chemicals, and energy. The plan also calls for reductions in the quantity and environmental impacts of residue material disposed in landfills. More recently, in October 2014, Governor Jerry Brown signed AB 1826, requiring businesses to recycle their organic waste on and after April 1, 2016, depending on the amount of waste generated per week. Specifically, beginning April 1, 2016, businesses that generate eight cubic yards of organic waste per week shall arrange for organic waste recycling services. In addition, beginning January 1, 2017, businesses that generate four cubic yards of organic waste per week shall arrange for organic waste recycling services. Mandatory recycling of organic waste is the next step toward achieving California's recycling and greenhouse gas emission goals. Organic waste such as green materials and food materials are recyclable through composting and mulching, and through anaerobic digestion, which can produce renewable energy and fuel. Reducing the amount of organic materials sent to landfills and increasing the production of compost and mulch are part of the AB 32 (California Global Warming Solutions Act of 2006) Scoping Plan.

The Proposed Project would be consistent with the applicable regulations associated with solid waste. Specifically, the Proposed Project would provide adequate storage areas in accordance with the City of Los Angeles Space Allocation Ordinance (Ordinance No. 171,687), which requires that development projects include an on-site recycling area or room of specified size. The Proposed Project would also comply with AB 939, AB 341, AB 1826 and City waste diversion goals, as applicable, by providing clearly marked, source-sorted receptacles to facilitate recycling. Since the Proposed Project would comply with federal, State, and local statutes and regulations related to solid waste, impacts would be less than significant, and no mitigation measures are required.

Cumulative Impacts

Less Than Significant Impact. Development of the Proposed Project in conjunction with the related projects would further increase regional demands on landfill capacity. The impact of the continued growth of the region would likely have the effect of diminishing

the daily excess capacity of the existing landfills serving the City of Los Angeles. Based on the 2017 Los Angeles County Countywide Integrated Waste Management Plan (CoIWMP) Annual Report, the countywide cumulative need for Class III landfill disposal capacity of approximately 126.4 million tons in the year 2032 will not exceed the 2017 remaining permitted Class III landfill capacity of 167.6 million tons.[102] However, solutions to resolve the regional solid waste disposal needs beyond 2030 are continuously being investigated at the state, regional, and local levels. The regional scenario analyses presented in the Countywide Integrated Waste Management Plan – Los Angeles County – Countywide Summary Plan and Citing Element (adopted December 2016) demonstrate that the County could meet its disposal capacity needs by promoting extended producer responsibility, continuing to enhance diversion programs and increasing the Countywide diversion rate, and developing conversion and other alternative technologies. Additionally, by successfully permitting and developing all proposed in-County landfill expansions, utilizing available or planned out-of-County disposal facilities, and developing infrastructure to facilitate exportation of waste to out-of-County landfills, the County may further ensure adequate disposal capacity is available throughout the planning period. Thus, cumulative impacts with respect to regional solid waste impacts would be less than significant.

Furthermore, it should be noted that the City of Los Angeles Solid Waste Management Plan (AB 939) sets forth strategies that would provide adequate landfill capacity through 2037 to accommodate anticipated growth. The Bureau of Sanitation has projected the need for waste disposal capacity based on SCAG's regional population growth projections. The growth associated with the Proposed Project is within those projections. In addition, projects within the City of Los Angeles must comply with the City's SRRE.

As of 2012, the City of Los Angeles achieved a landfill diversion rate of 76.4%, based upon the calculation methodology adopted by the State of California.[103] Waste diversion rates are required to increase to 75 percent by 2025 and through on-going development of waste management infrastructure over the last decade and innovative source reduction, reuse, recycling and composting programs have been implemented. These programs include Green Mulching and Composting workshops, back yard trimming recycling cans, the City-owned Central Los Angeles Refuse Transfer Station (CLARTS) and Residential Special Material and Electronics Recycling or S.A.F.E. Centers. New programs are being implemented to increase the amount of waste diverted by the City, including: multi-family recycling, food waste recycling, commercial recycling and technical assistance and support for City departments to help meet their waste reduction and

[102] *County of Los Angeles, Department of Public Works; Los Angeles County Integrated Waste Management Plan 2017 Annual Report, April 2019.*

[103] *City of Los Angeles, Bureau of Sanitation, Zero Waste Progress Report, March 2013.*

recycling goals. The City is also developing programs to ultimately meet a goal of zero waste by 2030. Thus, the Proposed Project's contribution to cumulative impacts would continue to decrease as it increases waste diversion rates in accordance with City goals. Moreover, as with the Proposed Project, other related projects would participate in regional source reduction and recycling programs significantly reducing the amount of solid waste deposited in area landfills. Therefore, the Proposed Project's contribution to cumulative solid waste impacts would be less than cumulatively considerable, and cumulative impacts with respect to solid waste would be less than significant.

6.20 Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

Responses a through d:

No Impact. A potential significant impact upon wildfire hazards could occur if the Project Site were to be located on state responsibility areas or lands classified as very high fire hazard severity zones. Lands subject to this provision have been designated by the City of Los Angeles Fire Department (LAFD) pursuant to Government Code 51178 that were identified and recommended to local agencies by the Director of Forestry and Fire

Protection based on criteria that includes fuel loading, slope, fire weather, and other relevant factors. These areas must comply with the Brush Clearance Requirements of the Fire Code. The Very High Fire Hazard Severity Zone (VHFHSZ) was first established in the City of Los Angeles in 1999 and replaced the older "Mountain Fire District" and "Buffer Zone." The Project Site is not located within a state responsibility area or land classified as a very high fire hazard severity zone. Therefore, this checklist question is not applicable to the Proposed Project, and no impact would occur.

6.21 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?

Less Than Significant Impact. A significant impact would occur only if the Proposed Project results in potentially significant impacts for any of the above issues. The Proposed Project is located in a densely populated urban area and would have no unmitigated significant impacts with respect to biological resources or California's history or pre-history. As noted in the analysis above, the Project Site is developed with three commercial buildings, three single-family residential buildings, one office building, and one surface parking lot and does not support any substantial habitat of a fish or wildlife species. Vegetation on the Project Site is limited to trees on the Project Site, trees in the public right-of-way, and limited landscaping. Compliance with standard regulatory compliance measures would reduce potential impacts upon migratory bird species associated with the proposed tree removals of 4 non-protected trees, should construction commence during the breeding season.

Additionally, although no known direct impacts to historic resources are anticipated, compliance with existing regulations would ensure any impacts upon cultural resources are less than significant level in the unlikely event any such historic, or archaeological materials are accidentally discovered during the construction process.

With respect to paleontological resources, excavations that extend down below five feet may encounter significant fossil vertebrate specimens. Any substantial excavations below the uppermost layers in the project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. With adherence to regulatory compliance, any impacts to paleontological resources would be less than significant. Therefore, with adherence to regulatory compliance measures, the Proposed Project would not have the potential to degrade the quality of the environment, reduce or threaten any fish or wildlife species (endangered or otherwise), or eliminate important examples of the major periods of California history or pre-history.

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)?

Less Than Significant Impact. A significant impact may occur if the Proposed Project, in conjunction with other related projects in the area of the Project Site, would result in impacts that would be less than significant when viewed separately, but would be significant when viewed together. As concluded in the analysis above, the Proposed Project's incremental contribution to cumulative impacts related to aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, utilities, tribal cultural resources, and wildland fire hazards would be less than significant. As such, the Proposed Project's contribution to cumulative impacts would be less than significant.

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

Less Than Significant with Mitigation Incorporated. A significant impact may occur if the Proposed Project has the potential to result in significant impacts, as discussed in the preceding sections. Based on the preceding environmental analysis, the Proposed Project would not have significant environmental effects on human beings, either directly or indirectly. Any potentially significant impacts to humans would be reduced to less than significant through the implementation of the applicable mitigation measures identified within this SCEA analysis.

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2. Acronyms and Abbreviations

AB	Assembly Bill
ACM	Asbestos-containing materials
AFY	Acre-feet per year
APN	Assessor Parcel Number
AQMP	Air Quality Management Plan
ASTM	American Society of Testing and Materials
AQMP	Air Quality Management Plan
Basin	South Coast Air Basin
BMPs	Best Management Practices
BOS	Bureau of Sanitation
CAAQS	California ambient air quality standards
Caltrans	California Department of Transportation
CalEPA	California Environmental Protection Agency
CARB	California Air Resources Board
CBC	California Building Code (2007)
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CDMG	California Division of Mines and Geology
CEC	California Energy Commission
CEQA	California Environmental Quality Act
Cf	Cubic feet
CGS	California Geological Survey
CH_4	Methane
CLARTS	Central Los Angeles Refuse Transfer Station
CMP	Congestion Management Plan
CNEL	Community Noise Exposure Level
CO	carbon monoxide
CO_2	carbon dioxide
CO2e	carbon dioxide equivalent
CPA	Community Plan Area
CRA/LA	Community Redevelopment Agency of the City of Los Angeles
CREC	Controlled Recognized Environmental Condition
CWA	Clean Water Act
CWC	California Water Code
cy	cubic yards
dB	decibel
dBA	A-weighted decibel scale
DHS	California Department of Health and Services
DWP	Department of Water and Power
du	dwelling unit
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
EZ	Los Angeles State Enterprise Zone
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FTIP	Federal Transportation Improvement Program

GHG	greenhouse gas
gpd	gallons per day
gpm	gallons per minute
GWP	Global Warming Potential
HFC	hydrofluorocarbons
HQTA	High-Quality Transit Areas
HREC	Historic Recognized Environmental Condition
HSA	Hyperion Service Area
HVAC	Heating, Ventilation and Air Conditioning
HWRP	Hyperion Water Reclamation Plant
ISO	Interim Control Ordinance
ITE	Institute of Transportation Engineers
kWh	kilowatt-hours
LAAFP	Los Angeles Aqueduct Filtration Plant
LABC	City of Los Angeles Building Code
LADBS	Los Angeles Department of Building and Safety
LADOT	Los Angeles Department of Transportation
LADWP	Los Angeles Department of Water and Power
LAFD	Los Angeles Fire Department
LAMC	Los Angeles Municipal Code
LAPD	Los Angeles Police Department
LAPL	Los Angeles Public Library
LARWQCB	Los Angeles Regional Water Quality Control Board
LAUSD	Los Angeles Unified School District
LBP	Lead-based paint
lbs/day	pounds per day
LCFS	Low Carbon Fuel Standard
L_{dn}	day-night average noise level
LDC	Land Development Category
LEED	Leadership in Energy and Environmental Design
L_{eq}	equivalent energy noise level/ambient noise level
LID	Low Impact Development
LOS	Level of Service
LST	localized significance thresholds
LUTP	Land Use/Transportation Policy
MBTA	Migratory Bird Treaty Act
MEP	maximum extent practicable
MERV	Minimum Efficiency Reporting Value
Metro	Los Angeles County Metropolitan Transit Authority
mgd	million gallons per day
MPO	Metropolitan Planning Organization
MS4	medium and large municipal separate storm sewer systems
MWD	Metropolitan Water District
N_2O	nitrous oxide
NAAQS	National ambient air quality standards
NAHC	Native American Heritage Commision
NO_2	nitrogen dioxide
NOx	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
O_3	Ozone

OPR	Office of Planning and Research
PFC	perfluorocarbons
PM	particulate matter
PM_{10}	respirable particulate matter
$PM_{2.5}$	fine particulate matter
ppm	parts per million
PPV	Peak Particle Velocity
PRC	Public Resources Code
PSI	pounds per square inch
PUC	Public Utilities Commission
RCP	Regional Comprehensive Plan
REC	Recognized Environmental Condition
RMS	Root Mean Square
ROG	Reactive Organic Gases
ROWD	Report of Waste Discharge
RTP	Regional Transportation Plan
RTP/SCS	Regional Transportation/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SAR	Service Advisory Request
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCG	Southern California Gas Company
sf	square feet
SF_6	sulfur hexafluoride
SIP	State Implementation Plan
SLIC	Spills, Leaks, Investigation and Cleanup
SO_2	sulfur dioxide
SOx	sulfur oxides
SRA	source receptor area
SRRE	Source Reduction and Recycling Element
SUSMP	Standard Urban Storm Water Mitigation Plan
SWMP	Stormwater Management Plan
SWMPP	Solid Waste Management Policy Plan
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWQDv	Stormwater Quality Design Volume
SWRCB	State Water Resource Control Board
TAC	Toxic Air Contaminants
TCM	transportation control measures
TDM	Transportation Demand Management
TOD	Transit Oriented District
US-101	Hollywood Freeway
U.S. EPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
UST	underground storage tank
UWMP	Urban Water Management Plan
V/C	Volume-to-Capacity
VdB	Velocity in Decibels
VHFHSZ	Very High Fire Hazard Severity Zone

VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound
WHO	World Health Organization
WSA	Water Supply Assessment
ZIMAS	Zoning Information and Map Access System

APPENDIX A:

AIR QUALITY MODELING WORKSHEETS

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Enlightenment Plaza_Existing Conditions

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	7.81	1000sqft	1.93	7,810.00	0
Single Family Housing	3.00	Dwelling Unit	0.16	1,516.00	9

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2019
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - For the Existing Conditions scenario ignore all construction data.

Land Use - Existing conditions includes 3 SF dwelling units (1,516 sf) and 7,810 sf of light industrial (ATT service yard). This scenario excludes 3838 Oakwood as that property is to remain as offfice use with no change in land use or floor area.

Construction Phase - Ignore all construction data.

Off-road Equipment - Ignore all construction data.

Vehicle Trips - ADT rates were adjusted to match the Traffic Study assumptions for existing uses, which were based on manual driveway counts in 2019.

Woodstoves - No woodstoves or fireplaces observed for existing uses.

Energy Use - Historic Title 24 applied for all energy use.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	1.00
tblConstructionPhase	PhaseEndDate	10/22/2019	9/25/2019
tblEnergyUse	LightingElect	3.85	3.10
tblEnergyUse	NT24E	5,089.81	6,155.97
tblEnergyUse	NT24NG	5,819.00	4,831.00
tblEnergyUse	Refrigerator	1,251.38	827.00
tblEnergyUse	T24E	2.94	2.25
tblEnergyUse	T24E	467.55	210.90
tblEnergyUse	T24NG	15.35	13.65
tblEnergyUse	T24NG	28,628.82	22,665.25
tblFireplaces	NumberGas	2.55	0.00
tblFireplaces	NumberNoFireplace	0.30	0.00
tblFireplaces	NumberWood	0.15	0.00
tblLandUse	LandUseSquareFeet	5,400.00	1,516.00
tblLandUse	LotAcreage	0.18	1.93
tblLandUse	LotAcreage	0.97	0.16
tblOffRoadEquipment	UsageHours	8.00	1.00
tblTripsAndVMT	WorkerTripNumber	13.00	3.00
tblVehicleTrips	ST_TR	1.32	18.00
tblVehicleTrips	SU_TR	0.68	18.00
tblVehicleTrips	WD_TR	6.97	18.00
tblWoodstoves	NumberCatalytic	0.15	0.00
tblWoodstoves	NumberNoncatalytic	0.15	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	1.9074	19.5473	11.7877	0.0190	0.0335	1.0858	1.1194	8.8900e-003	1.0013	1.0102	0.0000	1,876.4012	1,876.4012	0.5658	0.0000	1,890.5459
Maximum	**1.9074**	**19.5473**	**11.7877**	**0.0190**	**0.0335**	**1.0858**	**1.1194**	**8.8900e-003**	**1.0013**	**1.0102**	**0.0000**	**1,876.4012**	**1,876.4012**	**0.5658**	**0.0000**	**1,890.5459**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	1.9074	19.5473	11.7877	0.0190	0.0335	1.0858	1.1194	8.8900e-003	1.0013	1.0102	0.0000	1,876.4012	1,876.4012	0.5658	0.0000	1,890.5459
Maximum	**1.9074**	**19.5473**	**11.7877**	**0.0190**	**0.0335**	**1.0858**	**1.1194**	**8.8900e-003**	**1.0013**	**1.0102**	**0.0000**	**1,876.4012**	**1,876.4012**	**0.5658**	**0.0000**	**1,890.5459**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.2148	2.8900e-003	0.2495	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	0.4474	0.4474	4.4000e-004	0.0000	0.4584
Energy	6.6100e-003	0.0588	0.0408	3.6000e-004		4.5700e-003	4.5700e-003		4.5700e-003	4.5700e-003		72.1514	72.1514	1.3800e-003	1.3200e-003	72.5802
Mobile	0.4240	2.1766	6.1431	0.0193	1.5399	0.0228	1.5628	0.4122	0.0214	0.4336		1,955.3598	1,955.3598	0.1141		1,958.2129
Total	**0.6453**	**2.2383**	**6.4334**	**0.0196**	**1.5399**	**0.0288**	**1.5687**	**0.4122**	**0.0274**	**0.4396**	**0.0000**	**2,027.9586**	**2,027.9586**	**0.1159**	**1.3200e-003**	**2,031.2515**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.2148	2.8900e-003	0.2495	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	0.4474	0.4474	4.4000e-004	0.0000	0.4584
Energy	6.6100e-003	0.0588	0.0408	3.6000e-004		4.5700e-003	4.5700e-003		4.5700e-003	4.5700e-003		72.1514	72.1514	1.3800e-003	1.3200e-003	72.5802
Mobile	0.4240	2.1766	6.1431	0.0193	1.5399	0.0228	1.5628	0.4122	0.0214	0.4336		1,955.3598	1,955.3598	0.1141		1,958.2129
Total	**0.6453**	**2.2383**	**6.4334**	**0.0196**	**1.5399**	**0.0288**	**1.5687**	**0.4122**	**0.0274**	**0.4396**	**0.0000**	**2,027.9586**	**2,027.9586**	**0.1159**	**1.3200e-003**	**2,031.2515**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/25/2019	9/25/2019	5	1	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Demolition	Concrete/Industrial Saws	1	1.00	81	0.73

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	3.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8908	19.5351	11.6549	0.0186		1.0855	1.0855		1.0010	1.0010		1,842.1373	1,842.1373	0.5646		1,856.2525
Total	**1.8908**	**19.5351**	**11.6549**	**0.0186**		**1.0855**	**1.0855**		**1.0010**	**1.0010**		**1,842.1373**	**1,842.1373**	**0.5646**		**1,856.2525**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0166	0.0122	0.1327	3.4000e-004	0.0335	2.9000e-004	0.0338	8.8900e-003	2.7000e-004	9.1600e-003		34.2639	34.2639	1.1800e-003		34.2934
Total	**0.0166**	**0.0122**	**0.1327**	**3.4000e-004**	**0.0335**	**2.9000e-004**	**0.0338**	**8.8900e-003**	**2.7000e-004**	**9.1600e-003**		**34.2639**	**34.2639**	**1.1800e-003**		**34.2934**

3.2 Demolition - 2019

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8908	19.5351	11.6549	0.0186		1.0855	1.0855		1.0010	1.0010	0.0000	1,842.1373	1,842.1373	0.5646		1,856.2525
Total	**1.8908**	**19.5351**	**11.6549**	**0.0186**		**1.0855**	**1.0855**		**1.0010**	**1.0010**	**0.0000**	**1,842.1373**	**1,842.1373**	**0.5646**		**1,856.2525**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0166	0.0122	0.1327	3.4000e-004	0.0335	2.9000e-004	0.0338	8.8900e-003	2.7000e-004	9.1600e-003		34.2639	34.2639	1.1800e-003		34.2934
Total	**0.0166**	**0.0122**	**0.1327**	**3.4000e-004**	**0.0335**	**2.9000e-004**	**0.0338**	**8.8900e-003**	**2.7000e-004**	**9.1600e-003**		**34.2639**	**34.2639**	**1.1800e-003**		**34.2934**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.4240	2.1766	6.1431	0.0193	1.5399	0.0228	1.5628	0.4122	0.0214	0.4336		1,955.3598	1,955.3598	0.1141		1,958.2129
Unmitigated	0.4240	2.1766	6.1431	0.0193	1.5399	0.0228	1.5628	0.4122	0.0214	0.4336		1,955.3598	1,955.3598	0.1141		1,958.2129

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	140.58	140.58	140.58	622,527	622,527
Single Family Housing	28.56	29.73	25.86	96,847	96,847
Total	169.14	170.31	166.44	719,374	719,374

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925
Single Family Housing	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	6.6100e-003	0.0588	0.0408	3.6000e-004		4.5700e-003	4.5700e-003		4.5700e-003	4.5700e-003		72.1514	72.1514	1.3800e-003	1.3200e-003	72.5802
NaturalGas Unmitigated	6.6100e-003	0.0588	0.0408	3.6000e-004		4.5700e-003	4.5700e-003		4.5700e-003	4.5700e-003		72.1514	72.1514	1.3800e-003	1.3200e-003	72.5802

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	387.29	4.1800e-003	0.0380	0.0319	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003		45.5636	45.5636	8.7000e-004	8.4000e-004	45.8343
Single Family Housing	225.997	2.4400e-003	0.0208	8.8600e-003	1.3000e-004		1.6800e-003	1.6800e-003		1.6800e-003	1.6800e-003		26.5878	26.5878	5.1000e-004	4.9000e-004	26.7458
Total		**6.6200e-003**	**0.0588**	**0.0408**	**3.6000e-004**		**4.5700e-003**	**4.5700e-003**		**4.5700e-003**	**4.5700e-003**		**72.1514**	**72.1514**	**1.3800e-003**	**1.3300e-003**	**72.5802**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	0.38729	4.1800e-003	0.0380	0.0319	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003		45.5636	45.5636	8.7000e-004	8.4000e-004	45.8343
Single Family Housing	0.225997	2.4400e-003	0.0208	8.8600e-003	1.3000e-004		1.6800e-003	1.6800e-003		1.6800e-003	1.6800e-003		26.5878	26.5878	5.1000e-004	4.9000e-004	26.7458
Total		**6.6200e-003**	**0.0588**	**0.0408**	**3.6000e-004**		**4.5700e-003**	**4.5700e-003**		**4.5700e-003**	**4.5700e-003**		**72.1514**	**72.1514**	**1.3800e-003**	**1.3300e-003**	**72.5802**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2148	2.8900e-003	0.2495	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	0.4474	0.4474	4.4000e-004	0.0000	0.4584
Unmitigated	0.2148	2.8900e-003	0.2495	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	0.4474	0.4474	4.4000e-004	0.0000	0.4584

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0224					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1847					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	7.6900e-003	2.8900e-003	0.2495	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003		0.4474	0.4474	4.4000e-004		0.4584
Total	**0.2148**	**2.8900e-003**	**0.2495**	**1.0000e-005**		**1.3700e-003**	**1.3700e-003**		**1.3700e-003**	**1.3700e-003**	**0.0000**	**0.4474**	**0.4474**	**4.4000e-004**	**0.0000**	**0.4584**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0224					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1847					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	7.6900e-003	2.8900e-003	0.2495	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003		0.4474	0.4474	4.4000e-004		0.4584
Total	**0.2148**	**2.8900e-003**	**0.2495**	**1.0000e-005**		**1.3700e-003**	**1.3700e-003**		**1.3700e-003**	**1.3700e-003**	**0.0000**	**0.4474**	**0.4474**	**4.4000e-004**	**0.0000**	**0.4584**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Enlightenment Plaza_Existing Conditions

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	7.81	1000sqft	1.93	7,810.00	0
Single Family Housing	3.00	Dwelling Unit	0.16	1,516.00	9

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2019
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - For the Existing Conditions scenario ignore all construction data.

Land Use - Existing conditions includes 3 SF dwelling units (1,516 sf) and 7,810 sf of light industrial (ATT service yard). This scenario excludes 3838 Oakwood as that property is to remain as offfice use with no change in land use or floor area.

Construction Phase - Ignore all construction data.

Off-road Equipment - Ignore all construction data.

Vehicle Trips - ADT rates were adjusted to match the Traffic Study assumptions for existing uses, which were based on manual driveway counts in 2019.

Woodstoves - No woodstoves or fireplaces observed for existing uses.

Energy Use - Historic Title 24 applied for all energy use.

Enlightenment Plaza_Existing Conditions - Los Angeles-South Coast County, Summer

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	1.00
tblConstructionPhase	PhaseEndDate	10/22/2019	9/25/2019
tblEnergyUse	LightingElect	3.85	3.10
tblEnergyUse	NT24E	5,089.81	6,155.97
tblEnergyUse	NT24NG	5,819.00	4,831.00
tblEnergyUse	Refrigerator	1,251.38	827.00
tblEnergyUse	T24E	2.94	2.25
tblEnergyUse	T24E	467.55	210.90
tblEnergyUse	T24NG	15.35	13.65
tblEnergyUse	T24NG	28,628.82	22,665.25
tblFireplaces	NumberGas	2.55	0.00
tblFireplaces	NumberNoFireplace	0.30	0.00
tblFireplaces	NumberWood	0.15	0.00
tblLandUse	LandUseSquareFeet	5,400.00	1,516.00
tblLandUse	LotAcreage	0.18	1.93
tblLandUse	LotAcreage	0.97	0.16
tblOffRoadEquipment	UsageHours	8.00	1.00
tblTripsAndVMT	WorkerTripNumber	13.00	3.00
tblVehicleTrips	ST_TR	1.32	18.00
tblVehicleTrips	SU_TR	0.68	18.00
tblVehicleTrips	WD_TR	6.97	18.00
tblWoodstoves	NumberCatalytic	0.15	0.00
tblWoodstoves	NumberNoncatalytic	0.15	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	1.9058	19.5461	11.7996	0.0190	0.0335	1.0858	1.1194	8.8900e-003	1.0013	1.0102	0.0000	1,878.5259	1,878.5259	0.5659	0.0000	1,892.6723
Maximum	**1.9058**	**19.5461**	**11.7996**	**0.0190**	**0.0335**	**1.0858**	**1.1194**	**8.8900e-003**	**1.0013**	**1.0102**	**0.0000**	**1,878.5259**	**1,878.5259**	**0.5659**	**0.0000**	**1,892.6723**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	1.9058	19.5461	11.7996	0.0190	0.0335	1.0858	1.1194	8.8900e-003	1.0013	1.0102	0.0000	1,878.5259	1,878.5259	0.5659	0.0000	1,892.6723
Maximum	**1.9058**	**19.5461**	**11.7996**	**0.0190**	**0.0335**	**1.0858**	**1.1194**	**8.8900e-003**	**1.0013**	**1.0102**	**0.0000**	**1,878.5259**	**1,878.5259**	**0.5659**	**0.0000**	**1,892.6723**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.2148	2.8900e-003	0.2495	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	0.4474	0.4474	4.4000e-004	0.0000	0.4584
Energy	6.6100e-003	0.0588	0.0408	3.6000e-004		4.5700e-003	4.5700e-003		4.5700e-003	4.5700e-003		72.1514	72.1514	1.3800e-003	1.3200e-003	72.5802
Mobile	0.4348	2.1048	6.5094	0.0203	1.5399	0.0227	1.5626	0.4122	0.0213	0.4335		2,054.9486	2,054.9486	0.1153		2,057.8310
Total	**0.6562**	**2.1665**	**6.7997**	**0.0206**	**1.5399**	**0.0286**	**1.5686**	**0.4122**	**0.0273**	**0.4395**	**0.0000**	**2,127.5474**	**2,127.5474**	**0.1171**	**1.3200e-003**	**2,130.8696**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.2148	2.8900e-003	0.2495	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	0.4474	0.4474	4.4000e-004	0.0000	0.4584
Energy	6.6100e-003	0.0588	0.0408	3.6000e-004		4.5700e-003	4.5700e-003		4.5700e-003	4.5700e-003		72.1514	72.1514	1.3800e-003	1.3200e-003	72.5802
Mobile	0.4348	2.1048	6.5094	0.0203	1.5399	0.0227	1.5626	0.4122	0.0213	0.4335		2,054.9486	2,054.9486	0.1153		2,057.8310
Total	**0.6562**	**2.1665**	**6.7997**	**0.0206**	**1.5399**	**0.0286**	**1.5686**	**0.4122**	**0.0273**	**0.4395**	**0.0000**	**2,127.5474**	**2,127.5474**	**0.1171**	**1.3200e-003**	**2,130.8696**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/25/2019	9/25/2019	5	1	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Demolition	Concrete/Industrial Saws	1	1.00	81	0.73

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	3.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8908	19.5351	11.6549	0.0186		1.0855	1.0855		1.0010	1.0010		1,842.1373	1,842.1373	0.5646		1,856.2525
Total	**1.8908**	**19.5351**	**11.6549**	**0.0186**		**1.0855**	**1.0855**		**1.0010**	**1.0010**		**1,842.1373**	**1,842.1373**	**0.5646**		**1,856.2525**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0150	0.0110	0.1447	3.7000e-004	0.0335	2.9000e-004	0.0338	8.8900e-003	2.7000e-004	9.1600e-003		36.3886	36.3886	1.2500e-003		36.4198
Total	**0.0150**	**0.0110**	**0.1447**	**3.7000e-004**	**0.0335**	**2.9000e-004**	**0.0338**	**8.8900e-003**	**2.7000e-004**	**9.1600e-003**		**36.3886**	**36.3886**	**1.2500e-003**		**36.4198**

3.2 Demolition - 2019

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8908	19.5351	11.6549	0.0186		1.0855	1.0855		1.0010	1.0010	0.0000	1,842.1373	1,842.1373	0.5646		1,856.2525
Total	**1.8908**	**19.5351**	**11.6549**	**0.0186**		**1.0855**	**1.0855**		**1.0010**	**1.0010**	**0.0000**	**1,842.1373**	**1,842.1373**	**0.5646**		**1,856.2525**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0150	0.0110	0.1447	3.7000e-004	0.0335	2.9000e-004	0.0338	8.8900e-003	2.7000e-004	9.1600e-003		36.3886	36.3886	1.2500e-003		36.4198
Total	**0.0150**	**0.0110**	**0.1447**	**3.7000e-004**	**0.0335**	**2.9000e-004**	**0.0338**	**8.8900e-003**	**2.7000e-004**	**9.1600e-003**		**36.3886**	**36.3886**	**1.2500e-003**		**36.4198**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.4348	2.1048	6.5094	0.0203	1.5399	0.0227	1.5626	0.4122	0.0213	0.4335		2,054.9486	2,054.9486	0.1153		2,057.8310
Unmitigated	0.4348	2.1048	6.5094	0.0203	1.5399	0.0227	1.5626	0.4122	0.0213	0.4335		2,054.9486	2,054.9486	0.1153		2,057.8310

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	140.58	140.58	140.58	622,527	622,527
Single Family Housing	28.56	29.73	25.86	96,847	96,847
Total	169.14	170.31	166.44	719,374	719,374

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925
Single Family Housing	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	6.6100e-003	0.0588	0.0408	3.6000e-004		4.5700e-003	4.5700e-003		4.5700e-003	4.5700e-003		72.1514	72.1514	1.3800e-003	1.3200e-003	72.5802
NaturalGas Unmitigated	6.6100e-003	0.0588	0.0408	3.6000e-004		4.5700e-003	4.5700e-003		4.5700e-003	4.5700e-003		72.1514	72.1514	1.3800e-003	1.3200e-003	72.5802

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	387.29	4.1800e-003	0.0380	0.0319	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003		45.5636	45.5636	8.7000e-004	8.4000e-004	45.8343
Single Family Housing	225.997	2.4400e-003	0.0208	8.8600e-003	1.3000e-004		1.6800e-003	1.6800e-003		1.6800e-003	1.6800e-003		26.5878	26.5878	5.1000e-004	4.9000e-004	26.7458
Total		**6.6200e-003**	**0.0588**	**0.0408**	**3.6000e-004**		**4.5700e-003**	**4.5700e-003**		**4.5700e-003**	**4.5700e-003**		**72.1514**	**72.1514**	**1.3800e-003**	**1.3300e-003**	**72.5802**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	0.38729	4.1800e-003	0.0380	0.0319	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003		45.5636	45.5636	8.7000e-004	8.4000e-004	45.8343
Single Family Housing	0.225997	2.4400e-003	0.0208	8.8600e-003	1.3000e-004		1.6800e-003	1.6800e-003		1.6800e-003	1.6800e-003		26.5878	26.5878	5.1000e-004	4.9000e-004	26.7458
Total		**6.6200e-003**	**0.0588**	**0.0408**	**3.6000e-004**		**4.5700e-003**	**4.5700e-003**		**4.5700e-003**	**4.5700e-003**		**72.1514**	**72.1514**	**1.3800e-003**	**1.3300e-003**	**72.5802**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2148	2.8900e-003	0.2495	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	0.4474	0.4474	4.4000e-004	0.0000	0.4584
Unmitigated	0.2148	2.8900e-003	0.2495	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	0.4474	0.4474	4.4000e-004	0.0000	0.4584

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0224					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1847					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	7.6900e-003	2.8900e-003	0.2495	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003		0.4474	0.4474	4.4000e-004		0.4584
Total	**0.2148**	**2.8900e-003**	**0.2495**	**1.0000e-005**		**1.3700e-003**	**1.3700e-003**		**1.3700e-003**	**1.3700e-003**	**0.0000**	**0.4474**	**0.4474**	**4.4000e-004**	**0.0000**	**0.4584**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0224					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1847					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	7.6900e-003	2.8900e-003	0.2495	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003		0.4474	0.4474	4.4000e-004		0.4584
Total	**0.2148**	**2.8900e-003**	**0.2495**	**1.0000e-005**		**1.3700e-003**	**1.3700e-003**		**1.3700e-003**	**1.3700e-003**	**0.0000**	**0.4474**	**0.4474**	**4.4000e-004**	**0.0000**	**0.4584**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Enlightenment Plaza

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	454.00	Dwelling Unit	2.08	247,812.00	564

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot area per survey excludes 3838 Oakwood Avenue. Population estimate is based on 564 persons per Applicant's data for room occupancy.

Construction Phase - Construction schedule conservatively assumes an approximate 24 month buildout.

Off-road Equipment - Equipment added to architectural coating phase (added 3 air compressors, 4 aerial lifts and 2 forklifts).

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	95.00
tblConstructionPhase	NumDays	220.00	350.00
tblConstructionPhase	NumDays	6.00	44.00
tblConstructionPhase	NumDays	3.00	10.00

tblConstructionPhase	PhaseEndDate	5/2/2022	5/1/2023
tblConstructionPhase	PhaseEndDate	4/4/2022	12/5/2022
tblConstructionPhase	PhaseEndDate	5/31/2021	8/2/2021
tblConstructionPhase	PhaseEndDate	4/18/2022	12/19/2022
tblConstructionPhase	PhaseEndDate	5/21/2021	6/1/2021
tblConstructionPhase	PhaseStartDate	4/19/2022	12/20/2022
tblConstructionPhase	PhaseStartDate	6/1/2021	8/3/2021
tblConstructionPhase	PhaseStartDate	5/22/2021	6/2/2021
tblConstructionPhase	PhaseStartDate	4/5/2022	12/6/2022
tblFireplaces	NumberGas	385.90	0.00
tblFireplaces	NumberNoFireplace	45.40	0.00
tblFireplaces	NumberWood	22.70	0.00
tblGrading	AcresOfGrading	22.00	3.00
tblGrading	AcresOfGrading	15.00	4.50
tblGrading	MaterialExported	0.00	3,040.00
tblGrading	MaterialExported	0.00	845.00
tblLandUse	LandUseSquareFeet	454,000.00	247,812.00
tblLandUse	LotAcreage	11.95	2.08
tblLandUse	Population	1,298.00	564.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00
tblOffRoadEquipment	PhaseName		Architectural Coating
tblOffRoadEquipment	PhaseName		Architectural Coating
tblSequestration	NumberOfNewTrees	0.00	92.00
tblTripsAndVMT	HaulingTripLength	20.00	8.00
tblTripsAndVMT	HaulingTripLength	20.00	25.00

tblTripsAndVMT	HaulingTripLength	20.00	25.00
tblTripsAndVMT	HaulingTripNumber	106.00	120.00
tblTripsAndVMT	HaulingTripNumber	380.00	435.00
tblVehicleTrips	ST_TR	6.39	1.27
tblVehicleTrips	SU_TR	5.86	1.27
tblVehicleTrips	WD_TR	6.65	1.27

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	3.5957	23.3276	28.9774	0.0750	6.4300	1.0428	7.3568	3.4081	0.9733	4.2611	0.0000	7,359.6280	7,359.6280	0.8516	0.0000	7,375.6128
2022	17.6801	19.9985	27.6814	0.0736	3.9688	0.7393	4.7081	1.0597	0.7076	1.7673	0.0000	7,217.2514	7,217.2514	0.6175	0.0000	7,232.6877
2023	17.5917	8.4077	14.4621	0.0261	0.7266	0.4054	1.1319	0.1927	0.3956	0.5883	0.0000	2,523.7113	2,523.7113	0.3147	0.0000	2,531.5794
Maximum	**17.6801**	**23.3276**	**28.9774**	**0.0750**	**6.4300**	**1.0428**	**7.3568**	**3.4081**	**0.9733**	**4.2611**	**0.0000**	**7,359.6280**	**7,359.6280**	**0.8516**	**0.0000**	**7,375.6128**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	3.5957	23.3276	28.9774	0.0750	3.9688	1.0428	4.8253	1.5825	0.9733	2.4355	0.0000	7,359.6280	7,359.6280	0.8516	0.0000	7,375.6128
2022	17.6801	19.9985	27.6814	0.0736	3.9688	0.7393	4.7081	1.0597	0.7076	1.7673	0.0000	7,217.2514	7,217.2514	0.6175	0.0000	7,232.6877
2023	17.5917	8.4077	14.4621	0.0261	0.7266	0.4054	1.1319	0.1927	0.3956	0.5883	0.0000	2,523.7113	2,523.7113	0.3147	0.0000	2,531.5794
Maximum	**17.6801**	**23.3276**	**28.9774**	**0.0750**	**3.9688**	**1.0428**	**4.8253**	**1.5825**	**0.9733**	**2.4355**	**0.0000**	**7,359.6280**	**7,359.6280**	**0.8516**	**0.0000**	**7,375.6128**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**22.12**	**0.00**	**19.18**	**39.17**	**0.00**	**27.59**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	18.7133	2.2471	148.7402	0.3650		18.3601	18.3601		18.3601	18.3601	2,679.3438	67.4427	2,746.7866	12.5902	0.0000	3,061.5426
Energy	0.1236	1.0565	0.4496	6.7400e-003		0.0854	0.0854		0.0854	0.0854		1,348.7480	1,348.7480	0.0259	0.0247	1,356.7630
Mobile	0.9508	3.9385	13.1374	0.0498	4.1896	0.0363	4.2260	1.1212	0.0338	1.1550		5,071.8748	5,071.8748	0.2411		5,077.9024
Stationary	3.2821	14.6775	8.3688	0.0158		0.4828	0.4828		0.4828	0.4828		1,679.0282	1,679.0282	0.2354		1,684.9132
Total	**23.0699**	**21.9197**	**170.6959**	**0.4373**	**4.1896**	**18.9647**	**23.1543**	**1.1212**	**18.9621**	**20.0833**	**2,679.3438**	**8,167.0938**	**10,846.4376**	**13.0926**	**0.0247**	**11,181.1212**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	6.4602	0.4319	37.4639	1.9800e-003		0.2074	0.2074		0.2074	0.2074	0.0000	67.4427	67.4427	0.0649	0.0000	69.0641
Energy	0.1178	1.0062	0.4282	6.4200e-003		0.0814	0.0814		0.0814	0.0814		1,284.5670	1,284.5670	0.0246	0.0236	1,292.2005
Mobile	0.9508	3.9385	13.1374	0.0498	4.1896	0.0363	4.2260	1.1212	0.0338	1.1550		5,071.8748	5,071.8748	0.2411		5,077.9024
Stationary	3.2821	14.6775	8.3688	0.0158		0.4828	0.4828		0.4828	0.4828		1,679.0282	1,679.0282	0.2354		1,684.9132
Total	**10.8109**	**20.0541**	**59.3983**	**0.0740**	**4.1896**	**0.8079**	**4.9975**	**1.1212**	**0.8053**	**1.9265**	**0.0000**	**8,102.9127**	**8,102.9127**	**0.5660**	**0.0236**	**8,124.0803**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**53.14**	**8.51**	**65.20**	**83.09**	**0.00**	**95.74**	**78.42**	**0.00**	**95.75**	**90.41**	**100.00**	**0.79**	**25.29**	**95.68**	**4.77**	**27.34**

3.0 Construction Detail

Construction Phase

Enlightenment Plaza - Los Angeles-South Coast County, Summer

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	4/21/2021	5/18/2021	5	20	
2	Site Preparation	Site Preparation	5/19/2021	6/1/2021	5	10	
3	Grading	Grading	6/2/2021	8/2/2021	5	44	
4	Building Construction	Building Construction	8/3/2021	12/5/2022	5	350	
5	Paving	Paving	12/6/2022	12/19/2022	5	10	
6	Architectural Coating	Architectural Coating	12/20/2022	5/1/2023	5	95	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 0

Residential Indoor: 501,819; Residential Outdoor: 167,273; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Enlightenment Plaza - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Aerial Lifts	4	6.00	63	0.31
Architectural Coating	Air Compressors	4	6.00	78	0.48
Architectural Coating	Forklifts	2	6.00	89	0.20

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	43.00	14.70	6.90	8.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	120.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	435.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	327.00	49.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	10	65.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.4625	0.0000	0.4625	0.0700	0.0000	0.0700			0.0000			0.0000
Off-Road	1.9930	19.6966	14.4925	0.0241		1.0409	1.0409		0.9715	0.9715		2,322.7171	2,322.7171	0.5940		2,337.5658
Total	**1.9930**	**19.6966**	**14.4925**	**0.0241**	**0.4625**	**1.0409**	**1.5034**	**0.0700**	**0.9715**	**1.0415**		**2,322.7171**	**2,322.7171**	**0.5940**		**2,337.5658**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	9.2100e-003	0.3509	0.0689	8.1000e-004	0.0151	7.5000e-004	0.0158	4.1300e-003	7.2000e-004	4.8500e-003		87.5412	87.5412	6.9500e-003		87.7149
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0557	0.0383	0.5236	1.4900e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396		148.0401	148.0401	4.3600e-003		148.1491
Total	**0.0649**	**0.3892**	**0.5925**	**2.3000e-003**	**0.1604**	**1.9200e-003**	**0.1623**	**0.0427**	**1.8000e-003**	**0.0445**		**235.5812**	**235.5812**	**0.0113**		**235.8640**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2081	0.0000	0.2081	0.0315	0.0000	0.0315			0.0000			0.0000
Off-Road	1.9930	19.6966	14.4925	0.0241		1.0409	1.0409		0.9715	0.9715	0.0000	2,322.7171	2,322.7171	0.5940		2,337.5658
Total	**1.9930**	**19.6966**	**14.4925**	**0.0241**	**0.2081**	**1.0409**	**1.2490**	**0.0315**	**0.9715**	**1.0030**	**0.0000**	**2,322.7171**	**2,322.7171**	**0.5940**		**2,337.5658**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	9.2100e-003	0.3509	0.0689	8.1000e-004	0.0151	7.5000e-004	0.0158	4.1300e-003	7.2000e-004	4.8500e-003		87.5412	87.5412	6.9500e-003		87.7149
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0557	0.0383	0.5236	1.4900e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396		148.0401	148.0401	4.3600e-003		148.1491
Total	**0.0649**	**0.3892**	**0.5925**	**2.3000e-003**	**0.1604**	**1.9200e-003**	**0.1623**	**0.0427**	**1.8000e-003**	**0.0445**		**235.5812**	**235.5812**	**0.0113**		**235.8640**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.4868	0.0000	0.4868	0.0530	0.0000	0.0530			0.0000			0.0000
Off-Road	1.5463	18.2862	10.7496	0.0245		0.7019	0.7019		0.6457	0.6457		2,372.8832	2,372.8832	0.7674		2,392.0692
Total	**1.5463**	**18.2862**	**10.7496**	**0.0245**	**0.4868**	**0.7019**	**1.1887**	**0.0530**	**0.6457**	**0.6987**		**2,372.8832**	**2,372.8832**	**0.7674**		**2,392.0692**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1203	3.7441	0.9090	0.0114	0.2622	0.0122	0.2745	0.0719	0.0117	0.0836		1,235.3746	1,235.3746	0.0815		1,237.4119
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0343	0.0236	0.3222	9.1000e-004	0.0894	7.2000e-004	0.0901	0.0237	6.7000e-004	0.0244		91.1016	91.1016	2.6800e-003		91.1687
Total	**0.1546**	**3.7676**	**1.2312**	**0.0123**	**0.3516**	**0.0130**	**0.3646**	**0.0956**	**0.0124**	**0.1080**		**1,326.4762**	**1,326.4762**	**0.0842**		**1,328.5806**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2191	0.0000	0.2191	0.0238	0.0000	0.0238			0.0000			0.0000
Off-Road	1.5463	18.2862	10.7496	0.0245		0.7019	0.7019		0.6457	0.6457	0.0000	2,372.8832	2,372.8832	0.7674		2,392.0692
Total	**1.5463**	**18.2862**	**10.7496**	**0.0245**	**0.2191**	**0.7019**	**0.9209**	**0.0238**	**0.6457**	**0.6696**	**0.0000**	**2,372.8832**	**2,372.8832**	**0.7674**		**2,392.0692**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1203	3.7441	0.9090	0.0114	0.2622	0.0122	0.2745	0.0719	0.0117	0.0836		1,235.3746	1,235.3746	0.0815		1,237.4119
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0343	0.0236	0.3222	9.1000e-004	0.0894	7.2000e-004	0.0901	0.0237	6.7000e-004	0.0244		91.1016	91.1016	2.6800e-003		91.1687
Total	**0.1546**	**3.7676**	**1.2312**	**0.0123**	**0.3516**	**0.0130**	**0.3646**	**0.0956**	**0.0124**	**0.1080**		**1,326.4762**	**1,326.4762**	**0.0842**		**1,328.5806**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.1022	0.0000	6.1022	3.3192	0.0000	3.3192			0.0000			0.0000
Off-Road	1.8271	20.2135	9.7604	0.0206		0.9158	0.9158		0.8425	0.8425		1,995.6114	1,995.6114	0.6454		2,011.7470
Total	**1.8271**	**20.2135**	**9.7604**	**0.0206**	**6.1022**	**0.9158**	**7.0180**	**3.3192**	**0.8425**	**4.1617**		**1,995.6114**	**1,995.6114**	**0.6454**		**2,011.7470**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0991	3.0846	0.7489	9.3800e-003	0.2160	0.0101	0.2261	0.0592	9.6500e-003	0.0689		1,017.7802	1,017.7802	0.0671		1,019.4587
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0429	0.0295	0.4028	1.1400e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305		113.8770	113.8770	3.3600e-003		113.9609
Total	**0.1420**	**3.1141**	**1.1517**	**0.0105**	**0.3278**	**0.0110**	**0.3388**	**0.0889**	**0.0105**	**0.0993**		**1,131.6572**	**1,131.6572**	**0.0705**		**1,133.4196**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.7460	0.0000	2.7460	1.4937	0.0000	1.4937			0.0000			0.0000
Off-Road	1.8271	20.2135	9.7604	0.0206		0.9158	0.9158		0.8425	0.8425	0.0000	1,995.6114	1,995.6114	0.6454		2,011.7470
Total	**1.8271**	**20.2135**	**9.7604**	**0.0206**	**2.7460**	**0.9158**	**3.6617**	**1.4937**	**0.8425**	**2.3361**	**0.0000**	**1,995.6114**	**1,995.6114**	**0.6454**		**2,011.7470**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0991	3.0846	0.7489	9.3800e-003	0.2160	0.0101	0.2261	0.0592	9.6500e-003	0.0689		1,017.7802	1,017.7802	0.0671		1,019.4587
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0429	0.0295	0.4028	1.1400e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305		113.8770	113.8770	3.3600e-003		113.9609
Total	**0.1420**	**3.1141**	**1.1517**	**0.0105**	**0.3278**	**0.0110**	**0.3388**	**0.0889**	**0.0105**	**0.0993**		**1,131.6572**	**1,131.6572**	**0.0705**		**1,133.4196**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0451	16.0275	14.5629	0.0250		0.8173	0.8173		0.7831	0.7831		2,288.9355	2,288.9355	0.4503		2,300.1935
Total	**2.0451**	**16.0275**	**14.5629**	**0.0250**		**0.8173**	**0.8173**		**0.7831**	**0.7831**		**2,288.9355**	**2,288.9355**	**0.4503**		**2,300.1935**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1489	4.7574	1.2437	0.0126	0.3137	9.7300e-003	0.3234	0.0903	9.3000e-003	0.0996		1,346.9151	1,346.9151	0.0794		1,348.8989
Worker	1.4017	0.9635	13.1707	0.0374	3.6551	0.0295	3.6846	0.9694	0.0272	0.9966		3,723.7774	3,723.7774	0.1097		3,726.5204
Total	**1.5507**	**5.7209**	**14.4144**	**0.0500**	**3.9688**	**0.0393**	**4.0081**	**1.0597**	**0.0365**	**1.0962**		**5,070.6925**	**5,070.6925**	**0.1891**		**5,075.4193**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0451	16.0275	14.5629	0.0250		0.8173	0.8173		0.7831	0.7831	0.0000	2,288.9355	2,288.9355	0.4503		2,300.1935
Total	**2.0451**	**16.0275**	**14.5629**	**0.0250**		**0.8173**	**0.8173**		**0.7831**	**0.7831**	**0.0000**	**2,288.9355**	**2,288.9355**	**0.4503**		**2,300.1935**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1489	4.7574	1.2437	0.0126	0.3137	9.7300e-003	0.3234	0.0903	9.3000e-003	0.0996		1,346.9151	1,346.9151	0.0794		1,348.8989
Worker	1.4017	0.9635	13.1707	0.0374	3.6551	0.0295	3.6846	0.9694	0.0272	0.9966		3,723.7774	3,723.7774	0.1097		3,726.5204
Total	**1.5507**	**5.7209**	**14.4144**	**0.0500**	**3.9688**	**0.0393**	**4.0081**	**1.0597**	**0.0365**	**1.0962**		**5,070.6925**	**5,070.6925**	**0.1891**		**5,075.4193**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**		**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1398	4.5242	1.1767	0.0125	0.3137	8.5000e-003	0.3222	0.0903	8.1300e-003	0.0985		1,335.1809	1,335.1809	0.0766		1,337.0964
Worker	1.3130	0.8703	12.1514	0.0361	3.6551	0.0286	3.6837	0.9694	0.0264	0.9957		3,592.7893	3,592.7893	0.0992		3,595.2683
Total	**1.4528**	**5.3945**	**13.3281**	**0.0485**	**3.9688**	**0.0371**	**4.0059**	**1.0597**	**0.0345**	**1.0942**		**4,927.9701**	**4,927.9701**	**0.1758**		**4,932.3647**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**	**0.0000**	**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1398	4.5242	1.1767	0.0125	0.3137	8.5000e-003	0.3222	0.0903	8.1300e-003	0.0985		1,335.1809	1,335.1809	0.0766		1,337.0964
Worker	1.3130	0.8703	12.1514	0.0361	3.6551	0.0286	3.6837	0.9694	0.0264	0.9957		3,592.7893	3,592.7893	0.0992		3,595.2683
Total	**1.4528**	**5.3945**	**13.3281**	**0.0485**	**3.9688**	**0.0371**	**4.0059**	**1.0597**	**0.0345**	**1.0942**		**4,927.9701**	**4,927.9701**	**0.1758**		**4,932.3647**

3.6 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9412	9.3322	11.6970	0.0179		0.4879	0.4879		0.4500	0.4500		1,709.6892	1,709.6892	0.5419		1,723.2356
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9412**	**9.3322**	**11.6970**	**0.0179**		**0.4879**	**0.4879**		**0.4500**	**0.4500**		**1,709.6892**	**1,709.6892**	**0.5419**		**1,723.2356**

3.6 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0602	0.0399	0.5574	1.6500e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		164.8069	164.8069	4.5500e-003		164.9206
Total	**0.0602**	**0.0399**	**0.5574**	**1.6500e-003**	**0.1677**	**1.3100e-003**	**0.1690**	**0.0445**	**1.2100e-003**	**0.0457**		**164.8069**	**164.8069**	**4.5500e-003**		**164.9206**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9412	9.3322	11.6970	0.0179		0.4879	0.4879		0.4500	0.4500	0.0000	1,709.6892	1,709.6892	0.5419		1,723.2356
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9412**	**9.3322**	**11.6970**	**0.0179**		**0.4879**	**0.4879**		**0.4500**	**0.4500**	**0.0000**	**1,709.6892**	**1,709.6892**	**0.5419**		**1,723.2356**

3.6 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0602	0.0399	0.5574	1.6500e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		164.8069	164.8069	4.5500e-003		164.9206
Total	**0.0602**	**0.0399**	**0.5574**	**1.6500e-003**	**0.1677**	**1.3100e-003**	**0.1690**	**0.0445**	**1.2100e-003**	**0.0457**		**164.8069**	**164.8069**	**4.5500e-003**		**164.9206**

3.7 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.3223					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	1.0967	8.8971	12.2669	0.0192		0.4629	0.4629		0.4520	0.4520		1,835.6980	1,835.6980	0.3029		1,843.2703
Total	**17.4191**	**8.8971**	**12.2669**	**0.0192**		**0.4629**	**0.4629**		**0.4520**	**0.4520**		**1,835.6980**	**1,835.6980**	**0.3029**		**1,843.2703**

3.7 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2610	0.1730	2.4154	7.1700e-003	0.7266	5.6900e-003	0.7322	0.1927	5.2400e-003	0.1979		714.1630	714.1630	0.0197		714.6558
Total	**0.2610**	**0.1730**	**2.4154**	**7.1700e-003**	**0.7266**	**5.6900e-003**	**0.7322**	**0.1927**	**5.2400e-003**	**0.1979**		**714.1630**	**714.1630**	**0.0197**		**714.6558**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.3223					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	1.0967	8.8971	12.2669	0.0192		0.4629	0.4629		0.4520	0.4520	0.0000	1,835.6980	1,835.6980	0.3029		1,843.2703
Total	**17.4191**	**8.8971**	**12.2669**	**0.0192**		**0.4629**	**0.4629**		**0.4520**	**0.4520**	**0.0000**	**1,835.6980**	**1,835.6980**	**0.3029**		**1,843.2703**

3.7 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2610	0.1730	2.4154	7.1700e-003	0.7266	5.6900e-003	0.7322	0.1927	5.2400e-003	0.1979		714.1630	714.1630	0.0197		714.6558
Total	**0.2610**	**0.1730**	**2.4154**	**7.1700e-003**	**0.7266**	**5.6900e-003**	**0.7322**	**0.1927**	**5.2400e-003**	**0.1979**		**714.1630**	**714.1630**	**0.0197**		**714.6558**

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.3223					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	1.0243	8.2512	12.2377	0.0192		0.3999	0.3999		0.3905	0.3905		1,835.6980	1,835.6980	0.2970		1,843.1218
Total	**17.3466**	**8.2512**	**12.2377**	**0.0192**		**0.3999**	**0.3999**		**0.3905**	**0.3905**		**1,835.6980**	**1,835.6980**	**0.2970**		**1,843.1218**

3.7 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2451	0.1565	2.2244	6.9000e-003	0.7266	5.5300e-003	0.7321	0.1927	5.0900e-003	0.1978		688.0133	688.0133	0.0178		688.4576
Total	**0.2451**	**0.1565**	**2.2244**	**6.9000e-003**	**0.7266**	**5.5300e-003**	**0.7321**	**0.1927**	**5.0900e-003**	**0.1978**		**688.0133**	**688.0133**	**0.0178**		**688.4576**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.3223					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	1.0243	8.2512	12.2377	0.0192		0.3999	0.3999		0.3905	0.3905	0.0000	1,835.6980	1,835.6980	0.2970		1,843.1218
Total	**17.3466**	**8.2512**	**12.2377**	**0.0192**		**0.3999**	**0.3999**		**0.3905**	**0.3905**	**0.0000**	**1,835.6980**	**1,835.6980**	**0.2970**		**1,843.1218**

3.7 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2451	0.1565	2.2244	6.9000e-003	0.7266	5.5300e-003	0.7321	0.1927	5.0900e-003	0.1978		688.0133	688.0133	0.0178		688.4576
Total	**0.2451**	**0.1565**	**2.2244**	**6.9000e-003**	**0.7266**	**5.5300e-003**	**0.7321**	**0.1927**	**5.0900e-003**	**0.1978**		**688.0133**	**688.0133**	**0.0178**		**688.4576**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9508	3.9385	13.1374	0.0498	4.1896	0.0363	4.2260	1.1212	0.0338	1.1550		5,071.8748	5,071.8748	0.2411		5,077.9024
Unmitigated	0.9508	3.9385	13.1374	0.0498	4.1896	0.0363	4.2260	1.1212	0.0338	1.1550		5,071.8748	5,071.8748	0.2411		5,077.9024

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	576.58	576.58	576.58	1,970,261	1,970,261
Total	576.58	576.58	576.58	1,970,261	1,970,261

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1178	1.0062	0.4282	6.4200e-003		0.0814	0.0814		0.0814	0.0814		1,284.5670	1,284.5670	0.0246	0.0236	1,292.2005
NaturalGas Unmitigated	0.1236	1.0565	0.4496	6.7400e-003		0.0854	0.0854		0.0854	0.0854		1,348.7480	1,348.7480	0.0259	0.0247	1,356.7630

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	11464.4	0.1236	1.0565	0.4496	6.7400e-003		0.0854	0.0854		0.0854	0.0854		1,348.7480	1,348.7480	0.0259	0.0247	1,356.7630
Total		**0.1236**	**1.0565**	**0.4496**	**6.7400e-003**		**0.0854**	**0.0854**		**0.0854**	**0.0854**		**1,348.7480**	**1,348.7480**	**0.0259**	**0.0247**	**1,356.7630**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	10.9188	0.1178	1.0062	0.4282	6.4200e-003		0.0814	0.0814		0.0814	0.0814		1,284.5670	1,284.5670	0.0246	0.0236	1,292.2005
Total		**0.1178**	**1.0062**	**0.4282**	**6.4200e-003**		**0.0814**	**0.0814**		**0.0814**	**0.0814**		**1,284.5670**	**1,284.5670**	**0.0246**	**0.0236**	**1,292.2005**

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.4602	0.4319	37.4639	1.9800e-003		0.2074	0.2074		0.2074	0.2074	0.0000	67.4427	67.4427	0.0649	0.0000	69.0641
Unmitigated	18.7133	2.2471	148.7402	0.3650		18.3601	18.3601		18.3601	18.3601	2,679.3438	67.4427	2,746.7866	12.5902	0.0000	3,061.5426

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4248					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.9067					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	12.2531	1.8153	111.2763	0.3631		18.1527	18.1527		18.1527	18.1527	2,679.3438	0.0000	2,679.3438	12.5254	0.0000	2,992.4785
Landscaping	1.1287	0.4319	37.4639	1.9800e-003		0.2074	0.2074		0.2074	0.2074		67.4427	67.4427	0.0649		69.0641
Total	**18.7133**	**2.2471**	**148.7402**	**0.3650**		**18.3601**	**18.3601**		**18.3601**	**18.3601**	**2,679.3438**	**67.4427**	**2,746.7866**	**12.5902**	**0.0000**	**3,061.5426**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4248					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.9067					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1287	0.4319	37.4639	1.9800e-003		0.2074	0.2074		0.2074	0.2074		67.4427	67.4427	0.0649		69.0641
Total	**6.4602**	**0.4319**	**37.4639**	**1.9800e-003**		**0.2074**	**0.2074**		**0.2074**	**0.2074**	**0.0000**	**67.4427**	**67.4427**	**0.0649**	**0.0000**	**69.0641**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Use Water Efficient Landscaping

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	4	0.5	12	1000	0.73	Diesel

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Emergency Generator - Diesel (750 - 9999 HP)	3.2821	14.6775	8.3688	0.0158		0.4828	0.4828		0.4828	0.4828		1,679.0282	1,679.0282	0.2354		1,684.9132
Total	**3.2821**	**14.6775**	**8.3688**	**0.0158**		**0.4828**	**0.4828**		**0.4828**	**0.4828**		**1,679.0282**	**1,679.0282**	**0.2354**		**1,684.9132**

11.0 Vegetation

Enlightenment Plaza

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	454.00	Dwelling Unit	2.08	247,812.00	564

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot area per survey excludes 3838 Oakwood Avenue. Population estimate is based on 564 persons per Applicant's data for room occupancy.

Construction Phase - Construction schedule conservatively assumes an approximate 24 month buildout.

Off-road Equipment - Equipment added to architectural coating phase (added 3 air compressors, 4 aerial lifts and 2 forklifts).

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	95.00
tblConstructionPhase	NumDays	220.00	350.00
tblConstructionPhase	NumDays	6.00	44.00
tblConstructionPhase	NumDays	3.00	10.00

tblConstructionPhase	PhaseEndDate	5/2/2022	5/1/2023
tblConstructionPhase	PhaseEndDate	4/4/2022	12/5/2022
tblConstructionPhase	PhaseEndDate	5/31/2021	8/2/2021
tblConstructionPhase	PhaseEndDate	4/18/2022	12/19/2022
tblConstructionPhase	PhaseEndDate	5/21/2021	6/1/2021
tblConstructionPhase	PhaseStartDate	4/19/2022	12/20/2022
tblConstructionPhase	PhaseStartDate	6/1/2021	8/3/2021
tblConstructionPhase	PhaseStartDate	5/22/2021	6/2/2021
tblConstructionPhase	PhaseStartDate	4/5/2022	12/6/2022
tblFireplaces	NumberGas	385.90	0.00
tblFireplaces	NumberNoFireplace	45.40	0.00
tblFireplaces	NumberWood	22.70	0.00
tblGrading	AcresOfGrading	22.00	3.00
tblGrading	AcresOfGrading	15.00	4.50
tblGrading	MaterialExported	0.00	3,040.00
tblGrading	MaterialExported	0.00	845.00
tblLandUse	LandUseSquareFeet	454,000.00	247,812.00
tblLandUse	LotAcreage	11.95	2.08
tblLandUse	Population	1,298.00	564.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00
tblOffRoadEquipment	PhaseName		Architectural Coating
tblOffRoadEquipment	PhaseName		Architectural Coating
tblSequestration	NumberOfNewTrees	0.00	92.00
tblTripsAndVMT	HaulingTripLength	20.00	8.00
tblTripsAndVMT	HaulingTripLength	20.00	25.00

tblTripsAndVMT	HaulingTripLength	20.00	25.00
tblTripsAndVMT	HaulingTripNumber	106.00	120.00
tblTripsAndVMT	HaulingTripNumber	380.00	435.00
tblVehicleTrips	ST_TR	6.39	1.27
tblVehicleTrips	SU_TR	5.86	1.27
tblVehicleTrips	WD_TR	6.65	1.27

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	3.7606	23.3801	27.9807	0.0725	6.4300	1.0429	7.3569	3.4081	0.9733	4.2612	0.0000	7,105.1897	7,105.1897	0.8539	0.0000	7,121.1413
2022	17.7102	20.0791	26.7466	0.0711	3.9688	0.7396	4.7084	1.0597	0.7079	1.7675	0.0000	6,970.6778	6,970.6778	0.6164	0.0000	6,986.0882
2023	17.6209	8.4244	14.2642	0.0257	0.7266	0.4054	1.1319	0.1927	0.3956	0.5883	0.0000	2,483.5664	2,483.5664	0.3136	0.0000	2,491.4070
Maximum	**17.7102**	**23.3801**	**27.9807**	**0.0725**	**6.4300**	**1.0429**	**7.3569**	**3.4081**	**0.9733**	**4.2612**	**0.0000**	**7,105.1897**	**7,105.1897**	**0.8539**	**0.0000**	**7,121.1413**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	3.7606	23.3801	27.9807	0.0725	3.9688	1.0429	4.8256	1.5825	0.9733	2.4356	0.0000	7,105.1897	7,105.1897	0.8539	0.0000	7,121.1413
2022	17.7102	20.0791	26.7466	0.0711	3.9688	0.7396	4.7084	1.0597	0.7079	1.7675	0.0000	6,970.6778	6,970.6778	0.6164	0.0000	6,986.0882
2023	17.6209	8.4244	14.2642	0.0257	0.7266	0.4054	1.1319	0.1927	0.3956	0.5883	0.0000	2,483.5664	2,483.5664	0.3136	0.0000	2,491.4070
Maximum	**17.7102**	**23.3801**	**27.9807**	**0.0725**	**3.9688**	**1.0429**	**4.8256**	**1.5825**	**0.9733**	**2.4356**	**0.0000**	**7,105.1897**	**7,105.1897**	**0.8539**	**0.0000**	**7,121.1413**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**22.12**	**0.00**	**19.18**	**39.17**	**0.00**	**27.59**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	18.7133	2.2471	148.7402	0.3650		18.3601	18.3601		18.3601	18.3601	2,679.3438	67.4427	2,746.7866	12.5902	0.0000	3,061.5426
Energy	0.1236	1.0565	0.4496	6.7400e-003		0.0854	0.0854		0.0854	0.0854		1,348.7480	1,348.7480	0.0259	0.0247	1,356.7630
Mobile	0.9210	4.0406	12.4213	0.0474	4.1896	0.0365	4.2261	1.1212	0.0340	1.1551		4,829.2377	4,829.2377	0.2399		4,835.2363
Stationary	3.2821	14.6775	8.3688	0.0158		0.4828	0.4828		0.4828	0.4828		1,679.0282	1,679.0282	0.2354		1,684.9132
Total	**23.0400**	**22.0218**	**169.9798**	**0.4349**	**4.1896**	**18.9648**	**23.1544**	**1.1212**	**18.9623**	**20.0834**	**2,679.3438**	**7,924.4567**	**10,603.8006**	**13.0914**	**0.0247**	**10,938.4552**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	6.4602	0.4319	37.4639	1.9800e-003		0.2074	0.2074		0.2074	0.2074	0.0000	67.4427	67.4427	0.0649	0.0000	69.0641
Energy	0.1178	1.0062	0.4282	6.4200e-003		0.0814	0.0814		0.0814	0.0814		1,284.5670	1,284.5670	0.0246	0.0236	1,292.2005
Mobile	0.9210	4.0406	12.4213	0.0474	4.1896	0.0365	4.2261	1.1212	0.0340	1.1551		4,829.2377	4,829.2377	0.2399		4,835.2363
Stationary	3.2821	14.6775	8.3688	0.0158		0.4828	0.4828		0.4828	0.4828		1,679.0282	1,679.0282	0.2354		1,684.9132
Total	**10.7810**	**20.1562**	**58.6822**	**0.0716**	**4.1896**	**0.8080**	**4.9976**	**1.1212**	**0.8055**	**1.9266**	**0.0000**	**7,860.2757**	**7,860.2757**	**0.5648**	**0.0236**	**7,881.4142**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**53.21**	**8.47**	**65.48**	**83.55**	**0.00**	**95.74**	**78.42**	**0.00**	**95.75**	**90.41**	**100.00**	**0.81**	**25.87**	**95.69**	**4.77**	**27.95**

3.0 Construction Detail

Construction Phase

Enlightenment Plaza - Los Angeles-South Coast County, Winter

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	4/21/2021	5/18/2021	5	20	
2	Site Preparation	Site Preparation	5/19/2021	6/1/2021	5	10	
3	Grading	Grading	6/2/2021	8/2/2021	5	44	
4	Building Construction	Building Construction	8/3/2021	12/5/2022	5	350	
5	Paving	Paving	12/6/2022	12/19/2022	5	10	
6	Architectural Coating	Architectural Coating	12/20/2022	5/1/2023	5	95	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 0

Residential Indoor: 501,819; Residential Outdoor: 167,273; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Aerial Lifts	4	6.00	63	0.31
Architectural Coating	Air Compressors	4	6.00	78	0.48
Architectural Coating	Forklifts	2	6.00	89	0.20

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	43.00	14.70	6.90	8.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	120.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	435.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	327.00	49.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	10	65.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.4625	0.0000	0.4625	0.0700	0.0000	0.0700			0.0000			0.0000
Off-Road	1.9930	19.6966	14.4925	0.0241		1.0409	1.0409		0.9715	0.9715		2,322.7171	2,322.7171	0.5940		2,337.5658
Total	**1.9930**	**19.6966**	**14.4925**	**0.0241**	**0.4625**	**1.0409**	**1.5034**	**0.0700**	**0.9715**	**1.0415**		**2,322.7171**	**2,322.7171**	**0.5940**		**2,337.5658**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	9.6500e-003	0.3491	0.0775	7.8000e-004	0.0151	7.8000e-004	0.0159	4.1300e-003	7.5000e-004	4.8800e-003		84.3886	84.3886	7.3900e-003		84.5732
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0620	0.0424	0.4787	1.4000e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396		139.3926	139.3926	4.1000e-003		139.4952
Total	**0.0716**	**0.3915**	**0.5563**	**2.1800e-003**	**0.1604**	**1.9500e-003**	**0.1623**	**0.0427**	**1.8300e-003**	**0.0445**		**223.7812**	**223.7812**	**0.0115**		**224.0684**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2081	0.0000	0.2081	0.0315	0.0000	0.0315			0.0000			0.0000
Off-Road	1.9930	19.6966	14.4925	0.0241		1.0409	1.0409		0.9715	0.9715	0.0000	2,322.7171	2,322.7171	0.5940		2,337.5658
Total	**1.9930**	**19.6966**	**14.4925**	**0.0241**	**0.2081**	**1.0409**	**1.2490**	**0.0315**	**0.9715**	**1.0030**	**0.0000**	**2,322.7171**	**2,322.7171**	**0.5940**		**2,337.5658**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	9.6500e-003	0.3491	0.0775	7.8000e-004	0.0151	7.8000e-004	0.0159	4.1300e-003	7.5000e-004	4.8800e-003		84.3886	84.3886	7.3900e-003		84.5732
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0620	0.0424	0.4787	1.4000e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396		139.3926	139.3926	4.1000e-003		139.4952
Total	**0.0716**	**0.3915**	**0.5563**	**2.1800e-003**	**0.1604**	**1.9500e-003**	**0.1623**	**0.0427**	**1.8300e-003**	**0.0445**		**223.7812**	**223.7812**	**0.0115**		**224.0684**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.4868	0.0000	0.4868	0.0530	0.0000	0.0530			0.0000			0.0000
Off-Road	1.5463	18.2862	10.7496	0.0245		0.7019	0.7019		0.6457	0.6457		2,372.8832	2,372.8832	0.7674		2,392.0692
Total	**1.5463**	**18.2862**	**10.7496**	**0.0245**	**0.4868**	**0.7019**	**1.1887**	**0.0530**	**0.6457**	**0.6987**		**2,372.8832**	**2,372.8832**	**0.7674**		**2,392.0692**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1227	3.8040	0.9535	0.0112	0.2622	0.0124	0.2746	0.0719	0.0119	0.0837		1,217.7788	1,217.7788	0.0839		1,219.8767
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0382	0.0261	0.2946	8.6000e-004	0.0894	7.2000e-004	0.0901	0.0237	6.7000e-004	0.0244		85.7801	85.7801	2.5200e-003		85.8432
Total	**0.1609**	**3.8301**	**1.2481**	**0.0121**	**0.3516**	**0.0131**	**0.3648**	**0.0956**	**0.0125**	**0.1081**		**1,303.5589**	**1,303.5589**	**0.0864**		**1,305.7199**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2191	0.0000	0.2191	0.0238	0.0000	0.0238			0.0000			0.0000
Off-Road	1.5463	18.2862	10.7496	0.0245		0.7019	0.7019		0.6457	0.6457	0.0000	2,372.8832	2,372.8832	0.7674		2,392.0692
Total	**1.5463**	**18.2862**	**10.7496**	**0.0245**	**0.2191**	**0.7019**	**0.9209**	**0.0238**	**0.6457**	**0.6696**	**0.0000**	**2,372.8832**	**2,372.8832**	**0.7674**		**2,392.0692**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1227	3.8040	0.9535	0.0112	0.2622	0.0124	0.2746	0.0719	0.0119	0.0837		1,217.7788	1,217.7788	0.0839		1,219.8767
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0382	0.0261	0.2946	8.6000e-004	0.0894	7.2000e-004	0.0901	0.0237	6.7000e-004	0.0244		85.7801	85.7801	2.5200e-003		85.8432
Total	**0.1609**	**3.8301**	**1.2481**	**0.0121**	**0.3516**	**0.0131**	**0.3648**	**0.0956**	**0.0125**	**0.1081**		**1,303.5589**	**1,303.5589**	**0.0864**		**1,305.7199**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.1022	0.0000	6.1022	3.3192	0.0000	3.3192			0.0000			0.0000
Off-Road	1.8271	20.2135	9.7604	0.0206		0.9158	0.9158		0.8425	0.8425		1,995.6114	1,995.6114	0.6454		2,011.7470
Total	**1.8271**	**20.2135**	**9.7604**	**0.0206**	**6.1022**	**0.9158**	**7.0180**	**3.3192**	**0.8425**	**4.1617**		**1,995.6114**	**1,995.6114**	**0.6454**		**2,011.7470**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1011	3.1340	0.7856	9.2500e-003	0.2160	0.0102	0.2262	0.0592	9.7700e-003	0.0690		1,003.2836	1,003.2836	0.0691		1,005.0121
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0477	0.0326	0.3683	1.0800e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305		107.2251	107.2251	3.1600e-003		107.3040
Total	**0.1488**	**3.1666**	**1.1538**	**0.0103**	**0.3278**	**0.0111**	**0.3389**	**0.0889**	**0.0106**	**0.0995**		**1,110.5088**	**1,110.5088**	**0.0723**		**1,112.3161**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.7460	0.0000	2.7460	1.4937	0.0000	1.4937			0.0000			0.0000
Off-Road	1.8271	20.2135	9.7604	0.0206		0.9158	0.9158		0.8425	0.8425	0.0000	1,995.6114	1,995.6114	0.6454		2,011.7470
Total	**1.8271**	**20.2135**	**9.7604**	**0.0206**	**2.7460**	**0.9158**	**3.6617**	**1.4937**	**0.8425**	**2.3361**	**0.0000**	**1,995.6114**	**1,995.6114**	**0.6454**		**2,011.7470**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1011	3.1340	0.7856	9.2500e-003	0.2160	0.0102	0.2262	0.0592	9.7700e-003	0.0690		1,003.2836	1,003.2836	0.0691		1,005.0121
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0477	0.0326	0.3683	1.0800e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305		107.2251	107.2251	3.1600e-003		107.3040
Total	**0.1488**	**3.1666**	**1.1538**	**0.0103**	**0.3278**	**0.0111**	**0.3389**	**0.0889**	**0.0106**	**0.0995**		**1,110.5088**	**1,110.5088**	**0.0723**		**1,112.3161**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0451	16.0275	14.5629	0.0250		0.8173	0.8173		0.7831	0.7831		2,288.9355	2,288.9355	0.4503		2,300.1935
Total	**2.0451**	**16.0275**	**14.5629**	**0.0250**		**0.8173**	**0.8173**		**0.7831**	**0.7831**		**2,288.9355**	**2,288.9355**	**0.4503**		**2,300.1935**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1564	4.7476	1.3758	0.0123	0.3137	0.0100	0.3237	0.0903	9.6000e-003	0.0999		1,309.9931	1,309.9931	0.0846		1,312.1073
Worker	1.5592	1.0665	12.0420	0.0352	3.6551	0.0295	3.6846	0.9694	0.0272	0.9966		3,506.2611	3,506.2611	0.1032		3,508.8405
Total	**1.7156**	**5.8141**	**13.4177**	**0.0475**	**3.9688**	**0.0396**	**4.0084**	**1.0597**	**0.0368**	**1.0965**		**4,816.2541**	**4,816.2541**	**0.1878**		**4,820.9478**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0451	16.0275	14.5629	0.0250		0.8173	0.8173		0.7831	0.7831	0.0000	2,288.9355	2,288.9355	0.4503		2,300.1935
Total	**2.0451**	**16.0275**	**14.5629**	**0.0250**		**0.8173**	**0.8173**		**0.7831**	**0.7831**	**0.0000**	**2,288.9355**	**2,288.9355**	**0.4503**		**2,300.1935**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1564	4.7476	1.3758	0.0123	0.3137	0.0100	0.3237	0.0903	9.6000e-003	0.0999		1,309.9931	1,309.9931	0.0846		1,312.1073
Worker	1.5592	1.0665	12.0420	0.0352	3.6551	0.0295	3.6846	0.9694	0.0272	0.9966		3,506.2611	3,506.2611	0.1032		3,508.8405
Total	**1.7156**	**5.8141**	**13.4177**	**0.0475**	**3.9688**	**0.0396**	**4.0084**	**1.0597**	**0.0368**	**1.0965**		**4,816.2541**	**4,816.2541**	**0.1878**		**4,820.9478**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**		**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1468	4.5119	1.3023	0.0121	0.3137	8.7800e-003	0.3225	0.0903	8.4000e-003	0.0987		1,298.3544	1,298.3544	0.0816		1,300.3943
Worker	1.4644	0.9632	11.0911	0.0340	3.6551	0.0286	3.6837	0.9694	0.0264	0.9957		3,383.0421	3,383.0421	0.0932		3,385.3709
Total	**1.6112**	**5.4750**	**12.3933**	**0.0461**	**3.9688**	**0.0374**	**4.0062**	**1.0597**	**0.0348**	**1.0944**		**4,681.3965**	**4,681.3965**	**0.1748**		**4,685.7652**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**	**0.0000**	**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1468	4.5119	1.3023	0.0121	0.3137	8.7800e-003	0.3225	0.0903	8.4000e-003	0.0987		1,298.3544	1,298.3544	0.0816		1,300.3943
Worker	1.4644	0.9632	11.0911	0.0340	3.6551	0.0286	3.6837	0.9694	0.0264	0.9957		3,383.0421	3,383.0421	0.0932		3,385.3709
Total	**1.6112**	**5.4750**	**12.3933**	**0.0461**	**3.9688**	**0.0374**	**4.0062**	**1.0597**	**0.0348**	**1.0944**		**4,681.3965**	**4,681.3965**	**0.1748**		**4,685.7652**

3.6 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9412	9.3322	11.6970	0.0179		0.4879	0.4879		0.4500	0.4500		1,709.6892	1,709.6892	0.5419		1,723.2356
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9412**	**9.3322**	**11.6970**	**0.0179**		**0.4879**	**0.4879**		**0.4500**	**0.4500**		**1,709.6892**	**1,709.6892**	**0.5419**		**1,723.2356**

3.6 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0672	0.0442	0.5088	1.5600e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		155.1854	155.1854	4.2700e-003		155.2922
Total	**0.0672**	**0.0442**	**0.5088**	**1.5600e-003**	**0.1677**	**1.3100e-003**	**0.1690**	**0.0445**	**1.2100e-003**	**0.0457**		**155.1854**	**155.1854**	**4.2700e-003**		**155.2922**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9412	9.3322	11.6970	0.0179		0.4879	0.4879		0.4500	0.4500	0.0000	1,709.6892	1,709.6892	0.5419		1,723.2356
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9412**	**9.3322**	**11.6970**	**0.0179**		**0.4879**	**0.4879**		**0.4500**	**0.4500**	**0.0000**	**1,709.6892**	**1,709.6892**	**0.5419**		**1,723.2356**

3.6 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0672	0.0442	0.5088	1.5600e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		155.1854	155.1854	4.2700e-003		155.2922
Total	**0.0672**	**0.0442**	**0.5088**	**1.5600e-003**	**0.1677**	**1.3100e-003**	**0.1690**	**0.0445**	**1.2100e-003**	**0.0457**		**155.1854**	**155.1854**	**4.2700e-003**		**155.2922**

3.7 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.3223					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	1.0967	8.8971	12.2669	0.0192		0.4629	0.4629		0.4520	0.4520		1,835.6980	1,835.6980	0.3029		1,843.2703
Total	**17.4191**	**8.8971**	**12.2669**	**0.0192**		**0.4629**	**0.4629**		**0.4520**	**0.4520**		**1,835.6980**	**1,835.6980**	**0.3029**		**1,843.2703**

3.7 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2911	0.1915	2.2047	6.7500e-003	0.7266	5.6900e-003	0.7322	0.1927	5.2400e-003	0.1979		672.4702	672.4702	0.0185		672.9331
Total	**0.2911**	**0.1915**	**2.2047**	**6.7500e-003**	**0.7266**	**5.6900e-003**	**0.7322**	**0.1927**	**5.2400e-003**	**0.1979**		**672.4702**	**672.4702**	**0.0185**		**672.9331**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.3223					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	1.0967	8.8971	12.2669	0.0192		0.4629	0.4629		0.4520	0.4520	0.0000	1,835.6980	1,835.6980	0.3029		1,843.2703
Total	**17.4191**	**8.8971**	**12.2669**	**0.0192**		**0.4629**	**0.4629**		**0.4520**	**0.4520**	**0.0000**	**1,835.6980**	**1,835.6980**	**0.3029**		**1,843.2703**

3.7 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2911	0.1915	2.2047	6.7500e-003	0.7266	5.6900e-003	0.7322	0.1927	5.2400e-003	0.1979		672.4702	672.4702	0.0185		672.9331
Total	**0.2911**	**0.1915**	**2.2047**	**6.7500e-003**	**0.7266**	**5.6900e-003**	**0.7322**	**0.1927**	**5.2400e-003**	**0.1979**		**672.4702**	**672.4702**	**0.0185**		**672.9331**

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.3223					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	1.0243	8.2512	12.2377	0.0192		0.3999	0.3999		0.3905	0.3905		1,835.6980	1,835.6980	0.2970		1,843.1218
Total	**17.3466**	**8.2512**	**12.2377**	**0.0192**		**0.3999**	**0.3999**		**0.3905**	**0.3905**		**1,835.6980**	**1,835.6980**	**0.2970**		**1,843.1218**

3.7 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2742	0.1732	2.0265	6.5000e-003	0.7266	5.5300e-003	0.7321	0.1927	5.0900e-003	0.1978		647.8684	647.8684	0.0167		648.2852
Total	**0.2742**	**0.1732**	**2.0265**	**6.5000e-003**	**0.7266**	**5.5300e-003**	**0.7321**	**0.1927**	**5.0900e-003**	**0.1978**		**647.8684**	**647.8684**	**0.0167**		**648.2852**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.3223					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	1.0243	8.2512	12.2377	0.0192		0.3999	0.3999		0.3905	0.3905	0.0000	1,835.6980	1,835.6980	0.2970		1,843.1218
Total	**17.3466**	**8.2512**	**12.2377**	**0.0192**		**0.3999**	**0.3999**		**0.3905**	**0.3905**	**0.0000**	**1,835.6980**	**1,835.6980**	**0.2970**		**1,843.1218**

3.7 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2742	0.1732	2.0265	6.5000e-003	0.7266	5.5300e-003	0.7321	0.1927	5.0900e-003	0.1978		647.8684	647.8684	0.0167		648.2852
Total	**0.2742**	**0.1732**	**2.0265**	**6.5000e-003**	**0.7266**	**5.5300e-003**	**0.7321**	**0.1927**	**5.0900e-003**	**0.1978**		**647.8684**	**647.8684**	**0.0167**		**648.2852**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9210	4.0406	12.4213	0.0474	4.1896	0.0365	4.2261	1.1212	0.0340	1.1551		4,829.2377	4,829.2377	0.2399		4,835.2363
Unmitigated	0.9210	4.0406	12.4213	0.0474	4.1896	0.0365	4.2261	1.1212	0.0340	1.1551		4,829.2377	4,829.2377	0.2399		4,835.2363

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	576.58	576.58	576.58	1,970,261	1,970,261
Total	576.58	576.58	576.58	1,970,261	1,970,261

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1178	1.0062	0.4282	6.4200e-003		0.0814	0.0814		0.0814	0.0814		1,284.5670	1,284.5670	0.0246	0.0236	1,292.2005
NaturalGas Unmitigated	0.1236	1.0565	0.4496	6.7400e-003		0.0854	0.0854		0.0854	0.0854		1,348.7480	1,348.7480	0.0259	0.0247	1,356.7630

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	11464.4	0.1236	1.0565	0.4496	6.7400e-003		0.0854	0.0854		0.0854	0.0854		1,348.7480	1,348.7480	0.0259	0.0247	1,356.7630
Total		**0.1236**	**1.0565**	**0.4496**	**6.7400e-003**		**0.0854**	**0.0854**		**0.0854**	**0.0854**		**1,348.7480**	**1,348.7480**	**0.0259**	**0.0247**	**1,356.7630**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	10.9188	0.1178	1.0062	0.4282	6.4200e-003		0.0814	0.0814		0.0814	0.0814		1,284.5670	1,284.5670	0.0246	0.0236	1,292.2005
Total		**0.1178**	**1.0062**	**0.4282**	**6.4200e-003**		**0.0814**	**0.0814**		**0.0814**	**0.0814**		**1,284.5670**	**1,284.5670**	**0.0246**	**0.0236**	**1,292.2005**

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.4602	0.4319	37.4639	1.9800e-003		0.2074	0.2074		0.2074	0.2074	0.0000	67.4427	67.4427	0.0649	0.0000	69.0641
Unmitigated	18.7133	2.2471	148.7402	0.3650		18.3601	18.3601		18.3601	18.3601	2,679.3438	67.4427	2,746.7866	12.5902	0.0000	3,061.5426

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4248					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.9067					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	12.2531	1.8153	111.2763	0.3631		18.1527	18.1527		18.1527	18.1527	2,679.3438	0.0000	2,679.3438	12.5254	0.0000	2,992.4785
Landscaping	1.1287	0.4319	37.4639	1.9800e-003		0.2074	0.2074		0.2074	0.2074		67.4427	67.4427	0.0649		69.0641
Total	**18.7133**	**2.2471**	**148.7402**	**0.3650**		**18.3601**	**18.3601**		**18.3601**	**18.3601**	**2,679.3438**	**67.4427**	**2,746.7866**	**12.5902**	**0.0000**	**3,061.5426**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4248					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.9067					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1287	0.4319	37.4639	1.9800e-003		0.2074	0.2074		0.2074	0.2074		67.4427	67.4427	0.0649		69.0641
Total	**6.4602**	**0.4319**	**37.4639**	**1.9800e-003**		**0.2074**	**0.2074**		**0.2074**	**0.2074**	**0.0000**	**67.4427**	**67.4427**	**0.0649**	**0.0000**	**69.0641**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Use Water Efficient Landscaping

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	4	0.5	12	1000	0.73	Diesel

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Emergency Generator - Diesel (750 - 9999 HP)	3.2821	14.6775	8.3688	0.0158		0.4828	0.4828		0.4828	0.4828		1,679.0282	1,679.0282	0.2354		1,684.9132
Total	**3.2821**	**14.6775**	**8.3688**	**0.0158**		**0.4828**	**0.4828**		**0.4828**	**0.4828**		**1,679.0282**	**1,679.0282**	**0.2354**		**1,684.9132**

11.0 Vegetation

APPENDIX B:

CULTURAL RESOURCES

B.1: Dudek,
Historical Built Environment Report for the
Enlightenment Plaza / Juanita Avenue Project,
City of Los Angeles, California,
April 2020.

HISTORICAL BUILT ENVIRONMENT REPORT FOR THE ENLIGHTENMENT PLAZA / JUANITA AVENUE PROJECT, CITY OF LOS ANGELES, CALIFORNIA

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APRIL 2020

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Executive Summary

Flexible PSH Solutions, Inc. retained Dudek to complete a historical resources evaluation report for the proposed Enlightenment Plaza/Juanita Avenue Project, which proposes the demolition of four properties, and indirect impacts to three adjacent properties within the Project area limits. The proposed Project site will encompass 316 N. Juanita Avenue, 340 N. Juanita Avenue, 3812 Oakwood Avenue, and 3820 Oakwood Avenue, an area totaling approximately 7,499.9 square feet of lot area (1.93 acres). Indirect impacts will affect 3725 Beverly Boulevard, 3701 Beverly Boulevard and 307 N. Madison Avenue. The proposed Project site is bound by Oakwood Street to the north, Beverly Boulevard to the south, N. Madison Avenue to the east, and Juanita Avenue to the west. For the purposes of this report, the entire block where the proposed Project site is situated is considered the study area. Dudek initially completed cultural resources technical work for this project in August of 2019. In April of 2020, Dudek revisited the cultural resources studies for this project to ensure report findings were consistent with the updated project plans and description. All data and findings presented in this study reflect April 2020 project data.

As a result of extensive archival research, field surveying, and property significance evaluation, all of the built environment resources located in the study area appear not eligible for the National Register of Historic Places or California Register of Historic Resources; however, the building located 307 N. Madison Avenue (APN 5501-001-027) does appear eligible as a Los Angeles Historic Cultural Monument under Criterion 3, for being an excellent example of a Quonset hut building type. Therefore, the Quonset hut located at 307 N. Madison Avenue is considered an historical resource for the purposes of the California Environmental Quality Act. The project does not propose to demolish or relocate the building, resulting in a direct impact. Additionally, the project will not impact the character-defining features or integrity of the property, or impair the building's ability to convey its significance through indirect impacts. All other buildings affected by the proposed project appear not eligible for the NRHP, CRHR, or as a City of Los Angeles HCM due to a lack of significant historical associations and architectural merit. Therefore, the project will not directly or indirectly affect any historical resources under CEQA, and no management recommendations are proposed for historic built environment resources. Management recommendations for unanticipated archaeological resources or human remains are included in this report.

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1 Introduction

Flexible PSH Solutions, Inc. retained Dudek to complete a historical resources evaluation report (study) for a project (hereafter, Project) that proposes to demolish buildings on four parcels to develop 400-500 units of housing dedicated to Permanent Supportive Housing for formerly homeless individuals. The plan currently includes 4-5 buildings of housing with services (mental & physical health, financial, employment). Buildings that will be directly impacted by this Project include 316 N. Juanita Avenue (APN 5501-001-800), 340 N. Juanita Avenue (APN 5501-001-026), 3812 Oakwood Avenue (APN 5501-001-023), and 3820 Oakwood Avenue (APN 5501-001-025). Dudek expects indirect impacts to adjacent properties, which include 3701 Beverly Boulevard (APN 5501-001-028), 3725 Beverly Boulevard (APN 5501-001-019), and 307 N. Madison Avenue (APN 5501-001-027), in the City of Los Angeles (Figure 1, Project Location). See the Project description below for Project details.

The subject property is located within the Project area limits of the proposed Enlightenment Plaza/Juanita Avenue Project (Project) (Figure 2, Project Site: 316 North Juanita Avenue Project). Because the buildings within or adjacent to the Project site are over 45 years old, they are subject to the terms of the California Environmental Quality Act (CEQA) regarding potential impacts to historic properties. In order to assess such impacts, the buildings located at the property must first be evaluated for historical significance. Dudek has evaluated the subject property for eligibility for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and as a City of Los Angeles Historic-Cultural Monument.

The Project study area includes six properties that buildings over 45 years old that require recordation and evaluation. None of the buildings addressed in this report have been previously evaluated for historical significance. This study includes a pedestrian survey of the property by a qualified architectural historian, building development and archival research, development of an appropriate historic context for the property, and recordation and evaluation of the subject building for historical significance and integrity. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources.

SOURCE: Bing Maps

DUDEK 0 1,000 2,000 Feet

FIGURE 1
Project Location
316 North Juanita Avenue Project

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FIGURE 2
Project Site
316 North Juanita Avenue Project

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1.1 Project Location and Description

Project Location and Study Area

The proposed Project site is located in the Wilshire Community Plan Area and in the northwest corner of the Rampart Village neighborhood of the City of Los Angeles, approximately 12.4 miles northeast of the Pacific Ocean (Figure 1). The proposed Project site, located at 312-328 N. Juanita Avenue, 317-345 N. Madison Avenue, and 3810-3838 West Oakwood Avenue includes approximately 7,499.9 square feet of lot area (1.93 acres). The proposed Project site is bound by Oakwood Street to the north, Beverly Boulevard to the south, N. Madison Avenue to the east, and Juanita Avenue to the west. The study area is comprised of the Project site, which includes the entire block where the project is proposed, as well as, surrounding parcels that could be indirectly impacted by the implementation of the proposed project. The study area falls on public land survey system (PLSS) Section 18 of Township 1 South, Range 13 West, within Hollywood, CA 7.5-minute USGS Quadrangle. The Project has a Limited Manufacturing land uses designation and is zoned M1-1, but the SNAP mandates compliance with the CM zone, except that residential uses are prohibited. The Project site is located within 600 feet of the Beverly & Vermont Metro Red Line heavy rail station.

The study area is located within a fully urbanized area devoted mainly to residential and commercial developments immediately south of the US-101 Freeway. Surrounding uses in the immediate vicinity of the study area include commercial uses to the east, west, and south and residential uses to the north. There are currently seven small buildings within the proposed Project site while the undeveloped portions are covered with an asphalt parking lot. The proposed Project site encompasses three parcels, including Assessor's Parcel Numbers (APNs) 5501-001-800, -023, and -025. There are five parcels which are not part of the proposed Project but could be subject to indirect impacts and are therefore included in the project study area: APN 5001-001-016, -019, -026, -027, and -028. These parcels are currently developed with the MZ Collision Center, located at 340 N. Juanita Avenue (APN 5501-001-026), and Midway Car Rental Hollywood located at 3737 Beverly Boulevard (APN 5501-001-019). The Dewey Pest Control facilities Complex, encompasses four parcels but only three parcels are potentially subject to indirect impacts. Those parcels are located at 3711 Beverly Boulevard (APN 5501-016, -027, and -028). The Dewey Pest Control vehicle yard located at 3701-3711 Beverly Boulevard is only included in the larger project study are because it is part of the overall company complex that has been evaluated as part of this report. The project study area is illustrated on Figure 2. Project Site. Property Map Numbers (Map Number.) show the locations and parcel/property boundaries of the buildings evaluated within the study area.

Project Description

The Applicant, Flexible PSH Solutions, Inc., proposes to redevelop an approximate 94,623 square foot (2.17 acre) area located at 312 - 328 N. Juanita Avenue, 317 - 345 N. Madison Avenue, and 3810 - 3838 W. Oakwood Avenue in the Wilshire Community Plan of the City of Los Angeles (the "Project Site"). Detailed plans of the proposed project are attached in Appendix A, Project Plans. The Project Site is located in the M1-1 zone with a Limited Industrial General Plan land use designation. The Project Site is also located within Subarea D of the Vermont/Western Transit Oriented District Station Neighborhood Area Specific Plan (the "SNAP"), a Specific Plan established by Ordinance No. 173,749 in 2001. The Project Site is currently improved with light industrial/commercial buildings, residential dwelling units and accessory surface parking.

The Applicant proposes to demolish the existing buildings and construct a new Permanent Supportive Housing development consisting of approximately 454 dwelling units and approximately 11,772 square feet of supportive

services (the "Project" and "Enlightenment Plaza"). Exclusive of the five managers' units, the Project would be 100% Restricted Affordable housing serving Extremely Low to Low Income individuals, and available only to target population members.

In order to provide residential uses on the Project Site, the Applicant is requesting and General Plan Amendment to change the Land Use Designation from Limited Industrial to Commercial Manufacturing, a Zone Change to change the zoning from M1 to CM, a Specific Plan Amendment to add a new Subarea to the SNAP that allows both Commercial Manufacturing uses and Restricted Affordable Housing units with supportive services, a Specific Plan Project Permit and Site Plan Review.

The Applicant also requests approval of Vesting Tentative Tract Map No. 82798 for the merger of existing lots to create one master ground lot and the subdivision of five airspace lots. The subdivision area only includes 312-328 N. Juanita Avenue, 317-345 N. Madison Avenue, and 3810-3814 ½ W. Oakwood Avenue (the "Development Site"). Neither the subdivision nor the Development Site include the parcel at 3818 - 3838 W. Oakwood Avenue (APN 5501-001-025), which is approximately 3,649 square feet in size and currently developed with a 5,663-square-foot two-story office building above a one-level partially subterranean garage. The Project includes renovations to the existing building on this lot, but no changes to the use or building envelope are proposed.

The Project would be constructed on the Development Site, which consists of 2.09-acre1 area (90,974 square feet) within the Project Site improved with three detached dwelling units, three one-story light industrial/storage buildings and a surface parking lot. The Project would include five 8-story buildings: the Northeast Building, Northwest Building, Southeast Building, Southwest Building A and Southwest Building B.

The Project would contain approximately 247,812 square feet of floor area or approximately 3 times the Buildable Area of the Development Site. The Northeast Building would contain approximately 78,812 square feet, the Northwest Building would contain approximately 49,000 square feet, the Southeast Building would contain approximately 47,000 square feet, the Southwest Building A would contain approximately 39,000 square feet and the Southwest Building B would contain approximately 34,000 square feet. The buildings would range from 92 feet and 3 inches to 95 feet to the highest building element.

Open Space would be provided in a ground floor courtyard, one podium deck and interior common areas. A total of 36,580 square feet for open space is planned for the Project. Courtyards and exterior open spaces would total 30,508 square feet. Interior common open space areas are located in each building providing fitness areas, computer rooms, and community gathering spaces and total 6,072 square feet. Approximately 7,627 square feet of landscaping is proposed throughout the courtyards and podium deck with 114 trees.

The Project would provide 23 parking spaces for the purposes of accommodating guests, supportive services, case management offices and the managers' units. Vehicle parking is proposed in the Southwest Building A, Southeast Building and Northeast Building. Vehicle access would be provided via a two-way driveway on Juanita Avenue to the Southwest Building A parking, via a two-way driveway on Madison Avenue to the Southeast Building parking and via a two-way driveway on Oakwood Avenue to the Northeast Building parking. The Project will provide 227 long-term bicycle parking spaces and one bike rack for every 50 feet of lot frontage of the Development Site, for a total of 24 short-term bicycle parking stalls and a combined total of 251 bicycle parking stalls.

The main access to the Project would be from Madison Avenue, where a roundabout for pick-up and drop-off opportunities is designed. The roundabout opens to a large central courtyard. The courtyard also informs building orientation, massing breaks, and material selection. The courtyard also creates a large common area that hopes to create a relationship with the PATH ventures project located across Madison Avenue. The Project intends to employ modular construction, which also informs the architectural design and façade rhythms.

Separate standalone Street Vacation applications may be pursued with the City of Los Angeles for portions of Madison, Oakwood and Juanita Avenues independent of the main entitlements. The future vacation of portions of Madison Avenue, Juanita Avenue, and Oakwood Avenue would allow for secured and controlled access to the Project Site and the adjacent PATH project, and to provide an opportunity to facilitate transit access, and enhance landscaping and open space features. The operation of the Project is not dependent upon the future vacation of these roadways.

1.2 Project Personnel

Dudek staff completed all cultural resources technical work in support of this report. Dudek Architectural Historian Kate Kaiser, MSHP, is the main author for this report, which included preparing the archival research, the Department of Parks and Recreation (DPR) forms, and significance evaluation. Sections of the report were contributed by Dudek Architectural Historians Fallin Steffen, MPS and Nicole Frank, MSHP, and by Dudek Archaeologist Erica Nicolay, MA. Senior Architectural Historian, Samantha Murray, MA and Kathryn Haley, MA reviewed this report for quality assurance/quality control. All proposed Project staff meet or exceed the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations [CFR] Part 61) in architectural history. Preparer's qualifications can be reviewed in Appendix B.

1.3 Regulatory Setting

Federal

National Register of Historic Places

The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of persons significant in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, "How to Apply the National Register Criteria," as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (NPS 1990). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be "exceptionally important" (criteria consideration to be considered for listing.

State

California Register of Historical Resources

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the California Register of Historical Resources (CRHR) "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

(2) Is associated with the lives of persons important in our past.

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

(4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and

points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines "unique archaeological resource."
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define "historical resources." In addition, CEQA Guidelines Section 15064.5(b) defines the phrase "substantial adverse change in the significance of an historical resource." It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines "tribal cultural resources."
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource" (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a "historical resource" and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A "substantial adverse change in the significance of an historical resource" reflecting a significant effect under CEQA means "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any "historical resources," then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (California Public Resources Code Section 21083.2[a], [b], and [c]).

California Public Resources Code Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.

2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.

3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California Public Resources Code section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (California Public Resources Code Section 21074(c), 21083.2(h)), further consideration of significant impacts is required. CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

Local

Los Angeles Historic-Cultural Monuments

Local landmarks in the City of Los Angeles are known as HCMs and are under the aegis of the Planning Department, Office of Historic Resources. They are defined in the Cultural Heritage Ordinance as follows (Los Angeles Municipal Code Section 22.171.7, added by Ordinance No. 178,402, effective April 2, 2007):

Historic-Cultural Monument (Monument) is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or which is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

For the purposes of SurveyLA, this definition has been broken down into the following four HCM designation criteria that closely parallel the existing NRHP and CRHR criteria:

1. Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community; or

2. Is associated with the lives of Historic Personages important to national, state, city, or local history; or

3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values; or

4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

Historic Preservation Overlay Zones

As described by the City of Los Angeles Office of Historic Resources, the Historic Preservation Overlay Zone (HPOZ) Ordinance was adopted in 1979 and amended in 2004 to identify and protect neighborhoods with distinct architectural and cultural resources. HPOZs, commonly known as historic districts, provide for review of proposed exterior alterations and additions to historic properties within designated districts.

Regarding HPOZ eligibility, City of Los Angeles Ordinance Number 175891 states (Los Angeles Municipal Code Section 12.20.3):

Features designated as contributing shall meet one or more of the following criteria:

1. adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or

2. owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or

3. retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of a Historic place or area of Historic interest in the City.

Regarding effects on federal and locally significant properties, Los Angeles Municipal Code states the following (Section 91.106.4.5, Permits for Historical and Cultural Buildings):

The department shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of historic cultural monuments, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the California Environmental Quality Act Initial Study and Check List, as specified in Section 19.05 of the Los Angeles Municipal Code. If the Initial Study and Check List identifies the historical or cultural asset as significant, the permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.

2 Background Research

2.1 CHRIS Records Search

On April 8, 2019, Dudek completed a search of the California Historical Resources Information System at the SCCIC, located on the campus of California State University, Fullerton of the study area and a 0.5-mile (804 foot) record search area. This search included their collections of mapped prehistoric, historic, and built environment resources, Department of Parks and Recreation Site Records, technical reports, and ethnographic references. Additional consulted sources included historical maps of the study area, the NRHP, the CRHR, the California Historic Property Data File, and the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility. The results of the records search are presented in Confidential Appendix C.

2.1.1 Previously Conducted Cultural Resource Studies

The SCCIC records indicate that 22 cultural resources investigations have been conducted within a half (0.5)-mile of the study area (Table 1). Of these, two studies have been conducted within a portion of the study area, including LA-05349 and LA-07061. Both of these reports are cultural resource studies prepared by LSA Associates, Inc. in support of a proposed wireless service facilities to be developed by AT&T Fixed Wireless Services. Neither study identified archaeological resources within a 0.5 mile of the study area and neither project required ground disturbance. Therefore, it was determined that there would be no potential to impact any unrecorded archaeological resources (Duke 2001a, Duke 2001b).

Table 1. Previous Cultural Resources Investigations within 0.5-Mile of the Proposed Study Area

SCCIC Report Number (LA-)	Title	Author	Year	Proximity to Study Area
05344	Cultural Resource Assessment Cingular Wireless Facility No. Sm 057-01 Los Angeles County, California	Duke, Curt	2001	Outside
05349	Cultural Resources Assessment for AT&T Fixed Wireless Services Facility Number LA_057_a, County of Los Angeles, California	Duke, Curt	2001	Within
05358	Negative Archaeological Survey Report:07-la-ha12-n/a-07-174-21980k	Sylvia, Barbara	2001	Outside
07061	Cultural Resource Assessment for AT&T Fixed Wireless Services Facility Number La_057_a, County of Los Angeles, California	Duke, Curt	2001	Within

Table 1. Previous Cultural Resources Investigations within 0.5-Mile of the Proposed Study Area

SCCIC Report Number (LA-)	Title	Author	Year	Proximity to Study Area
07381	Phase 1 Archaeological Investigation of 0.34 Acre Gateways SRO Housing Project 444-450 North Hoover Street Los Angeles City & County, California	Maki, Mary K.	2004	Outside
07388	Cultural Resources Survey for the Los Angeles Department of Water and Power First Street Trunk Line Project, Los Angeles, California	Snyder, T. Beth	2005	Outside
07430	Caltrans Historic Bridges Inventory Update: Concrete Box Girder Bridges	Feldman, J., Hope, A.	2004	Outside
07562	Additional Information for Dseis, Core Study Alignments 1, 2, 3, 4, and 5	Greenwood, Roberta S.	1987	Outside
07565	Technical Report Archaeology Los Angeles Rail Rapid Transit Project "Metro Rail" Core Study, Candidate Alignments 1 to 5	Unknown	1987	Outside
07566	Technical Report Dseis, Core Study Alignments 1, 2, 3, 4, and 5	Hatheway, Roger G. and Peter, Kevin J.	1987	Outside
07771	A Phase 1 Archaeological Study for the Proposed Regency at Robinson Affordable Housing Development Project Located at 3201-3221 W. Temple Street City of Los Angeles, County of Los Angeles, California	Wlodarski, Robert J.	2006	Outside
07399	Cultural Resources Records Search Results and Site Visit for Cingular Wireless Site EL-089-02 (Longview), 318 North Mariposa Avenue, Los Angeles, Los Angeles County, California	Michael Brandman Associates	2005	Outside
07997	Fcc Form 621 (section 106) Submittal Beverly Blvd/rs-la-0220b, Los Angeles City and County, California	Billat, Lorna	2006	Outside
08003	Historic American Building Survey Report Conducted in Conjunction With the Kehe/kfi Radio Broadcast Studio Building Hans/haer Program, 141 North Vermont Avenue, City of Los Angeles, California	Van Horn, David M., White, Laurie S., and White, Robert S.	2002	Outside
8020	Technical Report: Cultural Resources Los Angeles Rail Rapid Transit Project “Metro Rail” Core Study; Draft Supplemental Environmental Impact Statement, Draft Subsequent Environmental Impact Report	Southern California Rapid Transit District	1987	Outside
08251	Los Angeles Metro Red Line Project, Segments 2 and 3 Archaeological Resources Impact Mitigation Program Final Report of Findings	Gust, Sherri and Heather Puckett	2004	Outside
10149	Finding of no adverse effect: US 101 from Alameda Street Underpass to Barham Boulevard Overcrossing	Stewart, Noah M.	2009	Outside
11572	Final Environmental Impact Report Belmont New Elementary School No. 6, State Clearinghouse No. 2001101116	Brandman, Jason	2002	Outside

Table 1. Previous Cultural Resources Investigations within 0.5-Mile of the Proposed Study Area

SCCIC Report Number (LA-)	Title	Author	Year	Proximity to Study Area
11696	Cultural Resource Records Search and Site Survey AT&T Site LA0468-01, Good News Central Church, 3500 West First Street, Los Angeles, Los Angeles County, CA	Loftus, Shannon	2011	Outside
11943	Cultural Resource Records Search and Site Visit Results for T-Mobile West, LLC Candidate SV11566A (Beverly Storage) 3636 Beverly Boulevard, Los Angeles, Los Angeles County, California	Bonner, Wayne	2012	Outside
12176	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate Sv00198A (SM198 Beverly View Apartments) 302 North Alexandria Avenue, Los Angeles, Los Angeles County, California	Bonner, Wayne and Crawford, Kathleen	2012	Outside
13140	Cultural Resources Assessment of the Clinton SoCal Project, Los Angeles, Los Angeles County, California (BCR Consulting Project No. TRF1412)	Brunzell, David	2014	Outside

2.1.2 Previously Recorded Cultural Resources

SCCIC records indicate that a total of 16 previously recorded cultural resources fall within the records search area, none of which are within the study area. All 16 resources are historic-era buildings or structures. Table 2, below, summarize all 16 resources. No prehistoric or historic archaeological sites or resources documented have been previously recorded within a 0.5 mile of the study area.

Table 2. Previously Recorded Archaeological Resources Within 0.5 Mile of the Study Area

Primary Number (P-19-)	Age and Type	Description	NRHP Eligibility	Recorded By and Year	Proximity to Study Area
173422	Historic: Built Environment	Korea Times; OHP Property Number - 064891	Originally 2S2 (Individual Property determined eligible for NR by a consensus through Section 106 process. Listed in the CR) Has since been demolished	1986 (S. Bourstein, SCRTD)	Outside
173423	Historic: Built Environment	133 S Vermont Ave; OHP Property Number - 064892	6Y (not eligible for NRHP; not evaluated for CRHR or local)	1986 (S. Bourstein, SCRTD)	Outside

Table 2. Previously Recorded Archaeological Resources Within 0.5 Mile of the Study Area

173424	Historic: Built Environment	U S Credit Bureau; OHP Property Number - 064893	6Y (not eligible for NRHP; not evaluated for CRHR or local)	1986 (S. Bourstein, SCRTD)	Outside
173431	Historic: Built Environment	Décor Interiors; OHP Property Number - 064900	6Y (not eligible for NRHP; not evaluated for CRHR or local)	1986 (S. Bourstein, SCRTD)	Outside
176445	Historic: Built Environment	Virgil Junior High School	7J (Received by OHP for Evaluation or action but not yet evaluated)	1986 (S. Bourstein, SCRTD)	Outside
187559	Historic: Built Environment	Clinton St under US 101 Bridge	5 (Not eligible for the NR)	2003 (C. Chasteen, D. Greenwood, Myra L Franck)	Outside
187869	Historic: Built Environment	American Storage Co	2S2 (Individual property determined eligible for the NR by consensus through Section 106 process. Listed in CR)	2006 (B. Taniguchi and R. Smith, Galvin Preservation Associates)	Outside
189930	Historic: Built Environment	Korean Community Cultural Center	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189931	Historic: Built Environment	Korean Community Cultural Center	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189932	Historic: Built Environment	100 N. New Hampshire Ave	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189933	Historic: Built Environment	106 N. New Hampshire Ave	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189934	Historic: Built Environment	112 N. New Hampshire Ave	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189935	Historic: Built Environment	118 N. New Hampshire Ave	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside

Table 2. Previously Recorded Archaeological Resources Within 0.5 Mile of the Study Area

189936	Historic: Built Environment	122-132 N. New Hampshire Ave	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189937	Historic: Built Environment	Gallery Furniture	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189985	Historic: Built Environment	Good News Central Church	3S (Appears eligible for CR as an individual property through survey evaluation)	2011 (Shannon L. Loftus, ACE Environmental)	Outside

2.2 Building Development and Archival Research

In addition to the results of the CHRIS Records Search described above, background research was conducted on the subject property in an effort to establish a thorough and accurate historic context for the significance evaluation, and to confirm the building development history of the property and associated parcels.

Los Angeles Department of Building Services

On April 23 2019, Dudek staff visited the City of Los Angeles Building Department and viewed microfilm copies of building permits and records for the subject properties for new construction, demolition, alteration, and additions. Dudek supplemented this visit with using the online database of Department of Building Services scanned permits. These permits were used in the development of the Historic Context section.

Los Angeles Zoning Information Map Access System (ZIMAS)

On April 24, 2019, Dudek staff reviewed county assessor data and parcel data using the City of Los Angeles ZIMAS maps. Dudek staff used this information to develop the Historic Context section.

Los Angeles Public Library

On May 8, 2019, Dudek staff researched individual properties local history source material in person, and Los Angeles Public Library (LAPL) online-hosted images, historical photographs, city directories, and Sanborn Maps for the subject property to develop the Historic Context section.

SurveyLA

On May 3, 2019, Dudek staff the available reports and historical context statements produced by SurveyLA for the subject property neighborhood, particularly the Public and Private Institutional Historic Context Statement for Telephone History and Development, 1881-1974 and the *Wilshire Community Plan Area Historic Resources Survey Report*. These reports were used in the preparation of the Historic Context Section.

Historical Newspaper Search

Dudek reviewed historical newspapers covering the City of Los Angeles area in an effort to understand the development of the subject properties. Dudek reviewed archived copies of the *Los Angeles Times* and *Los Angeles Herald* to develop the Historical Context Section.

Historical Sanborn Fire Insurance Maps

Historical Sanborn Fire Insurance Maps of the subject block were available for the years 1919, 1944 and 1955 from the Los Angeles Public Library. The following section provides an overview analysis of the changes to the subject properties over time as they were recorded in these maps (Sanborn 1919, 1945, 1955).

The subject block is present on the 1919 Sanborn map, and the subdivision of parcels presents in roughly the same configuration as they do currently, except for a small section where several of the east and west parcels meet in the center of the block. The area to the north of the block has not yet been razed to form a path for the Hollywood Freeway (US-101), and the street bounding the subject block to the south is recorded as "Temple Avenue" at this time. The block is populated by modest, one and two-story dwellings with garages and various small outbuildings pressed against the property lines between parcels. The dwellings maintain moderate setbacks from the north-south running streets, but have no setback from the west-east aligned streets. A single store with an attached dwelling fronts Madison Avenue on the northeast-most lot (Sanborn 1919).

In 1944, the nature of the block has begun to transition from residential to commercial and light industrial use, however it remains largely residential at this time. The Hollywood Freeway (US-101) is now present on the map as it clips through the northwest corner where Oakwood and N. Juanita Avenues intersect. The properties fronting Beverly Boulevard (formerly Temple Avenue) now include buildings which are marked "S" for store and the southwest-most parcel (3725 Beverly Boulevard) appears as a service station complete with an octagonal restroom building. The original 1-story store for Dewey Pest control is present at the 3701 Beverly Boulevard parcel, and north of it is a dwelling building and storage building on the 311 N. Madison Avenue parcel. The store located on the northeast parcel has been expanded and is now labeled as a "venetian blind factory." The 3812 Oakwood Avenue parcel contains four new dwellings, including the three that remain today, replacing a single 12-story dwelling that was on the property in the 1919 Sanborn map. The buildings on the other residential parcels have moved, expanded, and added additional residential buildings. The Sanborn map dating from 1955 indicates no changes and remains in the same configuration as it appeared in the 1944 Sanborn Map, down to the number of buildings, their orientations, and the recorded use of each building. (Sanborn 1944, 1955).

Review of Historic Aerials and Topographic Maps

Dudek consulted historic maps and aerial photographs to understand development of the study area and surrounding properties. Topographic maps are available for the years 1894, 1896, 1898, 1900, 1902, 1904, 1906, 1908, 1910, 1913, 1915, 1921, 1928, 1931, 1932, 1955, 1963, 1968, 1975, 1982, 1995 and 2012 (NETR 2019a). Historic Aerial maps are available for the years 1927, 1941, 1948, 1952, 1954, 1956, 1960, 1962, 1964, 1965, 1968, 1971, 1972, 1976, 1979, 1980, 1983, 1989, 1994, 2003, 2004, 2005, 2009, 2010, 2012, and 2014 (Aerial Map Industries 1983; FAS 1927, 1927, 1941, 1952, 1956, 1960, 1962, 1965, 1968; Teledyne Geotronics 1971, 1976, 1979; U.S. Geological Survey 1994; NETR 2019b).

The first USGS topographic map showing the study area dates to 1894 and shows that there was at least one structure within the study area and a few other structures in the general vicinity. Additionally, the topographic

map from 1894 shows a railroad line running in an east-west alignment south of the study area and several streets in the general vicinity. Topographic maps show no changes to the study area or the general vicinity until 1921. The 1921 map shows a dramatic increase in development within the study area and the general vicinity. In 1921, the study area was extensively developed and the extant streets had been laid out. Between 1921 and 1928 there was a general increase in development throughout the area. There are no discernible changes to the study area visible on the 1928 map. The next visible changes to the study area and vicinity can be seen on the 1955 map which shows that the entire area had been completely built out and that the US-101 freeway had been developed immediately to the north of the study area. Topographic maps from later decades do not show extensive changes within the study area aside from a general increase in density in the city overall.

The historic aerial from 1927 shows the study area as completely developed with many small residential structures. The quality of the aerial makes it difficult to determine the exact number of structures within the study area. The next aerial, dating to 1941, shows that the study area has been developed with approximately 15 residential structures, some of which have associated ancillary buildings. The three extant residential structures developed within APN 5501-0001-023 are visible on this aerial. In addition to the homes, there is one rectangular building present on the southeast corner of the study area, in APN 5501-001-028, depicted on the 1941 aerial. This building appears to be part of the extant building, which was later expanded to include an addition along the western wall. The 1941 aerial indicates that there is some type of commercial development in the southeast corner, consisting of a large parking lot, a small hexagon-shaped structure, and a small building. There are two large areas of undeveloped land in the central portion and in the southeast quadrant of the study area; both of these undeveloped sections of the study area are within the proposed Project site. The aerial from 1948 shows the study area in much the same state as in 1941. To the northeast of the study area, the initial demolitions associated with the development of the US-101 Freeway are visible on the 1948 aerial. The aerial from 1952 shows the US-101 Freeway in its current state. By 1952, the Quonset hut, in APN 5501-001-027, is visible. There is still one large vacant area in the center of the study area, within a portion of the proposed Project site. There are no discernible changes to the study area or general vicinity visible on the 1954 or 1956 aerial.

The most extensive changes to the study area occurred between 1956 and 1960; these changes consisted of the demolition of all of the structures within the site except for the extant structures in the southeast corner and several residential structures in the northwest corner. One of these extant structures, the rectangular building in APN 5501-001-028, was expanded to its current extant during this time. The majority of the site was paved, the rectangular building within the center of APN 5501-001-800 was built, and three rectangular structures within APN 5501-001-019, one of which is the extant structure, were built. Additionally, there were two structures directly north of the Quonset hut visible on the 1960 aerial. Between 1962 and 1965, all but the three existing houses in the northwest corner were demolished and the existing structures were built. There are no visible changes on the aerials between 1965 or 1972 aerial. Between 1972 and 1976 the small rectangle building in the center of the study area, in APN 5501-001-800, was built. Between 1980 and 1989, the small shed like structure in the northeastern most corner of the study area within APN 5501-001-800 was built. There are no discernible changes on the aerials until 2003, when it appears that four structures, two in the southwest corner of the study area and two in the southeast, had been demolished. The remaining aerials do not show any significant changes to the study area.

The review of historic aerials and topographic maps indicates that the three extant residential structures within the proposed Project site, in APN 5501-001-023, were constructed by at least 1941. Three of the remaining four structures within the proposed Project site were built post-1956 and before 1976, while the small shed-like structure in the northeastern most corner, within APN 5501-001-800, was built between 1980 and 1989.

Additionally, a large portion of the center of the proposed Project site where the smaller rectangle building within APN 5501-001-800 is located was only developed after 1972, prior to this time it was paved or undeveloped.

Within the study area, the large structure currently associated with the MZ Collision Center, within APN 5501-001-026 was built between 1965 and 1972. The rectangular structure currently associated with Dewey Pest Control within APN 5501-001-027 was initially developed between 1927 and 1941 and was later renovated between 1956 and 1960. The Quonset hut currently associated with Dewey Pest Control, within APN 5501-001-028, was built between 1948 and 1952. Finally, the building currently associated with Midway Car Rental Hollywood, within APN 5501-001-019, was built between 1956 and 1960.

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3 Historic Context

3.1 Historical Overview of the Study Area

European settlement in the Los Angeles area began in the 18th century. In 1781, a group of eleven Mexican families traveled from Mission San Gabriel Arcángel to establish a new pueblo called El Pueblo de la Reyna de Los Angeles (The Pueblo of the Queen of the Angels). This settlement consisted of a small group of adobe brick houses and was called the Ciudad de Los Angeles (City of Angels). Outside of the pueblo were various ranchos, where Mexican land grants were awarded to favored friends, acquaintances, and family of Spanish and later Mexican government officials. Two such ranchos in the study area were Rancho La Brea and Rancho Los Feliz. The Mexican-American War from 1846 to 1848 ended with Mexico ceding the Alta California lands to the United States, and the quick establishment of land ownership via court orders and surveys soon followed. The County of Los Angeles was established on February 18, 1850, and Ciudad de Los Angeles incorporated on April 4, 1850. Settlement of the Los Angeles region continued in the early American Period. Soon after incorporation, the City officials began to sell pueblo lands around the original plaza, hastening its development from remote outpost to city. Though the Ord survey extended the City's grid as far south as 12th Street and as far west as Figueroa Street, in reality the area outside of the city's core still functioned largely as pasture. Despite distinctive moves to become urban, agriculture and cattle ranching retained its importance through the late 1860s and 1870s, and Los Angeles was one of the top dairy production centers in the country (Caughy and Caughy 1977; Dumke 1944; Fogelson 1993; Prosser 2016).

3.1.1 Early Development: Dayton Heights Tract Neighborhood

While Los Angeles grew to the east, smaller, beachfront towns such as Santa Monica grew to the west, leaving an interior still devoted to cattle raising and wheat crops. This, combined with citriculture in the Los Angeles basin, the expansion of port facilities, and establishment of railroads throughout the region, contributed to the real estate boom of the 1880s. Los Angeles pushed its boundaries west to Hoover Street. Intensive land speculation in the region brought about many real estate booms, both successes and failures. Many town-establishing ventures, such as Hollywood, Colegrove, and Prospect Park failed largely due to lack of available water and those regions fell back on crop production until efforts renewed. Further south, Henry G. Wilshire purchased and began to develop 35 acres west of Westlake Park in 1887, one of Los Angeles' civic projects, and established a subdivision with his brother. The same year, real estate promoters Connor & Preston began publicizing the "Dayton Tract", which would have large 50' x 150' lots, graded streets, municipal water, enjoy a location along the "West End Motor Road" (like Beverly Boulevard). In 1888, the Temple Street Railway Cable (which ran along Beverly Boulevard west of Hoover Street) cable car line was extended to the Dayton Heights tract, further ensuring the attractiveness of the residential tract (Figure 3) (ARG 2015; LAH 1888; LAT 1887; Prosser 2016).

Figure 3. Temple Street Cable Railroad to "Spring, Temple & City Limits", Hardesty & Armstrong, 1891 (Digital Collection, California State Library)

In 1897, Los Angeles again pushed its official boundary west from Hoover Street to Vermont Avenue to connect to Wilshire, East Hollywood, Colegrove, and fringe residential tracts like Dayton Heights Tract. The annexation for Ward 3 narrowly avoided the Dayton Tract at the time, using the Dayton Tract's as the annexation area's northwestern boundary (Figure 4). The Dayton Heights tract lots were mostly sold by various promotion companies, until the 1900s when nearly all of the lots in the subject property held single or double lot residential properties, relying on streetcar access to downtown Los Angeles. In the 1900s, Dayton Heights was billed as the affordable foil to expensive properties near Westlake Park or in Hollywood, where large single-family residences, luxury apartments, and resort hotels were rising in the 1900s and 1910s (ARG 2015; LAH 1898; LAT 1896, 1902; Prosser 2016).

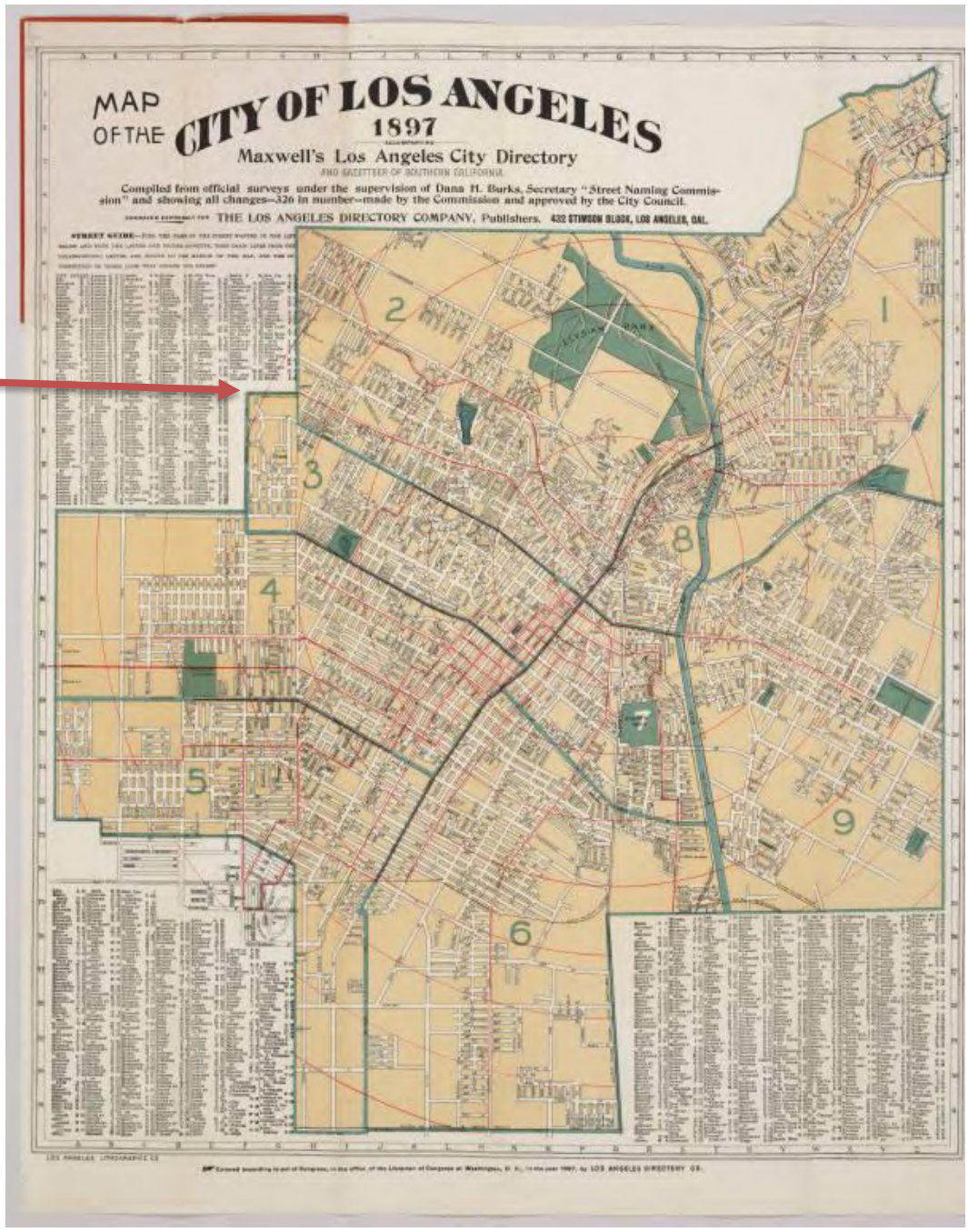

Figure 4. Subject properties are north of northwest corner of "Ward 3" (indicated with arrow)narrowly avoids annexation by Los Angeles, Maxwell's Los Angeles City Directory, 1897 (UCLA Library Special Collections, Charles E. Young Library)

In 1909, Dayton Heights was annexed to the City of Los Angeles as part of the Colegrove Addition, which was described as including Prospect Park, Colegrove, Dayton Heights, South Hollywood, and the Wilshire and Arlington Districts. Civic improvement groups cited better roads and access the Los Angeles Bureau of Water's new municipal water system piped from Owens Valley. The 1919 Sanborn Map shows the study area as consisting of mostly residential properties, even those bordering Beverly Boulevard/Temple Street (Figure 5). By the 1920s and 1930s, City of Los Angeles building permits indicated that stores and restaurants were beginning to appear along Temple

Street (Beverly Boulevard). In the early 1940s, construction began on the US-101 Freeway, and an on ramp cut off Oakwood Avenue from Vermont Avenue by 1947. ARG 2015; EHNC 2019; Hamlin 1916; LAT 1909; Permits 1926LA27597, 1928LA27685, 1956LA53053, 1956LA53054, 1959LA49650, 1963LA27512; Prosser 2016; Sanborn 1919, 1944, 1955).

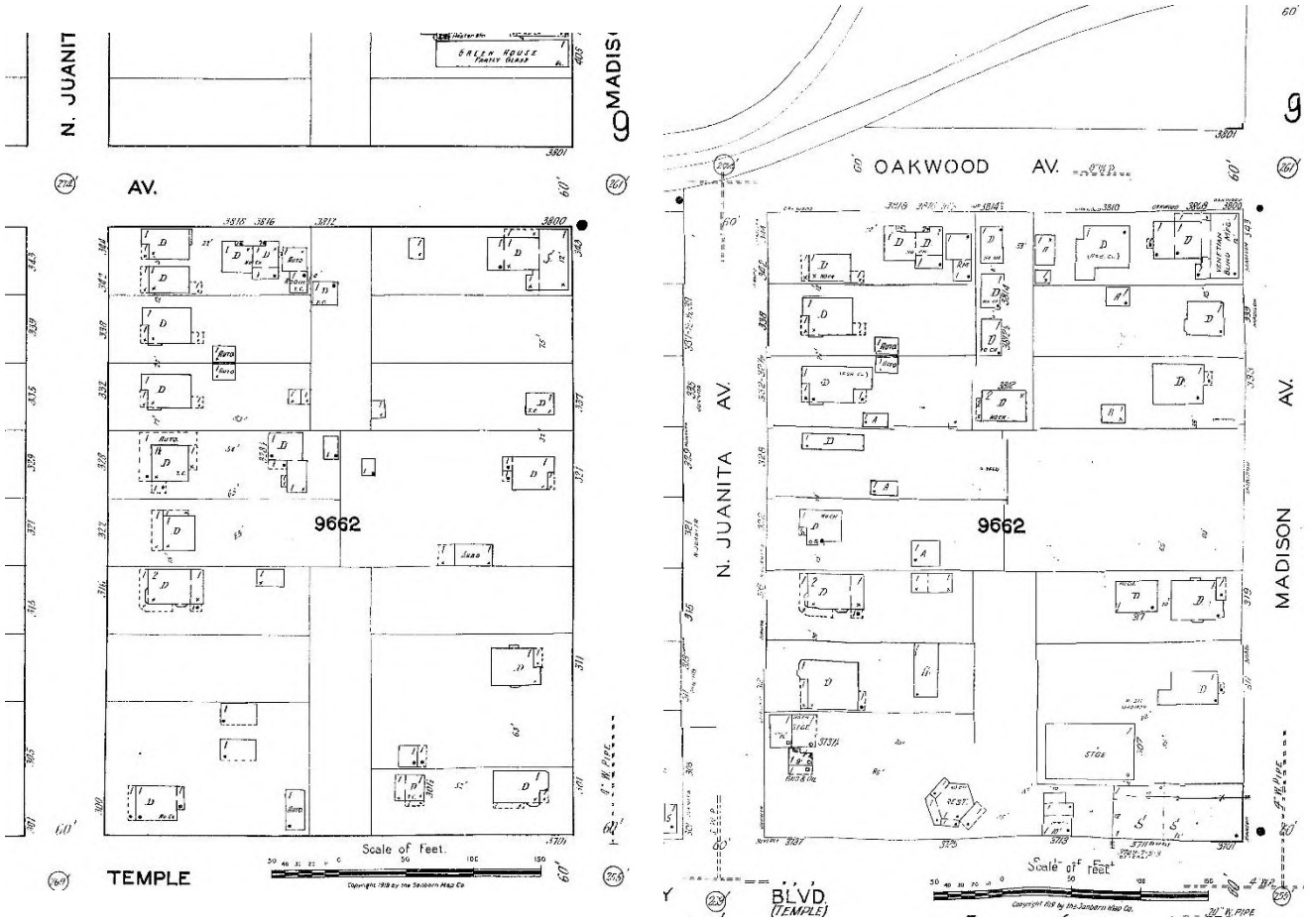

Figure 5. Sanborn map showing changed to the Dayton Heights Tract transitioning from all residential (1919, left) to denser more commercial along Beverly Boulevard / Temple Street (1944, right) (Sanborn 1919, 1944)

3.1.2 1950s to Present

In the 1950s and early 1960s, almost all of the homes in the study area were demolished and the residential lots combined to create the light industrial and commercial parcels on Juanita Avenue and Oakwood. The neighborhood remained fairly static from the 1960s onward, remaining light industrial and commercial through present. In summary, nearly all individual properties in the study area have similar backgrounds: all were originally residential, developed in the early 1900s as part of Dayton Heights, a Los Angeles suburb accessed by streetcar and fully developed by the 1910s. The properties along Beverly Boulevard were the first to convert to commercial properties in the 1920s and 1930s, while the remaining properties along Juanita Avenue, Oakwood Avenue and N. Madison Avenue converted to commercial or light industrial properties more slowly from the late-1940s through 1960s. The properties remain relatively unchanged from their 1960s iterations. In 1984, an organization called People Assisting the Homeless (PATH) was established to meet needs of homeless in Los Angeles. PATH began leasing

340 N. Madison Avenue, just northeast of the Project area, which was the first change in the commercial and light industrial use since the 1960s, which in turn attracted a large temporary encampment along N. Madison and Oakwood Avenues. These encampments still characterize the area today. (ARG 2015; EHNC 2019; Permits 1956LA53053, 1956LA53054, 1959LA49650, 1963LA27512; Prosser 2016).

Each property's individual history and development are outlined below.

3.2 Architectural Styles

The following section provides context for the architectural styles of buildings located in the study area.

3.2.1 Mid-Century Modern

Mid-century Modern style is reflective of International and Bauhaus styles popular in Europe in the early 20th century. This style and its living designers (e.g., Mies Van der Rohe and Gropius) were disrupted by WWII and moved to the United States. During WWII, the United States established itself as a burgeoning manufacturing and industrial leader, with incredible demand for modern buildings to reflect modern products in the mid-20th century. As a result, many industrial buildings are often "decorated boxes"—plain buildings with applied ornament to suit the era and appear more modern without detracting from the importance of the activity *inside* the building. Following WWII, the United States had a focus on forward thinking, which sparked architectural movements like Mid-Century Modern. Practitioners of the style were focused on the most cutting-edge materials and techniques. Architects throughout Southern California implemented the design aesthetics made famous by early Modernists like Richard Neutra and Frank Lloyd Wright, who created a variety of modern architectural forms throughout Southern California. Like other buildings of this era, Mid-century Modern buildings had to be quickly assembled, and use modern materials that could be mass-produced (McAlester 2013; Morgan 2004).

Key character-defining features of the Mid-century Modern style include (McAlester 2013; Morgan 2004; Gebhard and Winter 2003):

- Low, boxy, horizontal proportions;
- Mass-produced materials;
- Flat, smooth sheathing;
- Flat roofed without coping at roof line; flat roofs hidden behind parapets;
- Lack of exterior decoration or abstract geometrical motif;
- Simple windows (metal or wood);
- Industrially plain doors;
- Large window groupings;
- Commonly asymmetrical; and
- Whites, buffs, and pale pastel colors.

3.2.2 Quonset Hut

Quonset huts were pioneered for the U.S. military at Quonset Point, Rhode Island, in 1941 by the George A. Fuller and Company. Fuller and Company's Quonset hut improved upon the design of the British military's Nissen hut,

designed by Peter Nissen in 1916 for World War I. The Quonset hut was designed to be constructed quickly with a continuous arch and metal structure that could be adapted for a variety of uses. Throughout its period of popularity, the Quonset hut was used largely used by the military for storage, assembly halls, or barracks. After World War II, manufacturers of Quonset huts such as Great Lakes Steel Corporation and Stran-Steel promoted the adaptive reuse of Quonset huts for civilian life, marketing their products for use as temporary housing for returning veterans, single-family homes, agricultural storage, assembly halls, commercial uses, and light industrial buildings. The period of significance for Quonset huts extends from 1941 to 1965 (Decker and Chiei 2005; Fowler et al. 2015).

Character defining features for the Quonset hut are (Fowler et al. 2015):

- Half-cylinder shape, with wood or metal rib framing
- Rectangular plan
- Clad in corrugated metal sheeting
- Oversized doors
- Steel-frame industrial windows, typically divided-light

3.2.3 Craftsman

The Craftsman Style and California Craftsman Style were dominant styles for small houses built in Southern California from roughly 1900 to 1930. The style evolved from previously popular Prairie style architecture, traditional Oriental wooden architecture, and the Arts and Crafts Movement. The typical vernacular Craftsman bungalow was heavily influenced by the works of Charles Sumner Greene and Henry Mather Greene of Southern California, which were given extensive publicity and copied in many pattern books and home and garden periodicals. Numerous examples of Craftsman-style single-family residences, bungalow courts, and apartments were constructed throughout Los Angeles in the 1920s in both simple (vernacular and precut types) and elaborate (architect-designed type) iterations of the style (McAlester 2013; Winter 1980).

Character defining features for the Craftsman style include (McAlester 2013; Winter 1980):

- Low-pitched, gabled (sometimes hipped) roof
- Wide, unenclosed eave overhang
- Timber framed
- Triangular knee brace supports
- Wood shingle siding, wood horizontal siding, or cut stone cladding
- Wide windows and door casings
- Tapered porch supports
- Decorative false beams or braces under gables
- Exposed rafters
- Shed, gabled, or eyebrow dormers
- Full or partial-width porches
- Battered (sloping) foundation

3.3 Architects

The following section provides context for the architects for buildings located in the study area.

3.3.1 Robert H. Peterson & Associates

Robert H. Peterson & Associates designed 3820 Oakwood Avenue. Peterson was born on November 19, 1924 in Arkansas. He studied architecture at the University of Arkansas and worked as an architect prominently in the Los Angeles area on Mid-Century Modern and contemporary post and beam commercial, industrial, medical, and institutional properties. In 1968, then Governor of California Ronald Regan appointed Peterson to the State Board of Architectural Examiners. He was president of R.H. Peterson A.I.A. and Associates located in Los Angeles. Peterson lived in San Marino, California and died in his home on April 29, 1981 (HPN 1968, Ancestry 2019a).
List of known works:

- Citizens National Bank, Hawthorne, 1962
- Stanley Construction Corp. Office, Los Angeles, 1963
- Ray Riley Co. wholesale warehouse, Pico Rivera, 1964
- Foodfair Shopping Center, Bellflower, 1965
- Bank of America York & Figueroa Branch, Highland Park, 1965
- Avalon and Delano shopping center, Los Angeles, 1966
- Oceanview-Foothill Shopping Center, La Crescenta, 1966
- Foodfair Shopping Center, Paramount, 1966
- Crocker-Citizens National Bank, Lancaster, 1966
- Alpha-Beta Grocery Store, Lancaster, 1966
- Security First National Bank, Marina Del Rey, 1967
- Rustic Market Center, Tujunga, 1968
- Rosedale Plaza shopping center, Monrovia, 1968
- ABC Market, Los Angeles, 1968
- Boy's Market, Los Angeles, 1969
- Cypress West Shopping Center, Cypress, 1969
- Lucky Discount shopping center, Tustin, 1970

3.3.2 Earl Chester Rahn

Earl Chester Rahn originally designed 3701 Beverly Avenue. Rahn was born on April 1, 1904 in Chicago, Illinois. Little is known about Rahn's early career and education. He first appears in Los Angeles directories in the late 1920s when he lived with his wife Viola at 4341 South Raymond Avenue. During this period, Rahn worked as a draftsman for the architectural firm Taylor and Taylor, located in Los Angeles. In the early 1930s, he changed firms to work as a draftsman for the architect J.A. Kieffer, while at the same time designing his own commissions. In 1931, he became a member of the State Association of California Architects. It was not until the late 1930s that Rahn set up his own practice at 1827 65th Place, which was also his residence. Rahn primarily designed residential buildings in a variety of styles including Colonial Revival, Spanish Colonial Revival, and Ranch with only several civic

and commercial buildings commissioned throughout his career. In 1946, he joined the Southern California Chapter of the American Institute of Architects. By 1956, had moved from the Van Ness area to North Hollywood and changed his business address to 1539 Westwood Boulevard. Earl Chester Rahn died on August 14, 1988 in Los Angeles (Gregory 2006, LAT 1951).

List of known works:

- Jacob Funk residence, Glendale, 1929
- Duplexes at 4261-4269 McClung Drive, Los Angeles, 1934
- Houses in Leimert Park, Los Angeles, 1934
- St. Malachy's Catholic Church, Tehachapi, 1936
- Young Korean National Association clubhouse, Los Angeles, 1937
- Houses in Altadena at 1761 Sonoma Drive; 1819 Beverly Drive; 2539,2549,2554, and 2562 La Fiesta Avenue, Los Angeles, 1940-41
- Helen I. Pratt residence, Los Angeles, 1947
- Twenty model homes, Bel-Air, 1947
- Monterey-style house on Somera Road, Los Angeles, 1948
- 2436 South Bagley Avenue, Los Angeles, 1949
- Model home for Encino Heights, Los Angeles, 1949
- Bel-Air Highlands homes at 2580 Roscomare Road and 2212 Linda Flora Drive, Los Angeles, 1951-52
- Rustic farm market for Bel-Air Highlands, Los Angeles, 1952

3.3.3 Art Davis and Associates

Art Davis of Art Davis and Associates designed the Dewey Pest Control Service Garage located at 306 N. Madison Avenue. Art Davis was a relatively anonymous architect/draftsman working in the greater Los Angeles Area during the 1960s, 1970s and 1980s. He was the Vice-chairman of the Los Angeles chapter of the American Institute of Building Designers (AIBD) during the mid-1960s at the time that the Service Garage was constructed in 1965. The AIBD was an organization of draftsmen who were not licensed architects but created plans for residential and commercial designs. Davis designed and drafted designs for many residential track developments in the Greater Los Angeles area during his career (Kahlenberg 2008: 15; LAT 1963: 150; LAT 1982: 78; The Signal 1985: 38; Valley News 1971: 34.)

List of known works:

- Lyn Ranch Model Home, Los Angeles, 1963
- Dewey Pest Control Service Garage, Los Angeles, 1965
- Kramer House, Granada Hills, 1966
- North Hills Homes Development, Granada Hills, 1971
- Specialized Business Systems, Inc., Glendale, 1982
- Summerwood Estates, Lancaster, 1985

3.4 Associated People: Ray M. Dewey

The "Associated People" section provides context for the owners or tenants of buildings located in the study area that were deemed notable. Ray M. Dewey was born in 1903 in Worthington, Minnesota. He was raised in Polson Montana before relocating to California in 1928. That same year, Dewey briefly took a job as a mail carrier, before establishing his own business. In 1929, Dewey founded Dewey Pest Control in Los Angeles. Finding that the pest control business was recession-proof, Dewey sold items door to door before establishing his first brick-and-mortar store. In 1948, Dewey purchased a Quonset hut and had it assembled at 307 N. Madison. According to an interview with grandchildren, the Quonset hut was their very first office at Branch number 1. Dewey Pest Control grew to three branches in Los Angeles, Van Nuys, and Palm Springs. In 1977, Ray Dewey retired and son Stephen Dewey purchased the company, subsequently growing the company to over 30 locations throughout the state. Ray Dewey died in 1997 (Ancestry 2019b, 2019c; KRLA 2018; LAT 1997)

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4 Field Survey

4.1 Methods

Dudek Architectural Historian Kate G. Kaiser, MSHP, and Dudek Archaeologist Erica Nicolay, MA conducted a survey of the subject property on April 18, 2019. Ms. Kaiser and Ms. Nicolay met AT&T representative Emil Herrera, and received a short walking tour of the 316 W. Juanita Avenue facility and surrounding properties. After the tour, Kaiser and Nicolay conducted a walking survey from the public right-of-way to photograph the remaining Project parcels. During the survey, Kaiser and Nicolay surveyed all accessible portions of the Project buildings that were visible from the public right-of-way and documented the buildings with detailed notes and photographs, specifically noting character-defining features, important spatial relationships, and any observable alterations to the buildings. Photographs of the Project site were taken with a 16-megapixel Canon PowerShot ELPH180 camera. All field notes, photographs, and records related to this survey are on file at Dudek's Pasadena, California, office.

4.2 Results

During the course of the pedestrian survey, Ms. Kaiser identified six properties containing buildings over 45 years of age requiring recordation and evaluation for historical significance in the Project site, bound by Beverly Boulevard, N. Juanita Avenue, Oakwood Avenue, and N. Madison Avenue. Table 3. Below provides a summary of the built environment properties evaluated in the study area and significance recommendations. The Significance Evaluation (Section 5) provides a detailed physical description of each property and significance evaluation under all applicable criteria. Full DPR 523 forms for each property is located in Appendix D.

Table 3. Summary of Built Environment Properties Evaluated in the Study Area

Property Map Number	Address	APN(s)	City	County	Historic Name	Common/Current Name (if applicable)	Property Type	Year Built
1	3820 Oakwood Avenue	5501-001-025	Los Angeles	Los Angeles	Stanley Construction Company, Office Building	Mackintosh & Mackintosh, Inc.	Light Industrial	1963
2	340 N. Juanita Avenue	5501-001-026	Los Angeles	Los Angeles	Golden State Glass	MZ Collision Center	Light Industrial	Warehouse-and-office building 1963
3	3812 Oakwood Avenue	5501-001-023	Los Angeles	Los Angeles	Unknown	N/A	Light Industrial	1924, 1924, 1934
4	316 N. Juanita Avenue	5501-001-800	Los Angeles	Los Angeles	Pacific Telephone and Telegraph, Plant Operating Center	AT&T Plant Operation Center	Light Industrial	Plant Operating Center 1959, Auto Garage and Storage 1974, Equipment Storage 1978
5	3725 Beverly Boulevard	5501-001-019	Los Angeles	Los Angeles	Mangum Oil Co. Service Station	Midway Auto Center	Light Industrial	1960
6	306, 307, 311 N. Madison Avenue, and 3701-3711 Beverly Boulevard	5501-001-016/027/028 and 5501-002-009	Los Angeles	Los Angeles	Dewey Pest Control	Dewey Pest Control	Light Industrial	Quonset Hut 1948, Office Building 1928, (substantially altered 1965), Service Garage 1965

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5 Significance Evaluation

In order to assess the property's potential historical significance and integrity, the property was recorded and evaluated in consideration of NRHP and CRHR designation criteria and integrity requirements. A physical description of the property, its development history, and evaluation under applicable criteria is provided below. Map Numbers correspond with property locations on Figure 2.

5.1 3820 Oakwood Avenue (Map Number. 1)

The building located at 3820 Oakwood Avenue (APN 5501-001-025) contains one Mid-Century Modern style, 3-story, irregular plan commercial office building on an irregular 0.083-acre located southeast of the Juanita Avenue and Oakwood Avenue intersection (Figures 6 and 7). Constructed in 1963 as an office for Stanley Construction, it was designed by Robert H Peterson & Associates with Stanley Construction as the general contractor (Permit 1963LA40894). It features brick and s stacked slate veneers, and glass curtain walls on an exposed wood and concrete framework, with strong horizontal emphasis and rectilinear forms. The building is partially banked into the steep hillside, such that the first floor slopes towards the west side of the building. The gated, first level provides street access to a subterranean parking garage through two wide openings separated by a concrete planter. An open-air stairwell provides access to the upper floors on the east elevation. Fenestration on the upper floors consists of recessed, dark-tinted, fixed glass and steel window ribbons that run the length of the north elevation in the furthest northward section. The main entry faces westward toward Juanita Avenue. It features a glass and glass spandrel curtain wall that rises the full two stories, a recessed entry accessed by stairs with a short, covered landing. There is no fenestration on the south and east elevations.

Figure 6. 3820 Oakwood Ave main (north) and west elevations (IMG_1237)

Figure 7. 3820 Oakwood Ave main (north) and east elevations (IMG_2556)

Property History

Originally, 3820 Oakwood Avenue was a full 50' x 150' parcel, with the 344 N Juanita Avenue Address. One dwelling on the parcel was erected in 1912 (Permit 1912LA 13127) for Carrie F. Holtman and it remained a single-family residence until the early 1940s. In 1963, the houses on the 344 N Juanita lot were demolished (Sanborn 1919, 1944; Permit 1963LA27515).

A new three-story office building for Stanley Construction Company was constructed, taking the address 3820 Oakwood Avenue (Permit 1963LA40894). Robert H. Peterson & Associates designed the building and the contractor was Stanley Construction Company. Peterson and Stanley Construction Company collaborated on several projects, including the Ray Riley Co. wholesale warehouse and office, Paramount Foodfair Market, Bellflower Foodfair Market, and Bank of American's York and Figueroa Branch in Highland Park, among others. (LAT 1963, 1965a, 1965b, 1966).

Albyn and Charles Mackintosh had been in business since 1941, but opened their engineering firm's office at the 3820 Oakwood Avenue location in 1971. Mackintosh & Mackintosh, Inc. is credited with bringing about quality standards for concrete block masonry construction, which paved the way for construction of new earthquake-safe buildings. Though both brothers passed away in the 1980s, the engineering firm remains at this location through the date of the survey. Mackintosh & Mackintosh, Inc. made several alterations to the building including added a second floor to the previously open-air entry stoop (LAT 1981; Permit 1984LA92125, 18016-90000-26354).

Identified Alterations

The offices at 3820 Oakwood Avenue have a few alterations. In 1984, an exterior exit stair was added to the building (Permit 1984LA86911). Also in 1984, there was an addition of 170 square feet added to create the second-floor

(Permit 1984LA92125). The last permit for exterior alterations was filed in 2018 to reroof the building with built up roofing (Permit 2018_18016-90000-26354).

5.1.1 NRHP/CRHR Statement of Significance

In consideration of the proposed Project site's history and requisite integrity, the property located at 3820 Oakwood Avenue is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

NRHP/CRHR Designation Criteria

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not find any association with events that have made significant contributions to the broad patterns of local or regional history. The subject property was established in 1963 as Stanley Construction Company office space, during a period of commercial and industrial growth in the area. The construction of the building was merely following this pattern of development in the area and there is no indication that the construction of this specific business marked a pivotal point in the history of Los Angeles. In 1971, the building's current occupants engineering firm Mackintosh & Mackintosh relocated to the building. Archival research did not reveal that this connection between the engineering firm and the subject property had direct associations with events that have made a significant contribution to the history of the nation, state, or city. Therefore, the property does not appear eligible under NRHP/CRHR Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate that any previous property owners including Stanley Construction Company, Mackintosh & Mackintosh people who worked for these businesses at the 3820 Oakwood Avenue property are known to be historically significant figures at the national, state, or local level. Despite the building's association with its longest occupant Mackintosh & Mackintosh, who is credited for having brought quality standards for concrete block masonry construction, the firms largest accomplishments of forming the Concrete Masonry Association and publishing a masonry standards manual occurred before they relocated to the subject property in 1971. As such, 3820 Oakwood Avenue does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Research indicates that the Stanley Construction Company built the subject property in 1963, designed by the architecture firm Robert H. Peterson & Associates. The 3820 Oakwood Avenue building displays some of the characteristics of the Mid-Century Modern architectural style; however, it is an unremarkable example. It contains only basic character defining features of the style and in comparison to other Mid-Century Modern buildings found both locally and regionally the subject property appears to be less than distinguishable. The architecture firm of

Robert H. Peterson & Associates designed multiple Mid-Century Modern commercial, industrial, medical, and institutional properties in Los Angeles, during the 1960s. In 1968, then Governor of California Ronald Regan appointed Peterson to the State Board of Architectural Examiners. He was president of R.H. Peterson A.I.A. and Associates located in Los Angeles. Despite being designed by Robert H. Peterson & Associates who was a noted architect of the time, the subject property does not rise to the level that multiple of the firms other buildings do in their embodiment of distinctive characteristic of the Mid-Century Modern office building type. In addition, Mackintosh & Mackintosh, Inc. made several alterations to the building including added a second floor to the previously open-air entry stoop that compromised the integrity of the original design. For these reasons, 3820 Oakwood Avenue does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The 3820 Oakwood Avenue property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

5.1.2 Los Angeles Historic-Cultural Monument Statement of Significance

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. The subject property at 3820 Oakwood Avenue is not an example of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Archival research did not discover an associated architect and the licensed engineer and contracting company do not rise to the level of "master." The site is not directly associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the 3820 Oakwood Avenue property is recommended not eligible for listing as a City of Los Angeles HCM.

5.1.3 Integrity Discussion

The building at 3820 Oakwood Avenue maintains integrity of location, as it remains in its original location and has not been moved since it was constructed in 1963. 3820 Oakwood Avenue maintains integrity of setting, as the surrounding properties had already changed from single-family residential and small-scale commercial to multi-family residential and light industrial by the time 3820 Oakwood Avenue was constructed, therefore this change does not affect integrity of setting. The subject property also retains integrity of feeling and association with the original owners, despite the 1984 second-story addition the building conveys the feeling of a 1960s office. However, 3820 Oakwood Avenue maintains a diminished integrity of design, materials, and workmanship due to its subsequent alterations. The largest alteration occurred in 1984 with the addition of a second-story. Although the alteration is was sympathetic to the Mid-Century Modern style, it introduced new materials and workmanship as well as disrupted the building's original one-story design.

5.1.4 Summary of Evaluation Findings

In conclusion, 3820 Oakwood Avenue does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. As such, 3820 Oakwood Avenue does not appear to be a historical resource for

the purposes of CEQA. This resource has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

5.2 340 N. Juanita Ave (Map Number 2)

The property located at 340 N. Juanita Avenue (APN 5501-001-026) contains one, combined warehouse-and-office building on a rectangular 0.46-acre parcel (Figure 8). Parcel access is granted via N. Juanita Avenue which allows entry to a gated parking lot and service yard, and restricted by the gated 316 N. Juanita Avenue parcel to the south and the irregular 3820 Oakwood Avenue Parcel to the north. The building was built in 1963, and designed by firm Novikoff Engineers, while the contractor was Stanley Construction Corp (Permit 1963LA31005). The building embodies some elements of Mid-Century Modern architectural style. The building appears as two volumes, the north volume is the shorter one-story volume, while the south volume is one and a half stories. It features brick masonry construction with a parapet roof, with stacked bond brick masonry in the office volume (1-story), and a running bond in the garage volume (1 ½-story). On the main (west) elevation, the office volume fenestration consists of an entrance – two glass double doors with a glass side lite and transom, under a flat, cantilevered metal awning. The garage volume features a roll up metal garage door. On the north elevation, fenestration consists of fixed 1-lite windows and three open vehicle bays for working. Further east, past the bays there is one more roll-up garage door, then no fenestration. In the half-story elevation above the vehicle bays, where the warehouse volume meets the office volume there is a row of clerestory windows, grouped into eight groups of five metal framed windows. Their number of lites, window type, or operation could not be determined during survey. There is no fenestration on the south and east elevations.

Figure 8. 340 N. Juanita Ave main (west) and south elevations (IMG_2583)

Property History

Originally, the 340 N. Juanita Avenue parcel consisted of three individual 50' x 150' residential lots, with one-story dwellings and outbuildings on the lots established at 332 N. Juanita, 338 N. Juanita, and 340 N. Juanita Avenue. In 1963, all three residences and all outbuildings demolished and the lots consolidated by new owner Golden Properties. The building was constructed in 1963 by Stanley Construction Company and designed by firm Novikoff Engineers, (Permit 1963LA31005). Although the office for Stanley Construction is just north of this property, built the same year, and with similar brick materials, research did not reveal any direct connection regarding the architect, original construction, or use of the building. In the first Los Angeles City Directory published after construction of the new building, the occupant is listed as Golden State Glass, offering glass for both buildings and vehicles as well as repair, installation, and polishing services. It appears that Golden State Glass operated from the site from 1963 to 1991. The 340 N. Juanita property was briefly a decorative stone manufacturer specializing in fountains and fireplaces. Today the site is an automotive repair shop called MZ Collision Center with front office, rear repair bays, and vehicle storage on the parcel (PT&T 1964; 1964 LAT 1991).

Identified Alterations

The warehouses and offices at 340 N. Juanita Avenue have a few alterations. In 1992, a three-sided sign was erected at the northwest corner of the property facing out onto Oakwood Avenue and Juanita Avenue (Permit 1992LA87259). Another permit was filed in 1992 for interior alterations to the restrooms (Permit 1992LA98626). Finally, in 1995, a permit was filed to construct an addition to the northeast corner of the building (Permit 1995H038993). No other alterations were observed at the property.

5.2.1 NRHP/CRHR Statement of Significance

In consideration of the proposed Project site's history and requisite integrity, the property located at 340 N. Juanita Avenue is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

NRHP/CRHR Designation Criteria

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

340 N. Juanita Avenue property was established in 1963 as a commercial glass company called Golden State Glass. It has subsequently been a decorative rock company and is currently an automotive repair company. The companies, all-local to this property, and lacking other City of Los Angeles or State of California locations, do not appear to have made significant contribution to the broad patterns of local or regional history. Due to a lack of significant associations with events important to history, the 340 N. Juanita Avenue does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate that any previous property owners or people who have worked at the 340 N. Juanita Avenue property that are known to be historically significant figures at the national, state, or local level. As such, 340 N. Juanita Avenue does not appear

to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Research indicates that the 340 N. Juanita Avenue property was established in 1963 and does not have a listed architect. The 340 N. Juanita Avenue building embodies some of the characteristics of the Mid-Century Modern style; however, it is an unremarkable example of the style. No master architect was identified with this building, nor could any information be found through archival research about Novikoff Engineers. Stanley Construction Company, the permit-listed contractor, had offices at the neighboring property to the north and are a local contracting company, otherwise unremarkable. The building does not possess high artistic values or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, 340 N. Juanita Avenue does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The 340 N. Juanita Avenue property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

5.2.2 Los Angeles Historic-Cultural Monument Statement of Significance

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. The 340 N. Juanita Avenue is not an example of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Archival research did not discover an associated architect and the licensed engineer and contracting company do not rise to the level of "master." The site is not directly associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the 340 N. Juanita Avenue property is recommended not eligible for listing as a City of Los Angeles HCM.

5.2.3 Integrity Discussion

The building at 340 N. Juanita Avenue maintains integrity of location, as it remains in its original location. 340 N. Juanita Avenue does not maintain integrity of design, or workmanship due to its alterations. However, it appears to maintain integrity of materials as the brick masonry metal fenestration components appear unchanged or changed with in-kind materials, and no new materials have been introduced. The subject property maintains integrity of setting, as the surrounding properties had already changed from single-family residential and small-scale commercial to multi-family residential and light industrial by the time 340 N. Juanita was constructed, therefore this change does not affect integrity of setting. 340 N. Juanita does not retain integrity of feeling, as it no longer conveys the feeling of a glass manufacturing company. Finally, 340 N. Juanita Avenue does not maintain integrity of association, because, as with feeling, it is no longer associated with its original use or owner: Golden State Glass.

5.2.4 Summary of Evaluation Findings

In conclusion, 340 N. Juanita Avenue does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. As such, 340 N. Juanita Avenue does not appear to be a historical resource for the purposes of CEQA. This resource has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

5.3 3812 Oakwood Avenue (Map Number 3)

The property at 3812 Oakwood Avenue (APN 5501-001-023) contains three buildings and is sited on a narrow, mid-block parcel located between North Juanita Avenue and N. Madison Avenue: Building A, Building B and a Two-story Garage. Building A is the northernmost and faces the Oakwood Avenue right-of-way. Building B is located in the center of the lot. The Two-story garage is located on the southernmost rear portion of the lot. The buildings are located on a fully paved 50' x 150' parcel, encircled by a metal chain-link fence topped with barbed and razor wire. Access to the property was limited to areas where the buildings were from the public right-of-way.

Building A (1924): Building A comprises the northern-most building on the parcel and it was constructed in 1924 (1924LA22669). The modest wood-framed bungalow has a rectangular plan, measuring 24' x 16,' and is one-story in height. Building A is a Pacific Ready-Cut house (style unknown) according to its permit and has a restrained Craftsman style (Figure 9). Building A features a gable-ended, jerkinhead roof clad in composition shingles situated above exposed rafters. Solar panels have been installed on both the east and west slopes of the roof and decorative corner knee-brackets support the eaves at edge of the north (main) and south elevations. The building is clad in horizontal wood clapboard and fenestration throughout the building consists of replacement multi-lite, single-hung vinyl windows and a metal security door. A set of metal stairs with concrete treads leads to a small covered platform granting access to the primary door on the north (main) elevation. A metal security door obscures the door. The west elevation was not accessible during the course of survey.

Figure 9. 3812 Oakwood Avenue Building A main (west) and south elevations (IMG_2517)

Building B (1924): Building B is situated in the center of the parcel and features massing consistent with Building A, and was also built in 1924 (1924LA22671). Like Building A, the modest, wood framed bungalow footprint measures 24' x 16,' is one story in height, and features a gable-ended, jerkinhead roof clad in composition shingles situated above exposed rafters (Figure 10). Solar panels have been installed on both the east and west slopes of the roof and decorative corner knee-brackets support the eaves at edge of the north and south elevations. The building is clad in rough, painted stucco, and fenestration throughout the building consists of replaced, multi-light, vinyl slider windows. A set of side-facing metal stairs with concrete treads leads to a small covered platform granting access to the primary door on the north elevation, which is obscured, by a metal security door. A small overhang supported by thick wooden brackets is affixed to the rear (south) elevation to shade the window below. The west elevation was not accessible during the course of survey.

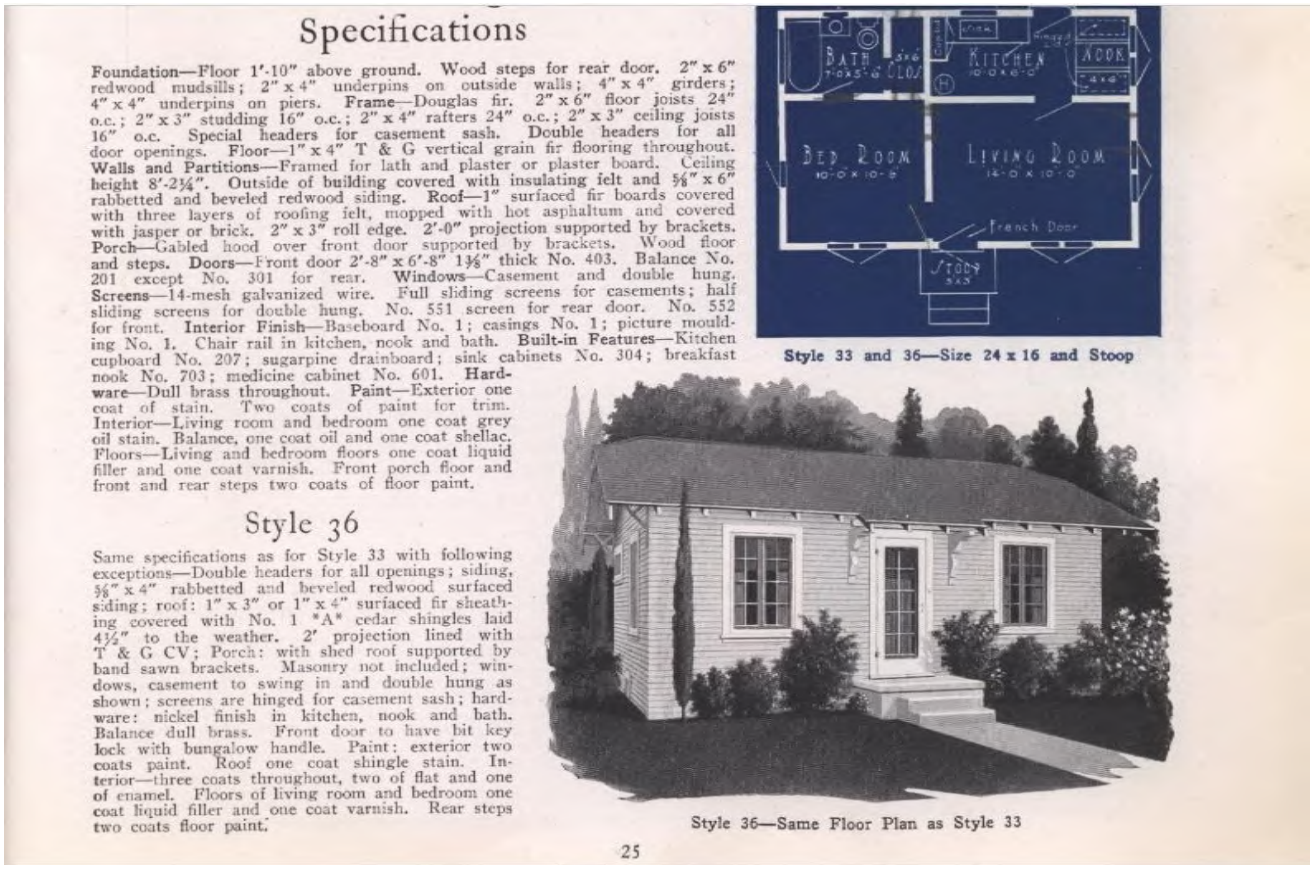
Figure 10. Building B north (main) and east elevation, with two-story garage in background, looking southwest (IMG_2519)

Two-story Garage (1934): The Two-story Garage building stretches horizontally across the lower fifth of the parcel, with the principle entrance located on the north elevation, and was constructed in 1934 (1934LA027999). The building is a two story, wood-framed structure with a side-gabled roof clad in composition tiles. Major cladding consists of stucco, with horizontal board in the gable (Figure 11). Both roof angles feature solar panels, and a shallow pitched shed roof projects from the south elevation above a rear (south) porch addition. This porch addition is clad in corrugated metal, corrugated fiberglass, and metal mesh, and it stretches nearly the length of the whole building, except an enclosed portion on the western side clad in stucco. Fenestration throughout the building is inconsistent and features a combination of original double hung windows and multi-light, vinyl replacement windows. Two modern roll-up garage doors with fan-shaped lights are present on the north elevation beside the primary entry. There is fenestration on the first floor including doors and windows but details could not be ascertained during survey due to awnings and temporary structures in front of the building. The west elevation was not accessible during the course of survey.

Figure 11. Two-story Garage south (rear) and east elevations (IMG_2508)

Property History

Originally there was a single dwelling on this parcel established prior to 1914 (Permit 1914LA07412). This dwelling was razed in 1924 and three new bungalow houses were built at the property. The listed owner then was Mrs. Hannah L. Olincy, a nurse, who also resided in one of the homes (Permits 1924LA22669, 1924LA22670, 1924LA22671). The three houses were identical, 24' x 16' footprint, Pacific Ready-Cut Homes. Pacific Ready-Cut Homes were the third-largest mass producer of pre-cut or kit houses in the United States between 1908 and 1942, based in Los Angeles and taking advantage of a market that was ripe for industrial house production. Pacific Ready-Cut's business model involved a customer selecting a style plan by number from a catalogue, then shipping mass-produced, pre-cut lumber to the customer from their Los Angeles plant while also offering assembly for a nominal fee (Figure 12). Only three houses were erected, and Mrs. Olincy did not own a second lot, suggesting that this grouping of rentable residences were not a traditional bungalow court, which was a popular form of multi-family housing in the 1920s, but rather a proprietor and two tenant houses. (Flynn 1986; Los Angles City Directory 1929; Pacific Ready-Cut Homes 1925; Winter 1980).



Specifications

Foundation—Floor 1'-10" above ground. Wood steps for rear door. 2" x 6" redwood mudsills; 2" x 4" underpins on outside walls; 4" x 4" girders; 4" x 4" underpins on piers. Frame—Douglas fir. 2" x 6" floor joists 24" o.c.; 2" x 3" studding 16" o.c.; 2" x 4" rafters 24" o.c.; 2" x 3" ceiling joists 16" o.c. Special headers for casement sash. Double headers for all door openings. Floor—1" x 4" T & G vertical grain fir flooring throughout. Walls and Partitions—Framed for lath and plaster or plaster board. Ceiling height 8'-2¾". Outside of building covered with insulating felt and ⅝" x 6" rabbetted and beveled redwood siding. Roof—1" surfaced fir boards covered with three layers of roofing felt, mopped with hot asphaltum and covered with jasper or brick. 2" x 3" roll edge. 2'-0" projection supported by brackets. Porch—Gabled hood over front door supported by brackets. Wood floor and steps. Doors—Front door 2'-8" x 6'-8" 1⅜" thick No. 403. Balance No. 201 except No. 301 for rear. Windows—Casement and double hung. Screens—14-mesh galvanized wire. Full sliding screens for casements; half sliding screens for double hung. No. 551 screen for rear door. No. 552 for front. Interior Finish—Baseboard No. 1; casings No. 1; picture moulding No. 1. Chair rail in kitchen, nook and bath. Built-in Features—Kitchen cupboard No. 207; sugarpine drainboard; sink cabinets No. 304; breakfast nook No. 703; medicine cabinet No. 601. Hardware—Dull brass throughout. Paint—Exterior one coat of stain. Two coats of paint for trim. Interior—Living room and bedroom one coat grey oil stain. Balance, one coat oil and one coat shellac. Floors—Living and bedroom floors one coat liquid filler and one coat varnish. Front porch floor and front and rear steps two coats of floor paint.

Style 36

Same specifications as for Style 33 with following exceptions—Double headers for all openings; siding, ⅝" x 4" rabbetted and beveled redwood surfaced siding; roof: 1" x 3" or 1" x 4" surfaced fir sheathing covered with No. 1 "A" cedar shingles laid 4½" to the weather. 2' projection lined with T & G CV; Porch: with shed roof supported by band sawn brackets. Masonry not included; windows, casement to swing in and double hung as shown; screens are hinged for casement sash; hardware: nickel finish in kitchen, nook and bath. Balance dull brass. Front door to have bit key lock with bungalow handle. Paint: exterior two coats paint. Roof one coat shingle stain. Interior—three coats throughout, two of flat and one of enamel. Floors of living room and bedroom one coat liquid filler and one coat varnish. Rear steps two coats floor paint.

Style 33 and 36—Size 24 x 16 and Stoop

Style 36—Same Floor Plan as Style 33

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Figure 12. Excerpt from 1925 Pacific Ready-Cut catalogue showing similar house style and footprint to buildings at 3812 Oakwood Avenue (Pacific Ready-Cut Homes 1925)

There were several changes to the property after 1928. In 1934, Mrs. Olincy, still the owner-occupant, filed a permit for construction of a two-story building on the rear (south) portion of the lot, with four garages on the first floor and a residence on the upper floor (1934LA02999). In 1961, a new listed owner, Maurice Gekler, converted two of the four garages to a bonded wine cellar (Permit 1961LA85131). In 1969, Gekler demolished the middle dwelling of the original three erected by Mrs. Olincy in 1924, and continued converting the garage from a dwelling into an office and storage area (Permit 1969LA96387). In 1995, new owner Juan Galindo converted the remaining two one-story dwellings from 1924 from dwellings to storage. (1995HA36577) Galindo completed the conversion over the course of several years, applying for another permit to complete the work in 2006 (Permit 06016-10000-06096). Today, the property is a gated lot with two of the 1924 houses and the two-story garage remaining at the site, but appears to function as a commercial office and storage. Several vehicles are stored on the site and the 1924 buildings appear to continue to be used as storage.

Identified Alterations

The three buildings at 3812 Oakwood Avenue have a few listed alterations filed with the city. The major alteration is the demolition of the third residence in 1969 (Permit 1969LA96387). Other alterations include the conversion of the garages in the two-story building from garages to storage and offices (Permits 1961LA86284 and 06016-10000-06096). Building B was also converted from a single-family dwelling into storage in 1995 (Permit 1995H036577 and 1995H036578). Observed alterations at all three buildings include new vinyl windows, new composition roofing, replacement materials in the hood over the entry at Buildings A and B, solar panels affixes to the roofs, and adding metal screen security doors to all buildings.

5.3.1 NRHP/CRHR Statement of Significance

In consideration of the proposed Project site's history and requisite integrity, the property located at 3812 Oakwood Avenue is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

NRHP/CRHR Designation Criteria

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

The buildings at 3812 Oakwood Avenue property were developed between 1924 and 1934 as rentable, single-family dwellings, with proprietor on site. Buildings A and B were Pacific Ready-Cut homes, however are not part of typical residential development patterns of single-building properties or bungalow courts. Individual bungalows and bungalow courts were common in the Wilshire and Koreatown neighborhoods just south of the Study area in the 1910s and 1920s, usually executed in the Craftsman style. Within the SurveyLA Wilshire Community Plan Area-identified contexts of streetcar suburbanization 1888-1933 on account of being on the Temple Street Cable Railroad line (along Beverly Boulevard) and the Cahuenga Valley Line (Beverly Boulevard and Western Avenue), the buildings could be considered part of the housing boom culminating in the 1920s, specifically afforded by being on or adjacent to a streetcar or railroad line.

However, even though the buildings at 3812 Oakwood Avenue represent this theme, subsequent alteration, including the addition of a garage in 1934 and changing all the buildings from single-family residences to storage in the 1960s has removed all association with this theme. Due to alterations and changes from the historical use, the buildings also do not retain association with their original owner, Mrs. Hannah Olincy or her family, or an association with their original use as rentable single-family homes as well as any association with their streetcar suburb origins. Due to alteration issues and a lack of integrity of association with events important to history, the 340 N. Juanita Avenue does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate that Mrs. Hannah Olincy, or any subsequent property owners or people who have worked at the 3812 Oakwood Avenue property are known to be historically significant figures at the national, state, or local level. As such, 3812 Oakwood Avenue does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Research indicates that two of the buildings at the 3812 Oakwood Avenue property are Pacific Ready-Cut Homes, purchased and built in 1924, built in a simplified Craftsman style. Major alterations to the buildings, including the

addition of a fourth 2-story garage and residence and the demolishing of the third Pacific Ready-Cut Home building have diminished association both with this home manufacturer and with the architectural style. Alterations include new windows and doors, interior alteration to the Pacific Ready-Cut interior plans, and the addition of solar panels on the roof – all of which diminish integrity of materials and workmanship, which are critical to eligibility under NRHP and CRHR Criterion C/3. The building does not possess high artistic values or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, 340 N. Juanita Avenue does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The 3812 Oakwood Avenue property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

5.3.2 Los Angeles Historic-Cultural Monument Statement of Significance

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. 3812 Oakwood Avenue is not an example of outstanding craftsmanship due to alterations, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Archival research indicated that Buildings A and B are Pacific ready-Cut Homes, however, due to subsequent and significant alterations they can no longer convey association with this manufacturer. 3812 Oakwood Avenue is not associated with an architect, licensed engineer, or contracting company that rises to the level of "master." The site is not directly associated with a person or event important to Los Angeles history. 3812 Oakwood Avenue is not associated with important movements or trends shaping the development of Los Angeles, having lost its association with Streetcar suburban development of the 1910s and 1920s. Therefore, the 3812 Oakwood Avenue property is recommended not eligible for listing as a City of Los Angeles HCM.

5.3.3 Integrity Discussion

The buildings at 3812 Oakwood Avenue maintain integrity of location, as they remains in their original locations. . 3812 Oakwood Avenue does not maintain integrity of setting, as the surrounding properties changed from single-family residential and small-scale commercial to multi-family residential and light industrial after 3812 Oakwood Avenue had already been established. Furthermore, one of the original buildings on the property was demolished in 1969 and a 2-story garage building was added in 1934, completely altering the visual setting on the 3812 Oakwood Avenue property itself. 3812 Oakwood Avenue does not maintain integrity of design, workmanship, or materials due to its alterations and the introduction of modern materials including vinyl windows, metal security doors, and solar panels on all buildings. Alterations also affected the original 1924 Pacific ready-cut home designs, adding new windows, removing old entrances and exits and reconfiguring the standardized interior spaces. 3812 Oakwood Avenue does not retain integrity of feeling, as it no longer conveys the feeling of a rentable, multi-family dwelling group. Finally, 3812 Oakwood Avenue does not maintain integrity of association, because, as with feeling, it is no longer associated with its original use (single-family dwellings), manufacturer (Pacific Ready-Cut Homes), or owner (Hannah Olincy).

5.3.4 Summary of Evaluation Findings

In conclusion, 3812 Oakwood Avenue does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack integrity necessary to convey its historical associations or architectural significance. The property also does appear eligible as a contributor to an historic district. As such, 3812 Oakwood Avenue does not appear to be a historical resource for the purposes of CEQA. This resource has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

5.4 316 N. Juanita Avenue (Map Number 4)

Pacific Telephone & Telegraph operation center located at 316 N. Juanita Avenue is a large irregular, entirely paved 1.93-acre parcel fronting onto N. Juanita Avenue, N. Madison Avenue, and Oakwood Avenue located in the Dayton Heights neighborhood, north of the Wilshire neighborhood and Koreatown, south of East Hollywood, and west of the Silver Lake and Rampart Village neighborhoods. Parcel access is restricted by a 10-foot chain link fence and a remote entry gate. The entire parcel slopes east and is paved, with the majority of the parcel is used for vehicle parking. The portions of the parcel not used as parking are used as open-air equipment storage. The parcel contains three buildings:

- the Plant Operating Center (1959)
- the Auto Garage and Storage building (1974)
- and the Equipment Storage building (1978)

Plant Operating Center (1959): The Plant Operating Center is a one-story, rectangular plan, brick masonry building, and located closest the N. Juanita Avenue right-of-way (Figure 13 and 14). It was built in September 1959 and a rear addition was added immediately after in November 1959. The licensed engineer listed on the permit is Joseph Sheffet and contractor listed as Gordon T. Davidson (Permit 1959LA41792). The Plant Operating Center contains office spaces, restrooms, kitchen, phone bank space, warehouse space, and workshop spaces. The building features a flat, metal roof with a wide overhanging closed eave. Cladding consists features running bond oversize brick veneer over a brick structure, with some stucco infilled sections. There is a rear addition slightly downhill and east of the main volume that is just a few feet shorter than the height of the main volume. The main (west) elevation faces N. Juanita Avenue and is devoid of fenestration. On the remaining elevations fenestration consists of boarded over windows, with decorative metal grates, and recessed entry vestibules with metal doors in the main volume and metal doors flush with the wall in the read addition. Near the east-most end of the building are metal ladders (on both the north and south elevations) which provides roof access. There is evidence of an infilled garage doors in the east addition as well, on the north, east, and south elevations, which appears as a buff-colored stucco inset into the brick veneer.

Figure 13. North elevation of the Plant Operating Center, looking southeast (IMG_2502)

Figure 14. South and east elevation of the Plant Operating Center, looking northwest (IMG_2526)

Auto Garage and Storage (1974): Auto Garage and Storage building is a one-story, rectangular plan, metal-clad building with a flat, overhanging roof (Figure 15). It was built in November 1974. The licensed engineer listed on the permit is Eugene Choy of Barton Choy Associates (Permit 1974LA99705). Cladding consists of vertically aligned metal sheets. The main (west) elevation faces the Plant Operating Center, and is sheltered under flat-roof metal canopy, supported by metal posts. Fenestration consists of 9-lite metal frame fixed windows, a metal door, a 2-lite sliding window covered by a metal bars, and metal roll-up garage doors. On the east elevation there is a metal ladder that provides roof access.

Figure 15. Auto Garage and Storage Building main(west) and south elevations (IMG_2482)

Equipment Storage (1978): Finally, the Equipment Storage building is a one-story, irregular plan building located in the northeast corner of the property (Figure 16). It features concrete masonry Unit (CMU) construction, and a flat metal roof with no overhang. The larger volume is on the west side and extends 1 ½ stories in height, while the smaller volume on the east side is 1-story in height. It was built in 1978, with the licensed engineer listed as L. L. Lyons (Permit 1978LA70660). Fenestration is limited to the south (main) elevation, and there is one metal door per volume. There is a metal ladder providing roof access on the larger (west) volume. This building does not meet the 45-year age threshold for CEQA.

Figure 16. Equipment Storage Building main (south) and east elevations (IMG_2466)

Property History

Originally, the 316 N. Juanita Avenue parcel included 8 individual 50' x 150' residential lots, with several residences, garages, and outbuildings on the lots established at 322 N. Juanita, 316 N. Juanita, 312 N Juanita, 345 N. Madison, 339 N. Madison, 333 N. Madison, 317 N. Madison, and 3810 Oakwood Avenue. All residences and associated outbuildings were demolished in 1956 and their lots consolidated into a single lot by 1959. In 1959 Pacific Telephone and Telegraph filed permits to build their Plant Operating Center and addition. (Permit 1959LA41792 and 1959LA44658). Pacific Telephone and Telegraph was the product of decades of phone company competition and consolidation under national telecom American Telegraph & Telephone (AT&T) Company. Pacific Telephone and Telegraph incorporated in 1945 after having changed its name from Southern California Telephone, using the name of its San Francisco branch-counterpart. Building construction between the end of World War II (WWII) and 1974 was categorized by a company emphasis on plain, simplistic architecture without non-functional ornament, meant to house fewer works than previous decades with more technologically advanced equipment. In 1974, AT&T the parent company was forced to break up due to anti-monopoly laws. The same year, a motor vehicle maintenance building was added to the 316 N. Juanita Avenue property and in 1978, an equipment storage building was added (Permits 1974LA99705, 197870660). After 1974, the Juanita Avenue location's owner is listed on permits as Pacific Telephone Co., then later Pacific Bell, both still local subsidiaries of AT&T (Permits 1978LA70660, 1986LA30421, and 09016-10000-18864). Today the site is operated by parent company AT&T (Prosser 2018).

Identified Alterations

No permits were filed for the alterations to the exterior of the Plant Operating Center. Interior alterations were filed for partitioning new office spaces, plumbing new restrooms, and adding new electrical in 1965 and 1986 (Permits

1965L 06497, 1986LA30421, 1986LA34325). Observed alterations to the Plant operating Center include the infilling of garage door-sized openings on the north, east, and south elevations with stucco. No date can be surmised for these observed alterations. The original equipment storage building, located where the Auto Garage and Storage building is located was built in 1959 and demolished in 1974. One alteration is record for the Auto Garage and Storage Building; in 1976, a canopy addition was made to the car wash area, adding to the existing 36' x 60' building.

5.4.1 NRHP/CRHR Statement of Significance

In consideration of the proposed Project site's history and requisite integrity, the property located at 316 N. Juanita Avenue is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

NRHP/CRHR Designation Criteria

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Research indicates that the 316 N. Juanita Avenue property was established in 1959 as a Pacific Telephone & Telegraph operation center. The existing SurveyLA historic context statement for Telephone History and Development indicates that the construction date places the property within "The Era of Technological Innovation, 1945-1974" which spans from the end of WWII to 1974, when the AT&T telecom monopoly was forced to break up. According to this context, telephone industry related buildings may be eligible under Criterion A or C in the areas of Communications, Community Planning and Development or Architecture.

Important Associative events within the "The Era of Technological Innovation, 1945-1974" context include the invention of coaxial cable in the late 1940s; transistor tubes in place of vacuum tubes that were used for long-distance dialing in the mid-1950s; or the introduction of microwave transmission that replaced coaxial cable in the 1960s. The Juanita Avenue property appears utilitarian in nature and is not known as a site where technological innovations were pioneered, utilized, or advanced. Therefore, the 316 N. Juanita Avenue property cannot be considered significant under the Communications Area of Significance.

For the Community Planning and Development Area of Significance, resources must "show how a key urban service grew to provide for the needs of residents in new districts, and constructed facilities in those districts that served as landmarks due to their size and placement in highly visible locations" (Prosser 2018: 29). However, the 316 N. Juanita Avenue property did not bring new service to the Dayton Heights neighborhood, as one had already been established in 1924 at 1251-1255 North Vermont Avenue, Hollywood just one mile to the north. It was also not a large facility nor on a major right-of-way and may not be considered a landmark due to size or prominent location. Therefore, the 316 N. Juanita Avenue property cannot be considered significant under the Community Planning and Development Area of Significance.

Outside of the Telephone History and Development historic context for Los Angeles, the 316 N. Juanita Avenue property is not individually related to events that have made a significant contribution to the broad patterns of history. Due to a lack of significant associations with events important to history, the 316 N. Juanita Avenue does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

Archival research did not indicate that any previous property owners or people who have worked at the 316 N. Juanita Avenue property are known to be historically significant figures at the national, state, or local level. As such, this property is not known to have any historical associations with people important to the Nation's or state's past. Furthermore, to be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. 316 N. Juanita Avenue does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Research indicates that the 316 N. Juanita Avenue property was established in 1959 and designed by Robert H. Peterson & Associates in a restrained Mid-Century Modern style for the operation center, and utilitarian style for the remaining buildings. The existing SurveyLA historic context statement for Telephone History and Development indicates that the construction date places the property within "The Era of Technological Innovation, 1945-1974" which spans from the end of WWII to 1974, when the AT&T telecom monopoly was forced to break up. According to this context, telephone industry related buildings may be eligible under wither Criterion A or C in the areas of Communications, Community Planning and Development, or Architecture. Properties built during this period tended to be administrative, service buildings, or exchange buildings, and employed restrained Late Modern, Mid-Century Modern, or Brutalist architectural styles. The exchange buildings tended to house to local switching equipment and operators, though in the Era of Technological Innovation, many of these exchanges became windowless as the company relied more heavily on electronic operators.

Though the 316 N. Juanita Avenue operation center building was built in the typical commercial architectural pattern of the period (1959, Mid-Century Modern), it does not employ the distinctive characteristics of the Mid-Century Modern style. The building has also been highly altered by subsequent infill and window coverings, diminishing the integrity of the operation center. The Auto Garage and Storage Building and equipment Storage are utilitarian buildings and do not embody a specific architectural style or method of construction. Robert H. Peterson & Associates does not rise to the level of master architect and the Plant Operating Center may not be said to represent his works, which usually consisted of supermarkets and grocery store plazas. The buildings do not possess high artistic values or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, none of the buildings on the property appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The 316 N. Juanita Avenue property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

5.4.2 Los Angeles Historic-Cultural Monument Statement of Significance

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. The 316 N. Juanita Avenue buildings are not an example of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Its architect, Robert H Peterson & Associates typically designed supermarkets and warehouses and does not rise to the level of "master" architect. The site is not directly associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the 316 N. Juanita Avenue property is recommended not eligible for listing as a City of Los Angeles HCM.

5.4.3 Integrity Discussion

The buildings at 316 N. Juanita Avenue maintain integrity of location, as they remain it their original locations. They also retain integrity of association, as the buildings are owned by AT&T; a "descendant" of Pacific Telephone and Telegraph Company and the subsequent companies established after the AT&T monopoly was broken up in 1974. The property does not maintain integrity of feeling or setting, as the surrounding properties have changed from single-family residential and small-scale commercial to multi-family residential light industrial, and thus cannot evoke the feeling of being a local service center in a new neighborhood. Finally, the buildings do not maintain integrity of design, materials or workmanship due to multiple alterations.

5.4.4 Summary of Evaluation Findings

In conclusion, the subject property does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. As such, the buildings located at 316 N. Juanita Avenue do not appear to be historical resources for the purposes of CEQA. This property has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

5.5 3725 Beverly Boulevard (Map Number 5)

The subject property on the southeast corner of Beverly Boulevard and N. Juanita Avenue carries the address of 3725 Beverly Boulevard. The property contains a one-story commercial building with a flat roof constructed in 1960 with Mid-Century Modern-influenced detailing (Permit 1960LA50838). The building is rectangular in plan, with exterior walls clad in painted rough textured stucco. A metal awning wraps the corner of the building's east and south (main) elevations with two, backlit, metal signs attached above the awning. There is a short curb running the length of the main (south) elevation, rising a few inches above the paved surface of the lot. Fenestration around the building includes replacement single-pane storefront windows, single-leaf full lite entry doors, single-leaf entry doors, and small rectangular picture windows. On the south elevation, there are three original-looking, two lite, aluminum frame sliding windows oriented horizontally, that span the elevation length. (Figure 17).

Figure 17. 3725 Beverly Boulevard main (south) and west elevations (IMG_2546)

Property History

The subject property was initially developed as a residence, then as a drive-in lunch stand in the 1930s, owned by Harry P. Sims and wife. The Sims' original drive in lunch stand was demolished in 1959 (Permit 1959LA49650) and in 1960, Magnum Oil Co. service station was relocated to the subject property from 2051 Bellflower along with the construction of new signs and fuel station canopies. In 1963 new owner, Humble Oil Company took over, continuing to operate the site as a gas station. Humble Oil Co. operated the site through 1965, and ownership changed again in 1966, when Patrick Rohan is the listed owner. Rohan filed to add auto repair to the permitted use of the site that year retaining the main building for the service station for auto repair (Permit 1966LA25014). Rohan maintained the property as a joint repair shop and service station through the 1970s. In 1983, new owner Charles Shooster converted the gas station canopies to an enclosed car wash (FAS 1968; Teledyne Geotronics 1971, 1976, 1979; Permit 19873LA75089).

The site operated as a service station and car wash until 1995, when new owner Hankey Investment Co, changed the building use again to auto sales. The gasoline pump and car wash canopies were removed in 1995, retaining only the main auto repair building on the north portion of the lot (Permits 1995H039109, 1995H039110). The conversion of the property took two years, completing in 1997, when it was leased as a sales lot to Midway Ford. Hankey Investment leased it as "Midway Auto Center" in 2014. Hankey Investments retains the 3725 Beverly Boulevard property through the date of the survey, 2019.

Identified Alterations

In 1960, Magnum Oil Co service station, which was constructed in 1951, was relocated to the subject property from 2051 Bellflower along with the construction of new signs and fuel station canopies (Permits 1960LA50838,

1960LA55019, 1960LA56455). The following alterations were made to the current building throughout its history: new service station and signs were constructed in 1963 for Humble Oil Co (Permit 1963LA49909), a new fuel shelter and signs were added in 1965 (Permit 1965LA88947), a change in use occurred in 1966 from a service station to an auto repair and service station, a change of use in occurred in 1983 with the enclosure of the auto repair shop into a car wash (Permit 1983LA75089), and the final change of use occurred in 1995 with the car wash and automotive shop becoming a car rental facility (Permit 1995HO39110).

5.5.1 NRHP/CRHR Statement of Significance

In consideration of the proposed Project site's history and requisite integrity, the property located at 3725 Beverly Boulevard is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

NRHP/CRHR Designation Criteria

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

3725 Beverly Boulevard property was established in 1960 as a commercial gas company called Magnum Oil Co. service station after being moved from 2051 Bellflower. It has subsequently been modified for use as a car wash and is currently Midway Auto Center, a car rental facility. Archival research did not reveal that the companies of both Magnum Oil Co. and Midway Auto Center made a significant contribution to the broad patterns of our history. They merely follow the trend of automotive facilities that began to become popular in the 1950s and 1960s throughout the City of Los Angeles and the State of California. Due to a lack of significant associations with events important to history, the subject property at 3725 Beverly Boulevard does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate that any previous property owners or people who have worked at the 3725 Beverly Boulevard property are known to be historically significant figures at the national, state, or local level. As such, 3725 Beverly Boulevard does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Research indicates that the 3725 Beverly Boulevard property was established in 1960 and does not have a listed architect because it was relocated to the subject property after its initial construction in 1951. The 3725 Beverly Boulevard building embodies some of the characteristics of the Mid-Century Modern style; however, it is an unremarkable example of the style. Important character defining features of the Mid-Century Modern style have also been altered or removed over time. No master architect was identified with this building, nor could any information be found through archival research about the builder or contractor. The building does not possess high

artistic values or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, 3725 Beverly Boulevard does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The 3725 Beverly Boulevard property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

5.5.2 Los Angeles Historic-Cultural Monument Statement of Significance

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. The property at 3725 Beverly Boulevard is not an example of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Archival research did not discover an associated architect and the licensed engineer and contracting company do not rise to the level of "master." The site is not directly associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the 3725 Beverly Boulevard property is recommended not eligible for listing as a City of Los Angeles HCM.

5.5.3 Integrity Discussion

The building at 3725 Beverly Boulevard does not maintain integrity of location. The building was originally constructed at 2051 Bellflower in 1951. In 1960, the building was moved to its current site, eliminating the subject properties integrity of location. 3725 Beverly Boulevard does not maintain integrity of design, materials or workmanship due to its alterations. Over time, these alterations have included the conversion of the gas station into an enclosed car wash and the elimination of multiple original materials including windows and doors. 3725 Beverly Boulevard maintains integrity of setting, as the surrounding properties had already changed from single-family residential and small-scale commercial to multi-family residential and light industrial by the time 3725 Beverly Boulevard was constructed, therefore this change does not affect integrity of setting. 3725 Beverly Boulevard does not retain integrity of feeling, as it no longer conveys the feeling of a gas station due to subsequent alterations. Finally, 3725 Beverly Boulevard does not maintain integrity of association, because, as with feeling, it is no longer associated with its original use or owner: Magnum Oil Co.

5.5.4 Summary of Evaluation Findings

In conclusion, 3725 Beverly Boulevard does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. As such, 3725 Beverly Boulevard does not appear to be a historical resource for the purposes of CEQA. This resource has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

5.6 Dewey Pest Control Complex – Multiple Addresses and APNs (Map Number 6)

The Dewey Pest Control Complex consists of four parcels that include three buildings and a parking area. The buildings, APNs, and addresses associated with Dewey Pest Control operations are as follows:

- Quonset hut (1948), 307 N. Madison Ave, APN 5501-001-027
- Office building (1928/1965 substantially altered), 3701-3711 Beverly Blvd. APN 5501-001-028
- Service Garage (1965), 306 N. Madison, APN 5501-002-009
- Parking Area, No Structures, 311 N. Madison Ave, APN 5501-001-016

Quonset hut (1948): The parcel identified as 307 N. Madison Avenue contains a single building, which abuts the 3701 Beverly Boulevard building located on the adjacent parcel to the south (Figure 18). The building is set back in the rear (west) portion of the lot and is surrounded on the three remaining sides by striped asphalt used for parking, and a small area planted with grass. The building is a well-preserved example of a steel Quonset hut which was erected on the site in 1948 (Permit 1948LA29984). The Quonset hut measures approximately 41' x 60' and it sits atop a poured concrete foundation. The north and south elevations represent the building's long, cylindrical axis, while the east and west comprise the half-circle end elevations. The long, cylindrical elevations present as uninterrupted sections of overlapping corrugated steel sheets, which form the majority of the building's mass and materials, and feature no fenestration. The south elevation appears to be physically connected to the Office Building and the view to this side of the Quonset hut is mostly obscured. The east (main) elevation is clad in corrugated sheet metal and it contains the only access into the building, via either a centered, corrugated metal roll-up door and a windowless metal door to the left of the central roll up door. Three, six-light, metal frame windows, where the middle two lites operate as an awning window are present on this elevation. The window lites have been painted over using the same color as the remainder of the building. A large vent sits in the center at the apex of the hut's arch on this elevation. The west elevation is clad in corrugated metal and fenestration consists only of another metal vent in the apex of the hut's arch.

Figure 18. 307 N. Madison Ave main (north) elevation (IMG_2551)

Office Building (1928/1965 substantially altered): The subject property is comprised of one commercial/light industrial building located on the southeast corner of Beverly Boulevard and N. Madison Avenue, originally constructed in 1928 and designed by Earl C. Rahn (Figure 19 and 20). The building appears altered beyond recognition and does not have a distinguishable architectural style. The building is irregular in plan with a flat roof and a tall rectangular sign with a squared frame located on the main (south) elevation. The original building was a one-story, rectangular plan clad with rough textured stucco (Permit 1928LA27685). In 1965 there was a two-story addition added to the west side (Permit 1965LA06160) of the one story building. This addition features rough-textured stucco and stacked bond brick on the west and east elevations. The building's fenestration is irregular and includes replacement picture windows, replacement small rectangular awning windows, and three metal entry doors. None of the fenestration appears original. A partially enclosed stairwell on the building's northeast corner provides exterior access to the upper floor. The stairwell is constructed of concrete with metal railings. The 3701-3711 Beverly Boulevard property is directly related to the 307 N. Madison Avenue property, a one story Quonset hut constructed in 1966 (Los Angeles County Assessor). This building is described below.

Figure 19. 3701 Beverly Boulevard main (south) elevation (IMG_2587)

Figure 20. 3701 Beverly Boulevard east and north elevation, looking southwest (IMG_2550)

Service Garage (1965): The parcel identified as 306 N. Madison Avenue contains a single commercial/light industrial garage building surrounded by striped asphalt parking areas encircled by a combination of chain-link and

concrete masonry unit (CMU) fencing (Figure 21). The Utilitarian one-story, rectangular building is located in roughly the center of the north-most of the two lots, set back significantly from Madison Avenue, with the north elevation of the building meeting the property line that is shared with the adjacent parcel located at 310 N. Madison Avenue. The 48' x 27' building completed in 1965, is constructed from CMUs atop a concrete foundation and features a flat roof with modest parapets clad in rolled composition material (Permit 1965LA85413). The main elevation faces west onto Madison Avenue and features prominent painted signage for "Dewey Pest Control" above the main entry area. A single, metal framed door on the left side of the building grants access to the space. Beside the main entry is a double-width metal roll-up door followed by a single-width roll-up door. The remainder of the building elevations contain no fenestration.

Figure 21. 306 N. Madison Avenue, Service Garage, west elevation of the building and parking area (Photo courtesy of Google Earth, 2018)

Property History

Like the other properties in the study, the parcels that now comprise the Dewey Pest Control Complex were first developed as part of a residential neighborhood in the early 1900s. Specifically, the parcel where the company's Office Building currently stands contained a single-family residence as early as 1914 (Permit 1914LA21305). This property was owned by the Yarotski family (with several alternate spellings on the permits including Jaroche, Jarocki, Jarotsky, Yarosky and others). In 1928, Anton Yarotski filed two permits to move the residence and to construct a commercial building to be used as a market, taking advantage of the frontage on Beverly Boulevard. At this time, Beverly Boulevard had a streetcar and several businesses were developing along the Beverly Boulevard corridor, clustered near the Vermont Avenue intersection. Yarotski's Gordon Market was a masonry building designed by architect Earl C. Rahn and built by local contractors Brockman & Son (Permit 1928LA27685). By 1935, the building use changed to an ice cream retailer: Pacific Ice Cream Co (Permit 1935LA08268). A new owner, Curries Ice Cream Co, moved into the building in 1937 and filed permits to add partitions separating the space into individual stores

in 1945 (Figure 22) (Permit 1945LA11528). By the mid-1960s, this building would be folded into what evolved into the existing Dewey Pest Control Complex.

Figure 22. Currie's Ice Cream on Beverly and Madison, ca. 1938, photographer: Herman Schultheis, showing the original 1-story building designed by Earl C. Rahn (Los Angeles Photographer's Photo Collection, Los Angeles Public Library)

Ray M. Dewey had founded his extermination and pest control business in 1929, as a one-man operation. Originally operating as a door-to-door service, Dewey found the pest control business to weather the Great Depression years well. Early products included moth crystals and ant baits. Eventually Dewey's regular clients referred him to do pest control for commercial businesses including kitchens and restaurants. Dewey served in WWII and when he returned in 1945, began preparing to purchase a brick-and-mortar store location for his pest control business. Originally named, Dewey Services & Products first opened a Palm Springs Branch advertised as early as 1948, but simultaneously purchased the property at 307 N. Madison Avenue. That same year, the existing Quonset hut was assembled as the first of three properties that would come to comprise the Dewey Pest Control Complex near Beverly Boulevard and N. Madison Avenue intersection (Desert Sun 1948; KRLA 2018; Permit 1948LA29984).

The Quonset hut at 307 N. Madison was originally constructed in February 1948, under permit by Ray M. Dewey, founder of Dewey Pest Control (Permit 1948LA29984). Archival research indicates that this may be the first physical location of Dewey Pest Control services. Early photographs displayed on the Dewey Pest Control Website feature the Quonset hut, and an interview with current company owners Chip and Brock Dewey indicate that the Quonset hut was likely the first retail sales location and base of operations for the vehicle fleet (Figure 23) (KRLA 2018).

Figure 23. Picture of the Quonset hut, clearly being used by Dewey Pest Control with Ray M. Dewey in suit in center, circa 1950 (Dewey Pest Control website)

Quonset huts in general were a relatively new invention, pioneered during WWII by the United States. military at Quonset Point, Rhode Island, in 1941 by the George A. Fuller and Company. Fuller and Company's Quonset hut improved upon the design of the British military's Nissen hut, designed by Peter Nissen in 1916 for WWI. After WWII, the US military attempted to sell off surplus buildings including Quonset huts. One of the major manufacturers of Quonset huts was the Stran-Steel Division of the Great Lakes Steel Corporation in Detroit continued to produce huts for both the United States military and the private sector until the Korean War. Stran-Steel was the manufacturer of Dewey's Quonset hut (Decker and Chiei 2005; Fowler et al. 2015).

Following WWII, Quonset huts found second lives as quick and inexpensive housing and commercial buildings at sites like the Rodger Young Village. According to the SurveyLA context for Quonset huts, veterans were often given the first option of purchasing Quonset huts which were put up for sale when the buildings were decommissioned. Archival research failed to indicate if the Dewey Pest Control Quonset hut was a newly manufactured building or a previously manufactured building that was relocated by Dewey after his military service. By the 1960s, the post-WWII housing boom had begun to subside and Quonset huts began to be viewed as nuisances, in part because of their quick and affordable materials and construction (Fowler et al. 2015). The 307 N. Madison property remains a Dewey Pest Control-owned building and appears largely unchanged since 1948 photographs. Though not recorded in permits, there are a few minor observed alterations to the Quonset hut since construction in 1948 including the painting over of the windows on the front elevation, painting over the "Dewey Pest Control Co. sign on the front elevation, and replacing the original wood door with a corrugated metal roll-up door.

In 1951 Ray M. Dewey, acquired the commercial building located at 3701-3711 Beverly Boulevard, directly south of the Quonset hut. In the early 1950s, the commercial space was renovated to accommodate his growing business needs. He split the existing building designed by Rahn up with interior partitions (Permit 1951LA15076). He also added partitions to the store spaces to create offices, file storage, and a sales department in 1952.

In the late 1950s, Dewey also opened a second location in Van Nuys, successfully embedding his business in the Los Angeles regional market (Desert Sun 1948; KRLA 2018).

Using the 3701 to 3711 Beverly Boulevard property as his company's main sales office, Dewey altered the building from its 1938 appearance (see Figure 23) in 1960 where he applied for permits to re-do the "front" (presumably the Beverly Boulevard and Madison Avenue) elevations in stucco. The result was a more contemporary, modernist façade devoid of decoration or the original fenestration. In 1965, Dewey continued to modify the property with a two-story addition on the west side of the existing building (Figure 24) (KRLA 2018; Permits 1960LA70752, 1960LA75006); Sanborn 1944, 1955).

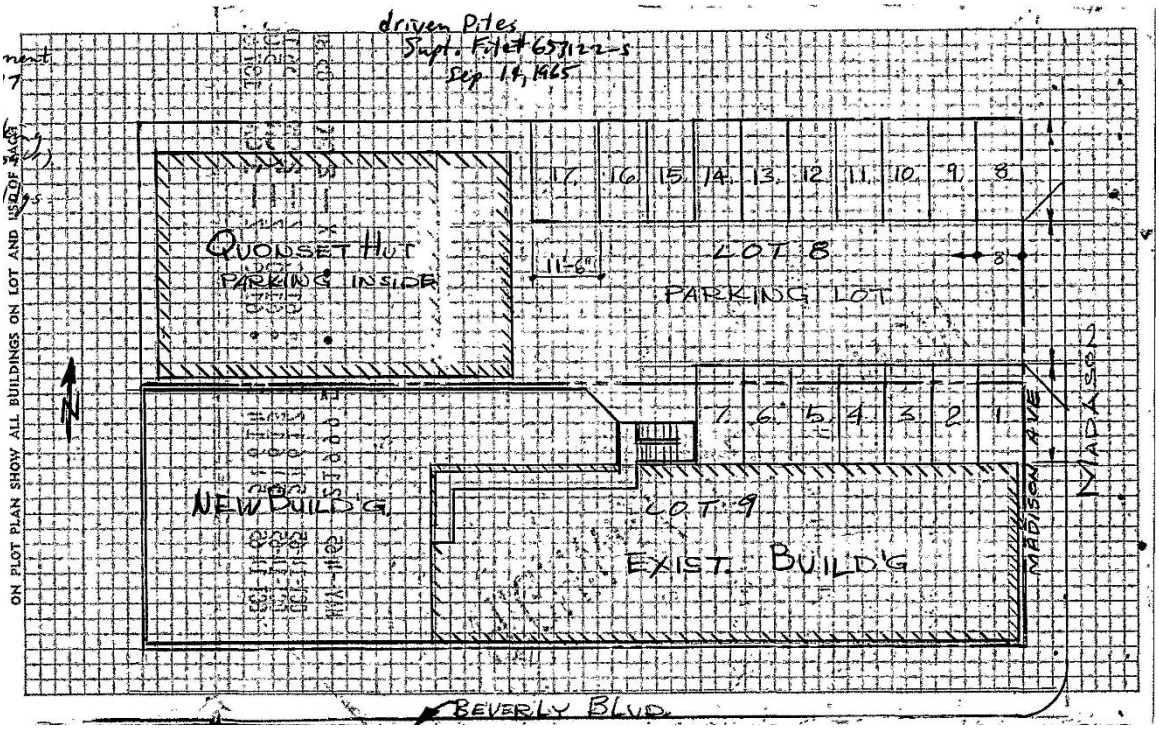

Figure 24. 1965 Permit showing new addition to existing building and Quonset hut (Permit 1965LA06160)

That same year, Dewey also purchased the property across the street of the Office Building, on the east side of Madison Avenue, at 306 N. Madison (Permit 1965LA85413). A Lucky Food Market grocery store was located at the site prior to the construction of the Service Garage was designed by architect Art Davis and constructed under the supervision of engineer, John J. Miles (Permit 1965LA85413). The building was designed to be used as a service garage for the fleet of Dewey Pest Control vehicles, for which purpose it is still presently used. A Certificate of Occupancy dating from September 16, 1965 indicates that the property was occupied by this point in time (1965LA85413 Cert. of Occupancy). By 1977, Stephen Dewey bought Dewey Pest Control from his father Ray M. Dewey and Ray Dewey retired. Stephen Dewey expanded the company across the state to a total of 32 locations. The company is now owned by Chip and Brock Dewey the grandchildren of Ray M. Dewey and continues to operate out of the Beverly Boulevard and Madison Avenue properties (KRLA 2018).

Identified Alterations

Quonset hut: The 307 N. Madison Avenue has no permits filed for alterations to the building. Observed alterations include only the painting over of windows and the original "Dewey Pest Control Co" sign, as well as replacing the wood garage door with a metal roll-up garage door. In addition, the south elevation of the building appears to be connected to the Office Building. No other alterations were observed.

Office Building: 3701 Beverly Boulevard was originally constructed in 1928 as a one-room market building, designed by Earl C. Rahn, executed in the Spanish Colonial Revival style. Major alterations include the 1960 complete remodeling of the front (south) façade, which removed all windows and Spanish Colonial revival decorative elements (Permit 196075006) and the 1965 two-story addition on the west side of the original 1928 building (Permit 1965LA06160). Minor alterations included additional awnings (1928LA33001, 1930LA25008, 1961LA90783); adding signs (Permits 1935LA08268, 1947LA11528, 1971LA36613); interior partitions dividing the space into multiple shops (Permits 1929LA18746, 1945LA11528, 1952LA40956, 1957LA80422, 1980LA06960); minor exterior damage to the building by vehicles (Permits 1955LA31455, 1980LA05280); and seismic upgrades in 2011 (Permit 11016-10000-13811).

Service Garage: he 306 N. Madison Avenue has no permits filed for alterations to the building and no alterations were observed.

5.6.1 NRHP/CRHR Statement of Significance

In consideration of the Dewey Pest Control Complex history and requisite integrity, the property as a whole is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation. However, the Quonset hut building located at 307 N. Juanita Avenue (1948) does appear individually eligible for listing in the CRHR or as a City of Los Angeles HCM under Criterion C/3/3 for being an excellent, local example of a post-WWII Quonset hut utilized as a local business with excellent integrity, based on the following significance evaluation.

NRHP/CRHR Designation Criteria

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

The SurveyLA Wilshire Community Plan Area context identifies Commercial Development with Commercial Identity 1850-1980 subtheme as "individual properties and one commercial historic district (along Beverly Boulevard) associated with longstanding local businesses. Some of the properties had ties to distinct ethnic/cultural groups, particularly the Jewish community in the western part of the Survey Area (such as Canter's Delicatessen, bottom left). Property types evaluated under this Context/Theme included restaurants, theaters, bakeries, retail stores and a night club" (ARG 2015:43).

The Dewey Pest Control Complex, essentially established between 1948 and 1965, falls within this historic context. Although the Office Building was originally constructed in 1928, and was used as a grocery store and then an ice cream parlor by the mid-1930s, the building no longer retains any associate ties to its initial construction and use period due to the substantial alterations completed by Dewey Pest Control in efforts to covert the building's use to office space. As such, the office building, the Quonset hut, and the Service Garage, all have historical association with Dewey Pest Control.

Although the Dewey Pest Control Complex still falls within the period of significance for the Commercial Identity subtheme (1850-1980) and qualifies as a long-standing local business, it has no ties to distinct ethnic or cultural groups. Additionally, the Dewey Pest Control business cannot be said to have shaped or influence the commercial corridor already established along Beverly Boulevard. It post-dates this period and is not related to the streetcar corridor commercial businesses (1880-1930). Therefore, it cannot be said that the Dewey Pest Control Complex was associated with an important movement or trend that shaped national, state, or local history. The site also post-dates the intensive commercial and residential development of the area and is therefore not associated with important historic events that shaped the growth or development of Los Angeles or even its own Dayton heights neighborhood. The complex is also not known to be associated with innovations in the pest management business. Therefore, the Dewey Pest Control Complex cannot be considered representative of or making a significant contribution to the history of local business, or broader patterns of commercial development along Beverly Boulevard. Due to a lack of significant associations with events important to history, the Dewey Pest Control Complex does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. The subject property is known to be associated with Ray M. Dewey, the founder of long-standing local business Dewey Pest Control. The pest control business, founded in 1929 as a door-to-door sales operation, was likely first physically established at the subject property site in the Quonset hut. Like many business in Southern California the Dewey Pest Control boomed in the 1950s and 1960s as part of the State's post WWII population expansion. Although, Dewey was clearly a successful local business owner, he was one of many, and not known to be specifically associated with any notable historical events or a pattern of events that reach the threshold of local, state, or national historical significance. As such, the Dewey Pest Control Complex does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The buildings that comprise the Dewey Pest Control Complex do not rise to a level of significance architecturally under NRHP/CRHR Criterion C/3. The Office Building, originally built in 1928, was designed by Earl C. Rahn in the Spanish Colonial Revival style. Earl C. Rahn may be considered a master architect however, subsequent alterations, including a non-conforming 2-story addition on the main (south) elevation and removal of decorative elements and all fenestration for the main (south) elevation façade in the original 1928 building volume, disqualify the building from being considered characteristic of the Spanish Colonial Revival style. Ultimately, the changes made to the building after 1951 by Dewey Pest Control resulted in a creating a building with no discernable architectural style. As such, there is no longer any association with the structure's original architect, Earl C. Rahn and the building's original architectural style.

The Utilitarian Service Garage built in 1965, is common building type prevalent across the State and Nation in light industrial and commercial business areas. The building is associated with architect Art Davis. Research revealed very little about this architect who appears to be a relatively anonymous draftsman who worked in the greater Los Angeles Area during the 1960s, 1970s and 1980s Overall, this building is not representative of the work of a

master architect, nor does it possess high artistic values or represent a significant and distinguishable entity whose components exhibit individual distinction.

The Quonset hut located at 307 N. Madison Avenue appears individually locally eligible under Los Angeles HCM Criterion 3 for being an excellent example of a Quonset hut property type, constructed in 1948 (See section 5.7.2 Los Angeles HCM Statement of Significance, below). However, at the state and national level, this common and ubiquitous building type is commonly found in industrial and agricultural areas throughout the Nation and California. Overall, the building lacks distinction and high artistic values and as such does not rise to level of significance necessary to be found eligible under NRHP/CRHR Criterion C/3. In summary, lacking association with a master architect and architectural distinction, none of the buildings that comprise the Dewey Pest Control complex appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The Dewey Pest Control Complex property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

5.6.2 Los Angeles Historic-Cultural Monument Statement of Significance

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. With the exception of the Quonset hut structure located at 307 N. Madison Avenue, the other buildings associated with the Dewey Pest Control Complex are not examples of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and do not have a distinguishable role in the development or history of Los Angeles. Archival research indicates that architect Earl Rahn may rise to the level of "master" architect, however the Office Building has been altered beyond recognition from its original design, massing, size, and 1928 appearance. The Service Garage Building is associated with architect Art Davis, who is not known as a master architect at the national or regional level. Although the complex is directly associated with Ray M. Dewey, founder of Dewey Pest Control, this association does not rise to a level of significance and the property is not associated with events important to Los Angeles history. Overall, the subject property is not associated with important movements or trends shaping the development of Los Angeles.

While the property overall and other buildings components are recommended not eligible for listing as a City of Los Angeles HCM, the Quonset hut located at 307 N. Madison Avenue is recommended eligible as a local landmark. See below for a discussion of Los Angeles Historic-Cultural Monument eligibility.

SurveyLA has developed specific evaluation criteria for Quonset hut property types, as follows (Fowler et al. 2015: 8-9):

> Property Sub-type Significance:
>
> A Quonset hut (or Quonset hut-type structure) is significant as an important World War II-era building type and method of construction, notable for its simple construction, distinctive shape, use of prefabricated materials, and flexible interior plan. Intact examples represent the design and development of a low-cost and highly-versatile structure by the U.S. Navy for military use during World War II, and its adaptive reuse for housing and other uses during the postwar years.

Eligibility Standards:

- Was originally constructed during the period of significance
- Exemplifies the Quonset hut building type
- Retains the essential physical features of the type, including its semi-cylindrical shape and corrugated metal cladding
- Includes Quonset huts developed by the military, as well as Quonset hut-type structures manufactured by private contractors

Character-Defining/Associative Features:

- Half-cylinder shape, with wood or metal rib framing
- Rectangular plan
- Clad in corrugated metal sheeting
- Oversized doors
- Steel-frame industrial windows, typically divided-light
- For the National Register, a property must possess exceptional importance of less than 50 years of age

Integrity Considerations:

- Must retain integrity of design, materials, workmanship, feeling and association
- May have been relocated, due to the portability of the type
- May have a different use, due to the versatility of the type
- End façade may have been altered, particularly if it is the street-facing façade
- Doors and windows may have been replaced
- Small additions may be acceptable, if the Quonset hut remains clearly discernable
- Security features, such as metal gates or window bars, may have been added

307 N. Madison Avenue is locally eligible under Los Angeles HCM Criterion 3 for being an excellent and minimally altered example of a Quonset hut property type, constructed in 1948 and developed by national manufacturer Stran-Steel, the military Quonset hut manufacturer. The building meets the eligibility criteria for this property type given by SurveyLA (Fowler et al. 2015); it was constructed in 1948, which falls within the 1941-1965 period of significance; it exemplifies the Quonset hut building type as well by retaining essential physical features such as the semi-cylindrical shape; corrugated cladding; steel-framed, divided lite fenestration; and over-sized doors.

The building did not influence the design or architecture of other buildings in the City of Los Angeles, but is an outstanding example of a Quonset hut and is part of an historical trend of adaptive reuse of military Quonset huts and the rising popularity of prefabricated buildings in Los Angeles. Archival research did not indicate an associated architect, engineer, or contractor that rose to the level of "master." However archival research did indicate that it was common for the Stran-Steel Quonset huts, to be made for customer assembly or resold, preassembled, from military surplus.

The building has minimal alterations, including painting over of the "Dewey Pest Control Co" sign, which had been painted directly onto the east elevation, painted over windows, replacement of the wood garage door with a metal

roll up door, and the south elevation has been connected to the Office Building next door. Despite these minor modifications, the Quonset hut located at 307 N. Madison Avenue retains a high degree of integrity of location, design, materials, workmanship, feeling, and association. As discussed above, it is an excellent example of the Quonset hut building type, retaining all of its essential, character-defining features outlined in Fowler et al. 2015 and thus may be considered eligible under Los Angeles HCM Criterion 3 for embodying this distinctive building type. Quonset huts are somewhat rare in Los Angeles, so among the available building stock, 307 N. Madison Avenue is exceptional. The Quonset hut's location within the Dewey Pest Control Complex is illustrated in Figure 25. The historic property boundary for the Quonset hut is limited to its legal parcel (APN 5501-001-027) which represents both its current and original 1948 location. **In summary, the Quonset hut located at 307 N. Madison Avenue property is recommended eligible for listing as a City of Los Angeles HCM under Criterion 3.**

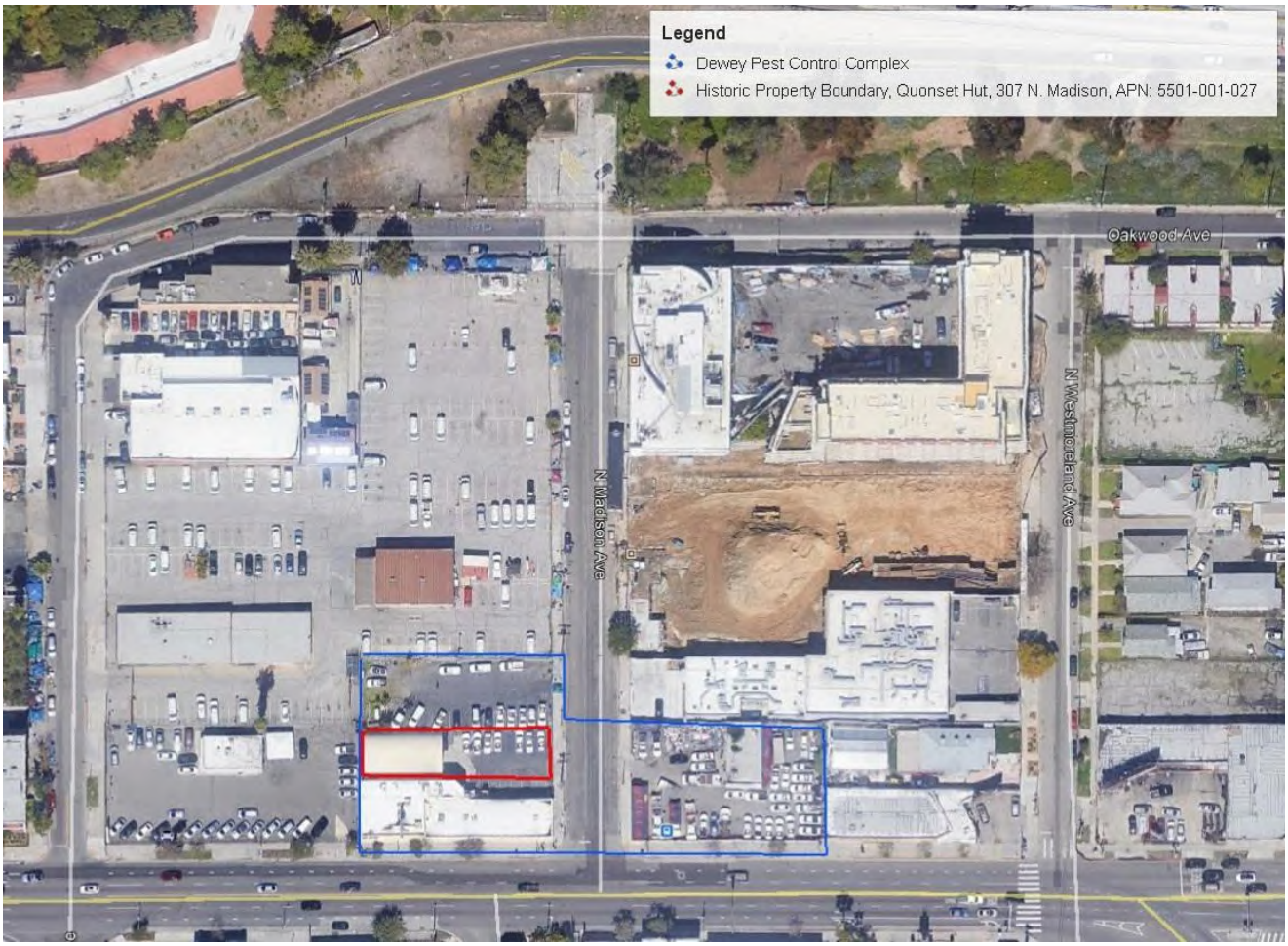

Figure 25. Quonset hut location within the Dewey Pest Control Complex and the building's historic property boundary (Aerial Courtesy of Google Earth).

5.6.3 Integrity Discussion

The Dewey Pest Control Complex maintains integrity of location, setting, feeling, and association with the Dewey Pest Control business. The complex overall does not maintain integrity of design, materials, or workmanship due to its extensive alterations and non-conforming additions and alterations over time, primarily on the Office Building. Despite having retained a relatively high degree of historic integrity, the overall complex lacks significance under any NRHP/CRHR Criteria and as such is not eligible for listing.

5.6.4 Summary of Evaluation Findings

In conclusion, the Dewey Pest Control Complex overall does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. . As such, the complex does not appear to be a historical resource for the purposes of CEQA. This resource has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation). However, the Quonset hut, located at 307 N. Madison Avenue does appear eligible for listing in under City of Los Angeles HCM Criteria, as an excellent example of a Quonset hut property type and meeting the thresholds for significance and integrity as outlined in Fowler et al.'s 2015, "Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, 1850-1980, Sub-Context: Engineering, 1900-1980 Theme: Technological Developments in Construction, 1900-1980, Subtheme: The Quonset Hut, 1941-1965."

As such, the Quonset hut structure located at 307 N. Madison Avenue appears to be a historical resource for the purposes of CEQA. The historic boundary for this property is limited to its legal parcel (APN 5501-001-027). This resource has been assigned a California Historical Resource Status Code of 5S3 (Appears to be individually eligible for local listing or designation through survey evaluation).

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6 Findings and Conclusions

6.1 Summary of Findings

As a result, of Dudek's extensive archival research, field survey, and property significance evaluation, the following table presents a summary of eligibility conclusions for each property in the Study Area presented in Figure 2.

Table 4. Summary of NRHP, CRHR, and LAHCM Eligibility Findings in the Study Area

Property Map Number	Address	APN(s)	City	Historic Name	Common/Current Name (if applicable)	Year Built	NRHP/CRHR/LAHCM Criteria (if applicable)	CHRS Status Code
1	3820 Oakwood Avenue	5501-001-025	Los Angeles	Stanley Construction Company, Office Building	Mackintosh & Mackintosh, Inc.	1963	N/A	6Z
2	340 N. Juanita Avenue	5501-001-026	Los Angeles	Golden State Glass	MZ Collision Center	Warehouse-and-office building 1963	N/A	6Z
3	3812 Oakwood Avenue	5501-001-023	Los Angeles	Unknown	N/A	1924, 1924, 1934	N/A	6Z
4	316 N. Juanita Avenue	5501-001-800	Los Angeles	Pacific Telephone and Telegraph, Plant Operating Center	AT&T Plant Operation Center	Plant Operating Center 1959, Auto Garage and Storage 1974, Equipment Storage 1978	N/A	6Z
5	3725 Beverly Blvd.	5501-001-019	Los Angeles	Mangum Oil Co. Service Station	Midway Auto Center	1960	N/A	6Z
6	306, 307, 311 N. Madison Ave., and 3701-3711 Beverly Blvd.	5501-001-016/027/028 and 5501-002-009	Los Angeles	Dewey Pest Control	Dewey Pest Control	Quonset Hut 1948, Office Building 1928, (substantially altered 1965), Service Garage 1965	N/A; N/A; LAHCM 3 (1948, Quonset Hut, 307 N. Madison Avenue, Individually Eligible)	6Z/5S3, Quonset Hut

None of the properties located in the Study Area were found eligible for listing in the NRHP or CRHR. Only one building located in the Study Area, the Quonset Hut building, at 307 N. Madison Avenue, is recommended locally eligible under Los Angeles HCM Criteria. This Quonset Hut building appears to meet Los Angeles HCM Criterion 3,

for being an excellent example of its associated property type. Within the study area, only the Quonset Hut building located at 307 N. Madison (APN 5501-001-027) is considered a historical resource for the purposes of CEQA.

6.2 Impacts Discussion

This section provides impact analysis for the project regarding historical resources under CEQA. The following significance criterion based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines (14 CCR 15000 et seq.), is used to determine the significance of potential historical resource impacts. Impacts related to historical resources would be significant if the Proposed Project would:

A. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the CEQA Guidelines.

A substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. The significance of an historical resource is materially impaired when a project: Demolishes or materially alters in an adverse manner those physical characteristics that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the, NRHP, California Register of Historical Resources or local register (OHP 2001:6).

As documented in this report, the study area for the project contains one CEQA historical resource. This property is limited to the Quonset hut, located at 307 N. Madison Avenue. This property is not located directly within the proposed project site (see Figure 2). As such, it is not located in the area of direct impact and it is not one of the properties proposed for demolition. Consequently, the proposed project is located adjacent to the Quonset hut property, and project implementation will not demolish, relocate or cause any direct change to the property which would result in a substantial adverse change as defined in CEQA guidelines §15064.5.

The subject historical resource is located adjacent to the proposed project site and as such, this impact discussion is limited to the potential for this project to affect the resource because of indirect project related construction and project implementation activities. Visual, audible, or atmospheric intrusions have the potential to significantly impact character-defining features of some historical resources, in cases where visual context or auditory setting are important characteristics that convey the resource's historical significance.

Based the project description and design drawings, the Quonset hut will not sustain indirect impacts. The project proposes to construct five 8-story residential buildings. Although this is a change to the setting of the building, as discussed in the above in the evaluation and integrity discussion for the Quonset hut building at 307 N Madison Avenue, integrity of setting has already been diminished by the neighborhood-wide transition from mostly residential properties with commercial properties along Beverly Boulevard, to mostly industrial and commercial use. Views of the building from the north portion of Madison Avenue and Oakwood Avenue will be slightly obstructed due to the Quonset hut's deep setback and the height of the proposed buildings. However, views to the Quonset hut from the south portion of Madison Avenue, from Beverly Boulevard, and from the south portion of Juanita Avenue where it is most commonly viewed will remain unchanged. The Quonset hut building at 307 N Madison Avenue is recommended locally eligible under Los Angeles HCM Criteria 3 for being an excellent example of a Quonset hut property type. As such, the building only needs to retain its physical features and remain visible to convey it's significance. Alteration of the surrounding parcels, will slightly alter the building's setting of the Quonset hut but it

will not deter from the building's ability to convey its significance. Consequently, the proposed project located adjacent to the Quonset hut property, and project implementation will not demolish, relocate or cause any direct change to the property which would result in a substantial adverse change as defined in CEQA guidelines §15064.5. **Therefore, the finding for the project is No Impact to historical resources under CEQA. No further management recommendations are required for this resource.**

6.3 Management Recommendations

Recommendations to reduce unanticipated impacts to archaeological resources and human remains during construction activities are provided below.

Unanticipated Discovery of Archaeological Resources

In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed Project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Should it be required, temporary flagging may be installed around a resource to avoid any disturbances from construction equipment. Depending upon the significance of the find under CEQA (14 California Code of Regulations Section 15064.5(f); PRC Section 21082), the archaeologist may record the find to appropriate standards (thereby addressing any data potential) and allow work to continue. If the archaeologist observes the discovery to be potentially significant under CEQA, additional treatment may be required.

Unanticipated Discovery of Human Remains

In accordance with California Health and Safety Code Section 7050.5, if potential human remains are found, the lead agency staff and the County Coroner must be immediately notified of the discovery. The coroner would provide a determination within 48 hours of notification. No further excavation or disturbance of the identified material, or any area reasonably suspected to overlie additional remains, can occur until a determination has been made. If the County Coroner determines that the remains are, or are believed to be, Native American, the coroner would notify the NAHC within 24 hours. In accordance with PRC Section 5097.98, the NAHC must immediately notify those persons it believes to be the MLD from the deceased Native American. Within 48 hours of this notification, the MLD would recommend to the lead agency her/his preferred treatment of the remains and associated grave goods.

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Appendix A

Project Plans

1625 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
310.399.7975
KFALOSANGELES.COM

ENLIGHTENMENT PLAZA

321 N. MADISON AVENUE, LOS ANGELES, CA 90004

FLEXIBLE PSH

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SUBMITTAL:

SITE PLAN REVIEW

JOB NUMBER:
18008.00

DATE:
04.10.20

REVISIONS:

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
.G000.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 1, 2, 3, 6, 12 & 14 IN BLOCK "V" OF THE DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
LOTS 4 & 5 IN BLOCK ""V" OF THE DAYTON HEIGHTS TRACTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS OF SAID COUNTY.
ALSO A PART OF LOT 19 IN SAID BLOCK "V", DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE WEST ABOUT 23 FEET TO THE NORTH END SOUTH CENTER LINE OF SAID BLOCK "V"; THENCE SOUTH 100 FEET, MORE OR LESS, ALONG SAID CENTER LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 5; THENCE EAST 23 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 100 FEET ALONG THE WEST LINE OF LOTS 5 & 4 TO THE PLACE OF BEGINNING.

PARCEL 3:
LOT 13 AND THE NORTH 100 FEET OF THE SOUTH 200 FEET OF LOT 19 IN BLOCK "V" OF DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:
THE WEST HALF OF THE NORTH 50FEET OF THE SOUTH 250 FEET OF LOT 19 OF BLOCK "V" OF DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE EAST TO THE CENTER OF LOT 19 OF SAID BLOCK "V", A DISTANCE OF ABOVE 23 FEET; THENCE SOUTH AT RIGHT ANGLES ALONG THE CENTER LINE OF SAID LOT 19, 50 FEET; THENCE WEST AT RIGHT ANGLES TO THE SOUTHEAST CORNER OF LOT 14 OF SAID BLOCK ABOUT 23 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 19, 50 FEET TO THE BEGINNING.

PARCEL 5:
LOT 15 OF BLOCK "V" OF DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
ALSO THAT PORTION OF LOT 19, BLOCK "V", DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 15, BLOCK"V" OF SAID TRACT; THENCE, EASTERLY ALONG THE PROLONGATION OF THE NORTH LINE OF SAID LOT 15 TO THE NORTH AND SOUTH CENTER LINE OF SAID LOT 19; THENCE SOUTHERLY ALONG SAID CENTER LINE 50 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 15; THENCE WESTERLY ALONG SAID PROLONGATION TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 15, 50 FEET TO THE POINT OF BEGINNING.
APN: 5501-001-800

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 150 FEET OF LOT 19, IN BLOCK "V" OF DAYTON HEIGHTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM ONE HALF INTEREST IN ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LING BELOW THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED RECORDED NOVEMBER 23, 1970 AS INSTRUMENT NO. 975.
APN: 5501-001-023

ARCHITECTURAL SYMBOLS

1 / A101 — DETAIL
1 / A101 — BUILDING SECTION
1 / A101 — WALL SECTION
A / D A900 B / C — INTERIOR ELEVATION
1 / A101 — EXTERIOR ELEVATION
KK — WINDOW MARK
222.2 — DOOR MARK
1 — WALL TYPE
ELEVATION MARK
N13 — NOTE
ACCESSIBLE PATH OF TRAVEL

ARCHITECTURAL ABBREVIATIONS

@	AT	FOC	FACE OF CONCRETE	℄	PROPERTY LINE
Ø	DIAMETER	FOF	FACE OF FINISH	PIP	PROTECT IN PLACE
		FOGS	FACE OF GYP SHEATHING	PLAM	PLASTIC LAMINATE
AB	ANCHOR BOLT	FOM	FACE OF MASONRY	PRT	PRESSURE TREATED
A/C	AIR CONDITIONING	FOS	FACE OF STUD	PT	PAINT
ACT	ACOUSTIC CEILING TILE	FOSS	FACE OF STRUCTURAL SHEATHING	PTD	PAINTED
ADA	AMERICANS WITH DISABILITIES ACT	FR	FIRE RESISTIVE		
		FS	FINISH SURFACE	QTY	QUANTITY
ADJ	ADJACENT	FT	FIRE TREATED		
AFF	ABOVE FINISH FLOOR			R	RADIUS or RISER
ALT	ALTERNATE	GA	GAUGE	RCP	REFLECTED CEILING PLAN
ALUM	ALUMINUM	GALV	GALVANIZED	RD	ROOF DRAIN
APPROX	APPROXIMATELY	GB	GRAB BAR	REF	REFRIGERATOR
ARCH	ARCHITECTURAL	GC	GENERAL CONTRACTOR	REQ'D	REQUIRED
		GSM	GALVINIZED SHEET METAL	REV	REVISION or REVISED
BD	BOARD	GYP BD	GYPSUM BOARD	RJ	ROOF JOIST
BF	BRACE FRAME			RM	ROOM
BLK	BLOCK	HB	HOSE BIBB	ROW	RIGHT OF WAY
BM	BEAM	HC	HOLLOW CORE	RSTM	RESTROOM
BTWN	BETWEEN	HCW	HOLLOW CORE WOOD		
		HDR	HEADER	SC	SOLID CORE
CAB	CABINET	HM	HOLLOW METAL	SCW	SOLID CORE WOOD
℄	CENTER LINE	HR	HANDRAIL	SF	SQUARE FEET
CL	CLOSET	HT	HEIGHT	SHT	SHEET
CLG	CEILING			SHTG	SHEATHING
CLR	CLEAR	INS	INSULATION	SIM	SIMILAR
CMU	CONCRETE MASONRY UNIT	INT	INTERIOR	SL	SLOPE
COL	COLUMN			ST STL	STAINLESS STEEL
CONC	CONCRETE	JST	JOIST	STL	STEEL
CONT	CONTINUOUS			STRUC	STRUCTURAL
CONTR	CONTRACTOR	LAM	LAMINATE		
CPT	CARPET	LAV	LAVATORY	T	TREAD
CRS	COURSES	LIN	LINOLEUM	TBD	TO BE DETERMINED
CT	CERAMIC TILE			TH	THRESHOLD
		MAX	MAXIMUM	THK	THICK
DAS	DISABLED ACCESS	MECH	MECHANICAL	TJ	TRUSS JOIST
DBL	DOUBLE	MFR	MANUFACTURER	TO	TOP OF
DIA	DIAMETER	MIN	MINIMUM	TOC	TOP OF CONCRETE
DIM	DIMENSION	MISC	MISCELLANEOUS	TOP	TOP OF PLATE
DN	DOWN	MO	MASONRY OPENING	TOS	TOP OF SLAB
DS	DOWNSPOUT	MTD	MOUNTED	TOSHTG	TOP OF SHEATHING
DWG	DRAWING	MTL	METAL	TOW	TOP OF WALL
				TS	TUBE STEEL
(E)	EXISTING	N	NOTE	TYP	TYPICAL
ELEC	ELECTRICAL	(N)	NEW		
ELEV	ELEVATOR	NIC	NOT IN CONTRACT	UNO	UNLESS NOTED OTHERWISE
EOS	EDGE OF SLAB	NTS	NOT TO SCALE		
EQ	EQUAL			VCT	VINYL COMPOSITION TILE
EXT	EXTERIOR	OC	ON CENTER	VERT	VERTICAL
E/W	EACH WAY	OFCI	OWNER FURNISHED-CONTRACTOR INSTALLED	VIF	VERIFY IN FIELD
FE	FIRE EXTINGUISHER	OFOI	OWNER FURNISHED-OWNER INSTALLED	W/	WITH
FF	FINISH FLOOR			WC	WATER CLOSET
FIN	FINISH	OFVI	OWNER FURNISHED-VENDOR INSTALLED	WD	WOOD
FJ	FLOOR JOIST			WH	WATER HEATER
FLR	FLOOR	OH	OVERHEAD	WP	WATERPROOF
FMC	FLOOR MATERIAL CHANGE	OPNG	OPENING	WPT	WORK POINT

4/13/20 9:51:39 AM

PROJECT TEAM

APPLICANT
FLEXIBLE PSH SOLUTIONS, INC.

ARCHITECT
KFA, LLC
1625 OLYMPIC BLVD
SANTA MONICA, CA 90404
PHONE: 310.399.7975
CONTACT: LISE BORNSTEIN

LANDSCAPE ARCHITECT
LAND IMAGES
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PHONE: 323.466.4707
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CIVIL
KPFF
700 S. FLOWER STREET, SUITE 2100
LOS ANGELES, CA 90017
PHONE: 213.418.0201
CONTACT: SCOTT RALSTON

PROJECT INFORMATION

PROJECT NAME: ENLIGHTENMENT PLAZA

ADDRESS: 321 N. MADISON AVENUE
LOS ANGELES, CA 90004

OWNER: FLEXIBLE PSH SOLUTIONS, INC.

PROJECT DESCRIPTION:
321 N. MADISON AVENUE
(DEVELOPMENT SITE / GROUND LOT):
FIVE 8-STORY MULTI-FAMILY BUILDINGS (NEW CONSTRUCTION), COMPRISED OF 5 STORIES OF TYPE III-A RESIDENTIAL UNITS ABOVE THREE LEVELS OF TYPE I-A GROUND FLOOR PARKING, RESIDENTIAL UNITS, AMENITIES AND COMMUNITY SERVICES.
3838 OAKWOOD AVENUE:
EXISTING +/-6,150SF TWO-STORY COMMERCIAL BUILDING W/ BASEMENT GARAGE PARKING LOCATED AT 3838 OAKWOOD

CONSTRUCTION TYPE: 8 STORIES OF TYPE III-A RESIDENTIAL OVER 3 STORIES TYPE I-A PARKING, RESIDENTIAL AND RESIDENTIAL ACCESSORY USES

OCCUPANCY: R2, B AND S2 OCCUPANCIES
ZONING: M1-1

SPECIFIC PLAN AREA: VERMONT/WESTERN TRANSIT ORIENTED DEVELOPMENT STATION NEIGHBORHOOD AREA PLAN

FLOOD ZONE: X

LOT AREA: 321 MADISON AVENUE: 90,974 SF *(PER SURVEY)*
3838 OAKWOOD AVENUE: 3,649 SF *(PER SURVEY)*

321 MADISON AVE:
(DEVELOPMENT SITE)
PROPOSED DENSITY: 454 UNITS
PROPOSED FAR: 2.8 : 1
PROPOSED FLOOR AREA: 247,812 SF

3838 OAKWOOD AVE:
PROPOSED DENSITY: INTERIOR RENOVATION. NO ADDITIONAL DENSITY NOR
PROPOSED FLOOR AREA: FLOOR AREA IS PROPOSED.

ALLOWABLE BLDG HEIGHT: UNLIMITED
PROPOSED BLDG HEIGHT:
NE BUILDING: 92' - 3" / 8 STORIES
NW BUILDING: 94' - 3" / 8 STORIES
SE BUILDING: 93' - 7" / 8 STORIES
SW-A BUILDING: 94' - 6" / 8 STORIES
SW-B BUILDING: 95' - 0" / 8 STORIES

SETBACKS (REQUIRED):

	REQUIRED	PROPOSED
FRONT YARD	0' - 0"	0' - 0"
SIDE YARD	5' - 0"	5' - 0"
REAR YARD	20' - 0"	0' - 0"

REAR YARD PROPOSED PER DBS DETERMINATION THAT SITE HAS NO REAR YARD.

AFFORDABLE UNIT COUNT: 100% AFFORDABLE EXCLUDING 5 MANAGER'S UNITS

DENSITY ALLOWED

GROUND LOT
LOT AREA: **90,974 SF**
ALLOWABLE UNIT COUNT: **UNLIMITED**

DENSITY PROPOSED

UNIT TYPE	QUANTITY
1 BR UNIT	71
2 BR UNIT	13
STUDIO UNIT	370
GRAND TOTAL	454

UNIT COUNT PER BUILDING

BUILDING	UNIT TYPE	QTY
NORTHEAST	1 BR UNIT	22
NORTHEAST	2 BR UNIT	10
NORTHEAST	STUDIO UNIT	111
		143
NORTHWEST	1 BR UNIT	35
NORTHWEST	2 BR UNIT	1
NORTHWEST	STUDIO UNIT	48
		84
SOUTHEAST	1 BR UNIT	14
SOUTHEAST	STUDIO UNIT	76
		90
SOUTHWEST - A	2 BR UNIT	1
SOUTHWEST - A	STUDIO UNIT	73
		74
SOUTHWEST - B	2 BR UNIT	1
SOUTHWEST - B	STUDIO UNIT	62
		63
GRAND TOTAL		454

FAR ALLOWED

GROUND LOT:
LOT AREA: **90,974 SF**
BUILDABLE AREA: **87,466 SF**
FAR ALLOWED: **262,398 SF** *(3:1 FAR)*
FAR PROPOSED: **247,812 SF** *(2.8:1 FAR)*

- BUILDABLE AREA EXCLUDES YARD SETBACKS FOR ONE-STORY BUILDING.

FAR PROPOSED

BUILDING	NORTHEAST	NORTHWEST	SOUTHEAST	SOUTHWEST - A	SOUTHWEST - B	TOTALS
TOTAL LAMC FLOOR AREA (SF)	102996	61766	58615	52196	42170	317743
Subarea D.2 Deductions (PSH)						
CASE MANAGEMENT SERVICES (SF)	1215	1000	860	1350	1275	**5700**
COMMON AREAS (SF)	5994	1263	4196	1202	1945	**14600**
CORRIDORS (SF)	14970	8478	6559	9274	4278	**43559**
INTERIOR OPEN SPACE (SF)	2005	2025		1370	672	**6072**
TOTAL DEDUCTIONS (PSH)	**24184**	**12766**	**11615**	**13196**	**8170**	**69931**
REVISED FLOOR AREA *(RESIDENTIAL UNITS)*	**78812**	**49000**	**47000**	**39000**	**34000**	**247812**

- PROPOSED FLOOR AREA CALC'D. PER DEFINITIONS PER VERMONT/WESTERN SNAP SUBAREA D.2
- SUPPORTIVE SERVICES FLOOR AREA TOTALS CASE MGMT. SERVICES AND INTERIOR OPEN SPACE AREAS (5,700SF + 6,072SF = 11,772SF). THIS AREA EQUALS 4.7% FLOOR AREA.
- SUPPORTIVE SERVICES AREA INCLUDE CASE MANAGEMENT SERVICES AND INTERIOR OPEN SPACE *(COMMUNITY ROOMS, COMPUTER ROOMS, AND/OR COMMUNITY KITCHENS).*
- COMMON AREAS INCLUDE BUT NOT LIMITED TO RESIDENTIAL LOBBIES, MAILROOMS, LAUNDRY ROOMS, AND/OR OTHER COMMON DECKS AND INTERIOR ROOMS.

RESIDENTIAL PARKING REQUIRED

ONE (1) PARKING SPACE FOR EVERY 20 DWELLING UNITS OR GUEST ROOMS SHALL BE PROVIDED FOR THE PURPOSE OF ACCOMMODATING GUESTS, SUPPORTIVE SERVICES, CASE MANAGEMENT AND MANAGERS' UNITS

GROUND LOT:
454 UNITS / 20 = 23 PARKING STALLS

PROPOSED PARKING

BUILDING	PARKING TYPE	Count
NORTHEAST	(1) STANDARD	9
NORTHEAST	(2) COMPACT	3
NORTHEAST	(3) ACCESSIBLE	1
STALLS PROVIDED IN NE BLDG. *(FOR NE & NW BLDGS.)*		13
SOUTHEAST	(1) STANDARD	2
SOUTHEAST	(2) COMPACT	2
SOUTHEAST	(3) ACCESSIBLE	1
		5
SOUTHWEST - A	(1) STANDARD	4
SOUTHWEST - A	(3) ACCESSIBLE	1
STALLS PROVIDED IN SW-A BLDG. *(FOR BOTH SW BLDGS.)*		5
GRAND TOTAL		23

EV PARKING PROVIDED PURSUANT TO LAMC ORDINANCE 186485.
10% OF PARK'G SHALL BE EV CHARGING STATIONS - 2 STALLS PROVIDED AT NE BLDG.
30% OF PROVIDED PARKING SHALL BE EV READY - 5 ADDT'L STALLS PROVIDED IN PROJECT.

BIKE PARKING REQUIRED

RESIDENTIAL BIKE PARKING BASED UPON VERMONT SNAP SPECIFIC PLAN *SUBAREA C COMMUNITY CENTER*

VERMONT SNAP STREETSCAPE ELEMENTS - BIKES
1.0 BIKE RACK PER EVERY 50FT LOT FRONTAGE
= (200FT JUANITA AVE FRONTAGE / 50FT) X 1 RACK = 4 RACKS (8 BIKES)
= (97FT MADISON AVE FRONTAGE / 50FT) X 1 RACK = 2 RACKS (4 BIKES)
= (107FT MADISON AVE FRONTAGE / 50FT) X 1 RACK = 2 RACKS (4 BIKES)
= (193.75FT OAKWOOD AVE FRONTAGE / 50FT) X 1 RACK = 4 RACKS (8 BIKES)
= 12 RACKS (24 BIKES)

RESIDENTIAL REQUIREMENT
0.5 BIKES PER STUDIO UNITS
0.5 BIKES PER 1-BEDROOM UNITS
0.5 BIKES PER 2-BEDROOM UNITS

NORTHEAST BUILDING REQUIRED
STUDIOS = 111 X 0.5 = 55
1-BEDROOMS = 22 X 0.5 = 11
2-BEDROOMS = 10 X 0.5 = 05
TOTAL = 71 BIKES

NORTHWEST BUILDING REQUIRED
STUDIOS = 48 X 0.5 = 24
1-BEDROOMS = 35 X 0.5 = 17
2-BEDROOMS = 01 X 0.5 = 01
TOTAL = 42 BIKES

SOUTHEAST BUILDING REQUIRED
STUDIOS = 76 X 0.5 = 38
1-BEDROOMS = 14 X 0.5 = 07
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 45 BIKES

SOUTHWEST - A BUILDING REQUIRED
STUDIOS = 73 X 0.5 = 36
1-BEDROOMS = 01 X 0.5 = 01
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 37 BIKES

SOUTHWEST - B BUILDING REQUIRED
STUDIOS = 62 X 0.5 = 31
1-BEDROOMS = 01 X 0.5 = 01
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 32 BIKES
TOTAL RESIDENTIAL = 227 BIKES

TOTAL BIKES ON SITE = 227+ 24 = 251 BIKES

BIKE PARKING PROPOSED

NORTHEAST BUILDING = 71 BIKES STORED
NORTHWEST BUILDING = 42 BIKES STORED
SOUTHEAST BUILDING = 45 BIKES STORED
SOUTHWEST - A BUILDING = 38 BIKES STORED
SOUTHWEST - B BUILDING = 31 BIKES STORED
SUB-TOTAL = 227 BIKES STORED

VERMONT SNAP STREETSCAPE ELEMENTS
= 8 BIKES ALONG N. JUANITA AVENUE
= 8 BIKES ALONG MADISON AVENUE
= 8 BIKES ALONG OAKWOOD AVENUE
TOTAL = 251 BIKES STORED

OPEN SPACE REQUIRED

OPEN SPACE PER DEFINITIONS IN VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN - SUBAREA D.2 - COMMERCIAL MANUFACTURING/PERMANENT SUPPORTIVE HOUSING

BUILDING	NAME	# OF UNITS	REQ'D OPEN SPACE
NORTHEAST	1 BR UNIT	22 x 100SF	2200 SF
NORTHEAST	2 BR UNIT	10 x 125SF	1250 SF
NORTHEAST	STUDIO UNIT	111 x 100SF	11100 SF
		143	14550 SF = **11,640 SF** *(80%)*
NORTHWEST	1 BR UNIT	35 x 100SF	3500 SF
NORTHWEST	2 BR UNIT	1 x 125SF	125 SF
NORTHWEST	STUDIO UNIT	48 x 100SF	4800 SF
		84	8425 SF = **6,740 SF** *(80%)*
SOUTHEAST	1 BR UNIT	14 x 100SF	1400 SF
SOUTHEAST	STUDIO UNIT	76 x 100SF	7600 SF
		90	9000 SF = **7,200 SF** *(80%)*
SOUTHWEST - A	2 BR UNIT	1 x 125SF	125 SF
SOUTHWEST - A	STUDIO UNIT	73 x 100SF	7300 SF
		74	7425 SF = **5,940 SF** *(80%)*
SOUTHWEST - B	2 BR UNIT	1 x 125SF	125 SF
SOUTHWEST - B	STUDIO UNIT	62 x 100SF	6200 SF
		63	6325 SF = **5,060 SF** *(80%)*
GRAND TOTAL		454	45725 SF

GRAND TOTAL W/ 20% REDUCTION *(DEVELOPER INCENTIVE)* = **36,580 SF**

A KITCHEN IS NOT CONSIDERED A HABITABLE SPACE FOR PURPOSES OF CALCULATING OPEN SPACE.

OPEN SPACE PROVIDED - GROUND LOT

BUILDING	LEVEL	NAME	AREA
GROUND LOT	1ST FLOOR	COMMON OPEN SPACE: GROUND LEVEL COURTYARD	26243
NORTHEAST	2ND FLOOR	NE: PODIUM COURT	3279
NORTHEAST	8TH FLOOR	COMMON OPEN SPACE: ROOF TERRACE	986
			30508
NORTHEAST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1049
NORTHEAST	1ST FLOOR	COMMON OPEN SPACE: OUTDOOR EXTERIOR OPEN SPACE	956
NORTHWEST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1014
NORTHWEST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1011
SOUTHWEST - A	2ND FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1370
SOUTHWEST - B	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	672
			6072
GRAND TOTAL			36580

TOTAL INTERIOR OPEN SPACE (16.5%)
TOTAL OPEN SPACE

DRAWING SHEET INDEX

ARCHITECTURAL

.G000. COVER SHEET
.G010. PROJECT INFORMATION
.G011. SITE SURVEY
.G012. SITE SURVEY
.G013. SITE PHOTOS
.G014. AMENITIES DISTANCE MAP
A000. PLOT PLAN
A000a STREETSCAPE ELEMENTS / LANDSCAPE PLAN
A001. LOT AREAS, BUILDABLE AREAS & FIRE ACCESS
A002. FAR CALCULATIONS
A003. FAR CALCULATIONS
A004. OPEN SPACE CALCULATIONS
A006. SITE PLANNING CONCEPTS
A007. SITE PLANNING CONCEPTS
A110. FIRST FLOOR PLAN
A111. SECOND FLOOR PLAN
A112. THIRD FLOOR PLAN
A113. FOURTH FLOOR PLAN
A114. FIFTH FLOOR PLAN
A115. SIXTH FLOOR PLAN
A116. SEVENTH FLOOR PLAN
A117. EIGHTH FLOOR PLAN
A118. ROOF PLAN
A200. RENDERINGS
A201. ELEVATIONS - JUANITA AVE. & MADISON AVE.
A202. ELEVATIONS - NORTH & SOUTH
A203. ELEVATIONS - PASEO ELEVATIONS
A204. FACADE RELIEF EAST WEST AND NORTH ELEVATIONS
A205. FACADE RELIEF SOUTH AND PASEO ELEVATIONS
A206. TRANSPARENCY DIAGRAMS
A207. PRIVACY DIAGRAM
A208. FREESTANDING WALLS
A300. SITE SECTIONS
A301. SITE SECTIONS
A600. ENLARGED UNIT PLANS

LANDSCAPE

L100 LANDSCAPE CONCEPT PLAN
L200 TREE REPORT
M1 PLANTS AND MATERIALS
M2 PLANTS AND MATERIALS

STREETSCAPE ELEMENTS

1. STREET TREES - STREET TREES WILL COMPLY WITH LOCATION, SPACING, SIZING AND REQUIREMENTS PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. SEE SHEET A000a FOR LOCATIONS.
2. 4' x 8' CAST IRON TREE WELL COVERS WILL BE PROVIDED AT EACH NEW AND REUSED STREE TREE W/IN THE PROJECT AREA. SEE SHEET A000a FOR LOCATIONS.
3. ONE BIKE RACK WILL BE PROVIDED PER 50FT OF FRONTAGE. BIKE PARKING REQUIREMENTS ILLUSTRATE REQUIREMENTS PER THREE STREET FRONTAGES. BIKE RACKS WILL BE GROUPED PER FRONTAGE, AT IDEAL LOCATIONS. LOCATIONS AND DISTANCE COMPLIANCE PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. SEE SHEET A000a FOR LOCATIONS
4. 2 TRASH RECEPTALCES WILL BE PROVIDED ALONG JUANITA BLVD. 3 TRASH RECEPTACLES WILL BE PROVIDED ALONG MADISON AVENUE. 2 TRASH RECEPTACLES WILL BE PROVIDED ALONG OAKWOOD AVENUE. SEE SHEET A000a FOR LOCATIONS
5. ONE PUBLIC BENCH WILL BE PROVIDED AT EACH OF THE THREE FRONTAGES (JUANITA, MADISON & OAKWOOD AVENUES). SEE SHEET A000a FOR LOCATIONS

SUSTAINABLE BUILDING METHODS COMPLIANCE CERTIFICATION

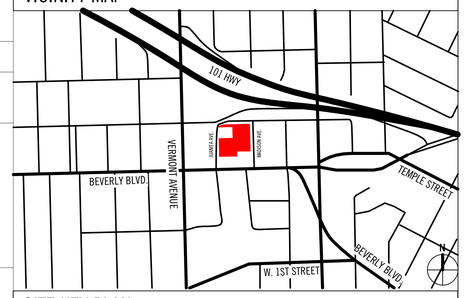
REQUIRED SUSTAINABLE BUILDING METHODS

1	MINIMUM ENERGY EFFICIENCY: REHABILITATION PROJECTS MUST BE DESIGNED TO MEET THE MINIMUM CONSTRUCTION REQUIREMENTS AS DEFINED BY CURRENT TCAC REGULATIONS.
2	OUTDOOR WATER CONSERVATION MEASURES THAT INCLUDE: 1) USE NATIVE OR DROUGHT-TOLERANT PLANTS FOR A MINIMUM OF 75% OF LANDSCAPED AREA; SELECT PLANTS FROM LOS ANGELES COUNTY'S DROUGHT-TOLERANT PLANT LIST FOUND AT HTTP://PLANNING.LACOUNTY.GOV/GREEN, OR THE LOCAL JURISDICTION'S DROUGHT-TOLERANT PLANT LIST, IF REQUIRED TO DO SO BY THE LOCAL JURISDICTION. 2) LIMIT CONVENTIONAL GRASS/TURF TO 25% OF LANDSCAPED AREA. 3) GROUP PLANTS WITH SIMILAR WATERING NEEDS (HYDROZONES). 4) INSTALL HIGH EFFICIENCY IRRIGATION SYSTEM WITH SMART IRRIGATION CONTROLS FOR ALL LANDSCAPING.
3	AT MINIMUM THE PROJECT SHALL RECYCLE AND/OR SALVAGE 70% OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS.
4	THE PROJECT SHALL PROVIDE AN EASILY-ACCESSIBLE RECYCLING AREA FOR TENANT USE THAT SERVES THE ENTIRE BUILDING.
X	**BY CHECKING THIS BOX, APPLICANT CERTIFIES THAT THE ABOVE ITEMS WILL BE INCORPORATED INTO THE PROJECT'S DESIGN.**

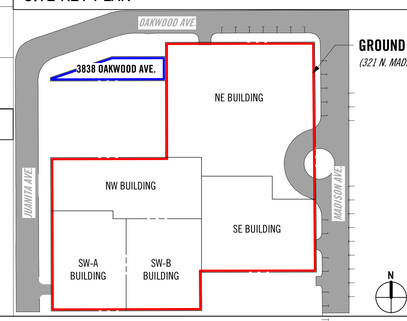
BUILDING CODES USED

2017 CALIFORNIA BLDG. CODE (CBC), PART 2, TITLE 24 C.C.R. AND AMENDMENTS
2017 CALIFORNIA ELECT. CODE (CEC), PART 3, TITLE 24 C.C.R. AND AMENDMENTS
2017 CALIFORNIA MECH. CODE (CMC). PART 4, TITLE 24, C.C.R. AND AMENDMENTS
2017 CALIFORNIA PLUMB. CODE (CPC). PART 5, TITLE 24, C.C.R. AND AMENDMENTS
2016 CALIFORNIA FIRE CODE (CFC). PART 9, TITLE 24, C.C.R. AND AMENDMENTS
2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
2017 CALIFORNIA GREEN BUILDING CODE, TITLE 24, PART 6

VICINITY MAP



SITE KEY PLAN



GROUND LOT
(321 N. MADISON AVENUE)

KFA
1625 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
310.399.7975
KFALOSANGELES.COM

ENLIGHTENMENT PLAZA

321 N. MADISON AVENUE, LOS ANGELES, CA 90004

FLEXIBLE PSH

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SUBMITTAL:

SITE PLAN REVIEW

JOB NUMBER:
18008.00
DATE:
04.10.20
REVISIONS:

SHEET TITLE:
PROJECT INFORMATION

SHEET NUMBER:
.G010.

KFA
1625 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
310.399.7975
KFALOSANGELES.COM

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE COMPANY, COMMITMENT FILE NO.: 010–30009700—CT1, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2018 AT 7:30AM.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 1, 2, 3, 6, 12 AND 14 IN BLOCK "F" OF THE DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
LOTS 4 AND 5 IN BLOCK "F" OF THE DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS OF SAID COUNTY.

ALSO A PART OF LOT 19 IN SAID BLOCK "F", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE WEST ABOUT 23 FEET TO THE NORTH END SOUTH CENTER LINE OF SAID BLOCK "F"; THENCE SOUTH 100 FEET, MORE OR LESS, ALONG SAID CENTER LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 5; THENCE EAST 23 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 100 FEET ALONG THE WEST LINE OF LOTS 5 AND 4 TO THE PLACE OF BEGINNING.

PARCEL 3:
LOT 13 AND THE NORTH 100 FEET OF THE SOUTH 200 FEET OF LOT 19 IN BLOCK "F" OF DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:
THE WEST HALF OF THE NORTH 50 FEET OF THE SOUTH 250 FEET OF LOT 19 OF BLOCK "F" OF DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE EAST TO THE CENTER OF LOT 19 OF SAID BLOCK "F", A DISTANCE OF ABOVE 23 FEET; THENCE SOUTH AT RIGHT ANGLES ALONG THE CENTER LINE OF SAID LOT 19, 50 FEET; THENCE WEST AT RIGHT ANGLES TO THE SOUTHEAST CORNER OF LOT 14 OF SAID BLOCK ABOUT 23 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 19, 50 FEET TO THE BEGINNING.

PARCEL 5:
LOT 15 OF BLOCK "F" OF DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THAT PORTION OF LOT 19, BLOCK "F", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 15, BLOCK "F" OF SAID TRACT; THENCE, EASTERLY ALONG THE PROLONGATION OF THE NORTH LINE OF SAID LOT 15 TO THE NORTH AND SOUTH CENTER LINE OF SAID LOT 19; THENCE SOUTHERLY ALONG SAID CENTER LINE 50 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 15; THENCE WESTERLY ALONG SAID PROLONGATION TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 15, 50 FEET TO THE POINT OF BEGINNING.

APN: 5501-001-800

NOTES CORRESPONDING TO SCHEDULE B

FROM COMMITMENT NO. 010–30009700—CT1

2. AN INSTRUMENT ENTITLED "COVENANT"RECORDING DATE:JULY 27, 1956 RECORDING NO: 3786 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AFFECTS, PLOTTED AND SHOWN.)

3. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS. RECORDING DATE: NOVEMBER 06, 1974 RECORDING NO.: 4689 OF OFFICIAL RECORDS REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.
(AFFECTS, PLOTTED AND SHOWN.)

4. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES RECORDING DATE: DECEMBER 26, 1995 RECORDING NO: 95–2040205 OF OFFICIAL RECORDS AND RECORDING DATE: NOVEMBER 30, 2007 AND RECORDING NO: 20072636447 OF OFFICIAL RECORDS.
(AFFECTS BLANKET IN NATURE.)

5. ANY INTEREST OF THE PERSON(S) SHOWN BELOW APPEARING AS ASSESSED OWNER(S) OF SAID LAND ON THE COUNTY SECURED TAX ROLLS. NAME(S): PACIFIC BELL (NO DOCUMENTS REFERENCED.)

6. A LIEN FOR UNSECURED PROPERTY TAXES FILED BY THE TAX COLLECTOR OF THE COUNTY SHOWN, FOR THE AMOUNT SET FORTH, AND ANY OTHER AMOUNTS DUE. COUNTY: LOS ANGELES FISCAL YEAR: 2015–2016 TAXPAYER: PACIFIC BELL TELEPHONE COMPANY AT&T CALIFORNIA COUNTY IDENTIFICATION NUMBER: AR0045948 AMOUNT: $2,077.60 RECORDING DATE: APRIL 19, 2016 RECORDING NO: 20160435066 OF OFFICIAL RECORDS
(NOT A SURVEY MATTER.)

7. A LIEN FOR UNSECURED PROPERTY TAXES FILED BY THE TAX COLLECTOR OF THE COUNTY SHOWN, FOR THE AMOUNT SET FORTH, AND ANY OTHER AMOUNTS DUE. COUNTY: LOS ANGELES FISCAL YEAR: 2015–2016 TAXPAYER: PACIFIC BELL TELEPHONE COMPANY AT&T CALIFORNIA –K1205 COUNTY IDENTIFICATION NUMBER: AR0045513 AMOUNT: $1,811.04 RECORDING DATE: APRIL 19, 2016 RECORDING NO: 20160436875 OF OFFICIAL RECORDS
(NOT A SURVEY MATTER.)

NOTES CORRESPONDING TO SCHEDULE B

FROM COMMITMENT NO. 2676014486—48

5. TERMS AND CONDITIONS OF THAT CERTAIN ASSESSMENT CONTRACT ENTITLED "LA HERO PROGRAM ASSESSMENT CONTRACT (RESIDENTIAL)" DATED MARCH 19, 2016 ENTERED INTO BY COUNTY OF LOS ANGELES, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA AND BETWEEN JUAN GALINDO AND DORA GALINDO, AS ATTACHED TO THAT CERTAIN ASSESSMENT CONTRACT RECORDED JULY 1, 2016 IN OFFICIAL RECORDS AS INSTRUMENT NO. 20160765588. THAT CERTAIN NOTICE OF ASSESSMENT AND PAYMENT OF CONTRACTUAL ASSESSMENT REQUIRED—COUNTY OF LOS ANGELES – LOS ANGELES COUNTY ENERGY PROGRAM (LA HERO PROGRAM) WHICH AMONG OTHER THINGS PROVIDES FOR AN ASSESSMENT IN THE ORIGINAL AMOUNT OF $65,150.49 PAYABLE IN THE REAL PROPERTY TAXES BEGINNING IN THE FISCAL YEAR 2017 – 2018 RECORDED JULY 01, 2016 AS INSTRUMENT NO. 20160765588, OFFICIAL RECORDS.
(AFFECTS, BLANKET IN NATURE.)

6. ANY CLAIMS OF LIEN THAT MAY BE RECORDED AGAINST SAID LAND BY REASON OF AN IMPROVEMENT THEREON OR DESIGN SERVICES PROVIDED, AS DISCLOSED BY NOTICE OF ASSESSMENT AND PAYMENT OF CONTRACTUAL ASSESSMENT REQUIRED – COUNTY OF LOS ANGELES – LOS ANGELES COUNTY ENERGY PROGRAM (LA HERO PROGRAM) DATED : JUNE 28, 2016 RECORDED : JULY 1, 2016 IN OFFICIAL RECORDS AS INSTRUMENT NO. 20160765588
(AFFECTS, BLANKET IN NATURE.)

7. ANY UNRECORDED AND SUBSISTING LEASES.
(NO DOCUMENTS PROVIDED.)

8. THE EFFECT OF INSTRUMENTS, PROCEEDINGS, LIENS, DECREES OR OTHER MATTERS WHICH DO NOT SPECIFICALLY DESCRIBE SAID LAND BUT WHICH, IF ANY DO EXIST, MAY AFFECT THE TITLE OR IMPOSE LIENS OR ENCUMBRANCES THEREON. THE NAME SEARCH NECESSARY TO ASCERTAIN THE EXISTENCE OF SUCH MATTERS HAS NOT BEEN COMPLETED AND, IN ORDER TO DO SO, WE REQUIRE A SIGNED CONFIDENTIAL STATEMENT OF INFORMATION FROM OR ON BEHALF OF JUAN GALINDO AND DORA A. GALINDO.
(NOT A SURVEY MATTER.)

UTILITY NOTE

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, AND ONE CALL UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL CALIFORNIA ONE CALL AT (800–422–4133) BEFORE DIGGING.

TICKET #: A190290126

ATTATL ATT TRANSMISSION	DISPATCH	800–241–3624
ATTDSOUTH AT&T DISTRIBUTION – PHONE	ATT DAMAGE PREVENTION HO	510–645–2929
CITYLA C/OF LA– ST LITE, TRF SIG, FI	FRONT OFFICE STAFF	323–913–4744
LAMP3 LADWP–JOINT LOC – W, E, FO	MIGUEL DOMINGUEZ	213–367–6343
SOS2DM SC GAS – JUANITA	LEAD DISPATCHER	800–427–8894
UTWNC39 UTILIQUEST/CHARTER SE CNTL	Not available	Not available

STATEMENT OF ENCROACHMENTS

NONE OBSERVED

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN COMMITMENT PROVIDED BY OLD REPUBLIC TITLE COMPANY, COMMITMENT FILE NO.: 2676014486–48, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018 AT 7:30AM.

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF LOS ANGELES, CITY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 150 FEET OF LOT 19, IN BLOCK "V" OF DAYTON HEIGHTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ONE HALF INTEREST IN ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED RECORDED NOVEMBER 23, 1970 AS INSTRUMENT NO. 975.

APN: 5501–001–023

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN COMMITMENT PROVIDED BY FIRST AMERICAN TITLE COMPANY, COMMITMENT FILE NO.: 5885180, WITH AN EFFECTIVE DATE OF MARCH 8, 2019 AT 7:30 A.M.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 18, BLOCK V, DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, BOOK 25 PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER.

EXCEPT THE SOUTH 18.34 FEET OF SAID LOT 18.

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 80.87 FEET; THENCE WESTERLY IN A DIRECT LINE TO A POINT IN THE WESTERLY LINE OF SAID LOT, DISTANT SOUTHERLY THEREON 27.24 FEET FROM SAID NORTHWESTERLY CORNER; THENCE NORTHERLY ALONG SAID WESTERLY LINE A DISTANCE OF 27.24 FEET TO THE POINT OF BEGINNING, AS GRANTED TO THE CITY OF LOS ANGELES, FOR THE PURPOSE OF A FREEWAY AND ADJACENT OUTER HIGHWAY.

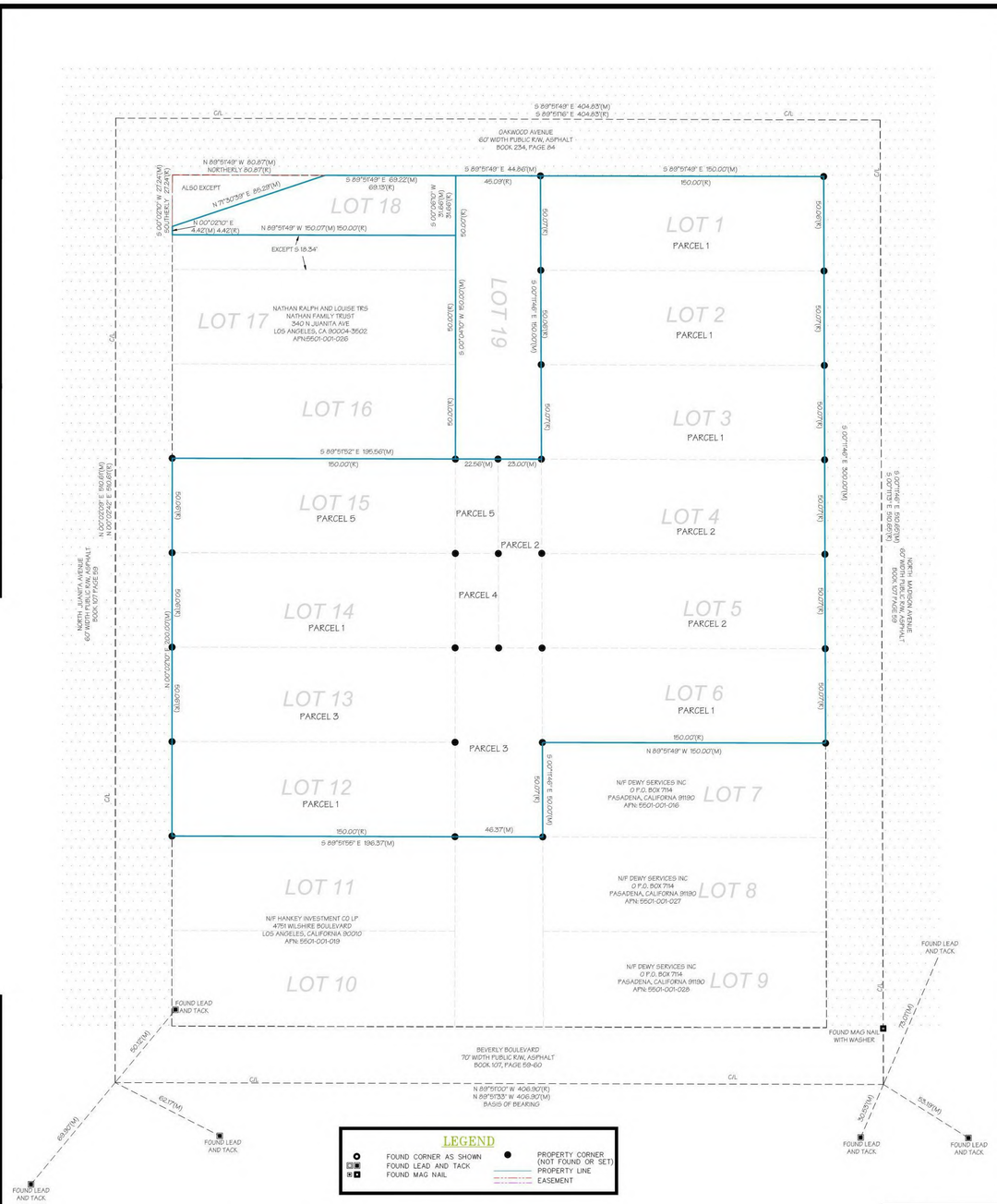
APN: 5501–001–025

NOTES CORRESPONDING TO SCHEDULE B

FROM COMMITMENT NO. 5885180

4. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $297,000.00 RECORDED JUNE 05, 1995 AS INSTRUMENT NO. 1995–892924 OF OFFICIAL RECORDS. DATED: MAY 17, 1995 TRUSTOR: MACKINTOSH AND MACKINTOSH, INC., A CALIFORNIA CORPORATION TRUSTEE: EQUITABLE DEED COMPANY, A CALIFORNIA CORPORATION BENEFICIARY: BANK OF AMERICA COMMUNITY DEVELOPMENT BANK, A CALIFORNIA STATE–CHARTERED BANK AND ITS SUCCESSORS AND ASSIGNS THE EFFECT OF A DOCUMENT ENTITLED "SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE", RECORDED MAY 25, 2018 AS INSTRUMENT NO. 2018–525859 OF OFFICIAL RECORDS; NOTE: THE COMPANY WILL REQUIRE SATISFACTORY PROOF OF FULL PAYMENT OF THE DEBT SECURED BY SAID MORTGAGE OR DEED OF TRUST PRIOR TO REMOVING THIS EXCEPTION OR INSURING THE CONTEMPLATED TRANSACTION.
(AFFECTS, BLANKET IN NATURE.)

5. AN UNRECORDED LEASE DATED MARCH 1, 1994, EXECUTED BY SUSAN MACKINTOSH, DOT MACINTYRE AND CAROLE JEAN BECK AS LESSOR AND RANDALL WILSON OWNER OF RANDALL WILSON CONSTRUCTION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JUNE 05, 1995 AS INSTRUMENT NO. 1995–892925 OF OFFICIAL RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. A DOCUMENT RECORDED JUNE 05, 1995 AS INSTRUMENT NO. 1995–892926 OF OFFICIAL RECORDS PROVIDES THAT THE ABOVE DOCUMENT WAS SUBORDINATED TO THE DOCUMENT RECORDED JUNE 05, 1995 AS INSTRUMENT NO. 1995–892924 OF OFFICIAL RECORDS.
(AFFECTS, BLANKET IN NATURE.)



1" = 30'
GRAPHIC SCALE
0 15 30 60

LEGEND

- FOUND CORNER AS SHOWN
- FOUND LEAD AND TACK
- FOUND MAG NAIL
- PROPERTY CORNER (NOT FOUND OR SET)
- PROPERTY LINE
- EASEMENT

INVERTS

Grated Inlet #1
Rim Elevation: 266.57'
Unable to open Sealed Shut

Grated Inlet #2
Rim Elevation: 268.61'
Unable to obtain Invert, Grated Inlet Filled

Sanitary Sewer Manhole #1
Rim Elevation: 269.47'
Invert West 24" CCP: 258.16'
Invert East 18" CCP: 257.32'

Sanitary Sewer Manhole #2
Rim Elevation: 269.73'
Invert South 12" CCP: 250.85'

Sanitary Sewer Manhole #3
Rim Elevation: 269.35'
Invert South 12" CCP: 253.65'
Invert North 12" CCP: 253.81'

Sanitary Sewer Manhole #4
Rim Elevation: 269.22'
Invert South 12" CCP: 256.80'
Invert West 12" CCP: 258.04'
Invert North 12" CCP: 257.03'

Sanitary Sewer Manhole #5
Rim Elevation: 270.09'
Invert South 12" CCP: 258.30'
Invert North 24" CCP: 258.34'

Drain Vault #1
Rim Elevation: 269.55'
Invert East 12" CCP: 264.07'

Storm Drain Manhole #1
Rim Elevation: 270.48'
Invert Northeast 12" CCP: 266.53'

TEMPORARY BENCHMARKS

Temporary Benchmark #1
Middle Water Valve
Elevation: 268.89'
N: 1850756.4190
E: 6474084.3084

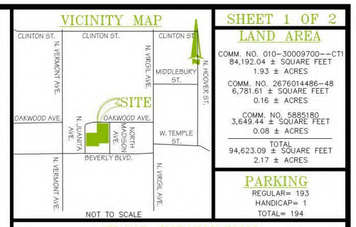
Temporary Benchmark #2
Found Lead and Tack
Elevation: 277.74'
N: 1850327.0487
E: 6473727.4616

NOTE: SEE PAGE 2 FOR SURVEY DRAWING

SURVEYED BY:

BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEWINC.COM

VICINITY MAP



NOT TO SCALE

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 06037C1610F, WHICH BEARS AN EFFECTIVE DATE OF 9/26/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF BEVERLY BOULEVARD, WHICH BEARS N 89° 51' 33" W PER COORDINATE OBSERVATIONS CALIFORNIA STATE PLANE, ZONE V, NAD83.
LATITUDE= 34°04'38.53219" LONGITUDE= 118°17'22.33909"
CONVERGENCE ANGLE= –00°09'54.14568"
DISTANCES SHOWN ON PLAT ARE GRID.
COMBINED SCALE FACTOR (GRID TO GROUND)= 1.00000925108558 2

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY; ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS NORTH JUANITA AVENUE AND NORTH MADISON AVENUE, DEDICATED PUBLIC STREETS.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A CALIFORNIA OR SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
12. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF OAKWOOD AVE. AND N. MADISON AVE., WHICH ABUTTING THE NE CORNER OF THE SUBJECT PROPERTY.
13. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING. (NAVD 1988 DATUM)

ALTA/NSPS LAND TITLE SURVEY

AEI JOB # 400680
NORTH JUANITA AVENUE
316 NORTH JUANITA AVENUE
LOS ANGELES COUNTY LOS ANGELES, CALIFORNIA

SITE PICTURE

AEI Consultants

COORDINATED BY:

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: FIDELITY NATIONAL TITLE 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 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 2/11/2019. DATE OF PLAT OR MAP: 2/12/2019.

PRELIMINARY

REGISTERED SURVEYOR: BUCKLEY D. BLEW — DATED
PROFESSIONAL LAND SURVEYOR NO.: 9272
STATE OF CALIFORNIA

DATE	REVISION HISTORY	BY
2–19–19	CLIENT COMMENTS	CH
4–01–19	CLIENT COMMENTS	CH

SURVEYOR JOB NUMBER: 19–393
SCALE: 1" = 30'
DRAWN BY: DLS
APPROVED BY: TWP

LAND AREA

COMM. NO.: 010–30009700—CT1
84,192.04 ± SQUARE FEET
1.93 ± ACRES

COMM. NO. 2676014486–48
6,781.61 ± SQUARE FEET
0.16 ± ACRES

COMM. NO. 5885180
3,649.44 ± SQUARE FEET
0.08 ± ACRES

TOTAL:
94,623.09 ± SQUARE FEET
2.17 ± ACRES

PARKING

REGULAR= 193
HANDICAP= 1
TOTAL= 194

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SUBMITTAL:

SITE PLAN REVIEW

JOB NUMBER:
18008.00
DATE:
12.13.19
REVISIONS.

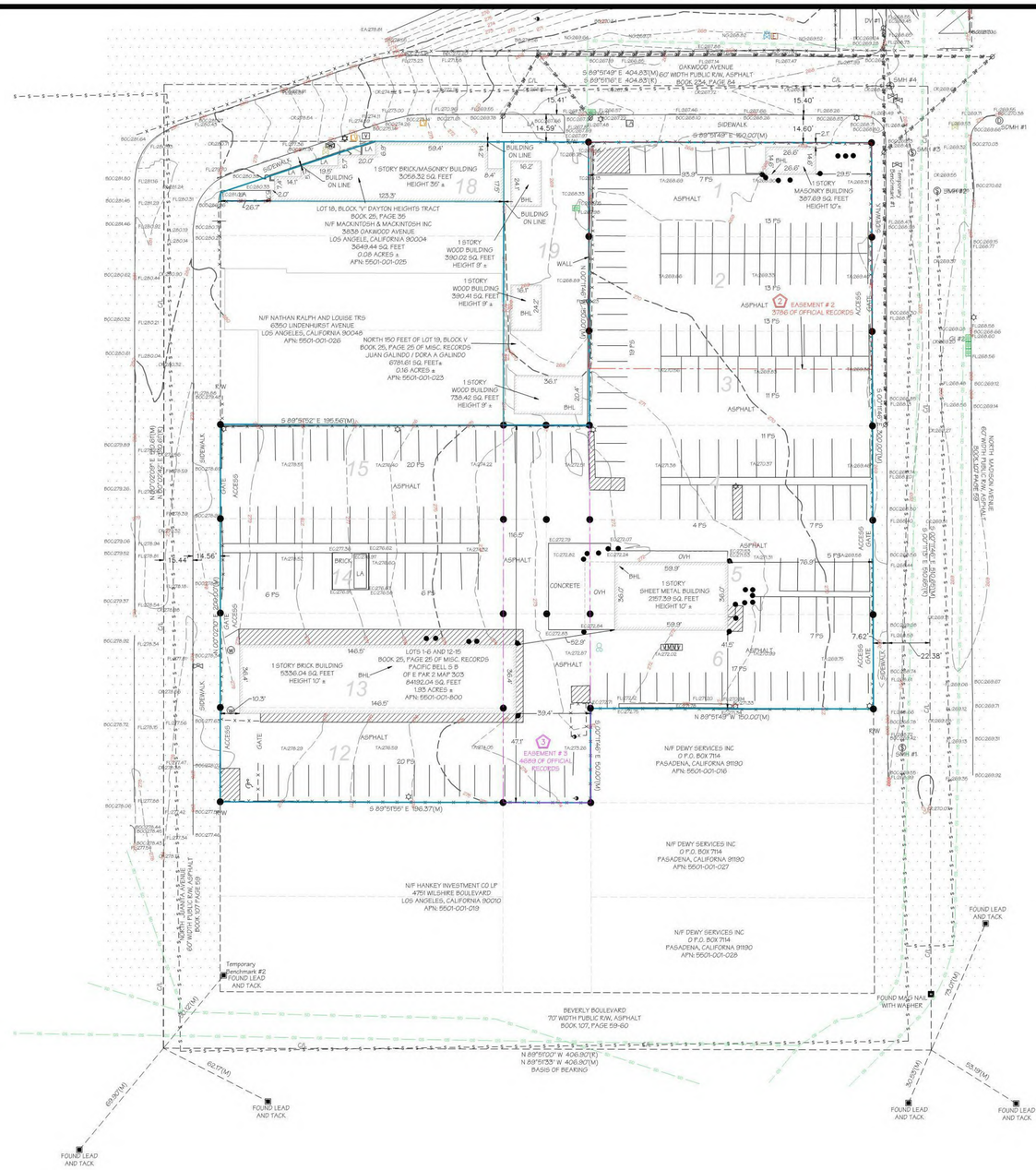
ENLIGHTENMENT PLAZA
321 N. MADISON AVENUE, LOS ANGELES, CA 90004

FLEXIBLE PSH

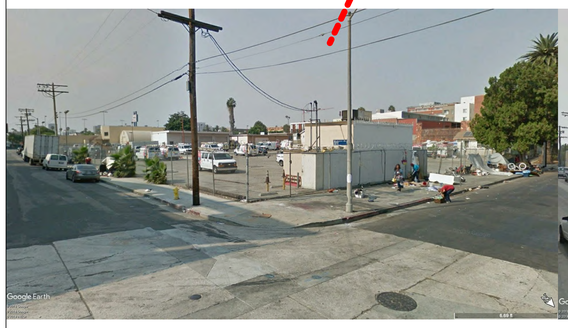
SHEET TITLE
SITE SURVEY

SHEET NUMBER
.G011.

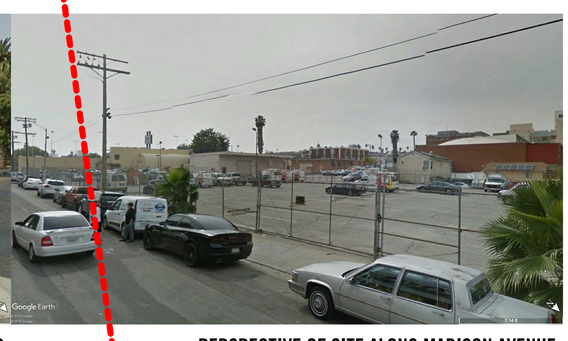
12/13/19 11:37:07 AM


OAKWOOD AVENUE
S 89°51'49" E 404.83'(M) 60' WIDTH PUBLIC R/W, ASPHALT
S 89°51'55" E 404.83'(K)
BOOK 254, PAGE 64
SIDEWALK
S 89°51'49" E 160.00'(M)
1 STORY BRICK/MASONRY BUILDING
3056.32 SQ. FEET
HEIGHT 30' ±
LOT 18, BLOCK "I" DAYTON HEIGHTS TRACT
BOOK 25, PAGE 35
N/F MACKINTOSH & MACKINTOSH INC
3838 OAKWOOD AVENUE
LOS ANGELES, CALIFORNIA 90004
3649.44 SQ. FEET
0.08 ACRES ±
APN: 5501-001-025
1 STORY
WOOD BUILDING
390.02 SQ. FEET
HEIGHT 9' ±
1 STORY
WOOD BUILDING
390.41 SQ. FEET
HEIGHT 9' ±
N/F NATHAN RALPH AND LOUISE TRS
6350 LINDENHURST AVENUE
LOS ANGELES, CALIFORNIA 90048
APN: 5501-001-028
NORTH 150 FEET OF LOT 19, BLOCK V
BOOK 25, PAGE 25 OF MISC. RECORDS
JUAN GALINDO / DORA A GALINDO
6781.61 SQ. FEET ±
0.16 ACRES ±
APN: 5501-001-023
1 STORY
WOOD BUILDING
738.42 SQ. FEET
HEIGHT 9' ±
S 89°51'55" E 195.56'(M)
1 STORY BRICK BUILDING
5556.04 SQ. FEET
HEIGHT 10' ±
LOTS 1-6 AND 12-15
BOOK 25, PAGE 25 OF MISC. RECORDS
PACIFIC BELL S B
OF E PAR 2 MAP 3629
64192.04 SQ. FEET
1.95 ACRES ±
APN: 5501-001-800
1 STORY
SHEET METAL BUILDING
2957.59 SQ. FEET
HEIGHT 10' ±
N 89°51'49" W 150.00'(M)
S 89°51'55" E 196.37'(M)
N/F DEWY SERVICES INC
O.P.O. BOX 7114
PASADENA, CALIFORNIA 91130
APN: 5501-001-016
N/F DEWY SERVICES INC
O.P.O. BOX 7114
PASADENA, CALIFORNIA 91130
APN: 5501-001-027
N/F HANKEY INVESTMENT CO LP
4751 WILSHIRE BOULEVARD
LOS ANGELES, CALIFORNIA 90010
APN: 5501-001-019
N/F DEWY SERVICES INC
O.P.O. BOX 7114
PASADENA, CALIFORNIA 91130
APN: 5501-001-025
EASEMENT # 1
3796 OF OFFICIAL RECORDS
EASEMENT # 2
3796 OF OFFICIAL RECORDS
EASEMENT # 3
4689 OF OFFICIAL RECORDS
NORTH MADISON AVENUE
60' WIDTH PUBLIC R/W, ASPHALT
BOOK 107 PAGE 59
BEVERLY BOULEVARD
70' WIDTH PUBLIC R/W, ASPHALT
BOOK 107, PAGE 59-60
N 89°51'00" W 406.90'(K)
N 89°51'55" W 406.90'(M)
BASIS OF BEARING
Temporary Benchmark #2
FOUND LEAD AND TACK
FOUND MAG NAIL WITH WASHER
FOUND LEAD AND TACK
FOUND LEAD AND TACK
FOUND LEAD AND TACK
FOUND LEAD AND TACK
FOUND LEAD AND TACK
ASPHALT
CONCRETE
BRICK
GRAVEL
LANDSCAPE AREA
BUILDING ON LINE
GATE
ACCESS
WALL
OVH
SMH #1
SMH #2
SMH #3
SMH #4
SMH #5
DI #1
DI #2
DI #3
DI #4
DI #5
DI #6
DI #7
DI #8
DI #9
DI #10
DI #11
DI #12
DI #13
DI #14
DI #15
DI #16
DI #17
DI #18
DI #19
DI #20
DI

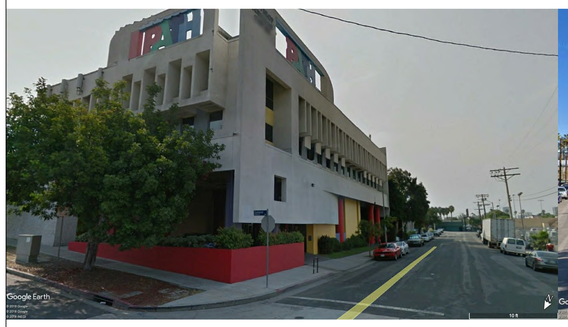
PROJECT SITE AREA

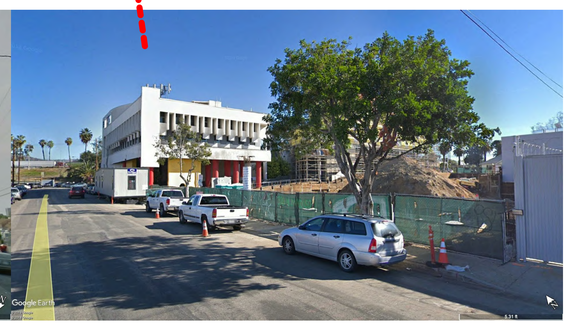


PERSPECTIVE OF SITE AT OAKWOOD / MADISON AVENUES



PERSPECTIVE OF SITE ALONG MADISON AVENUE

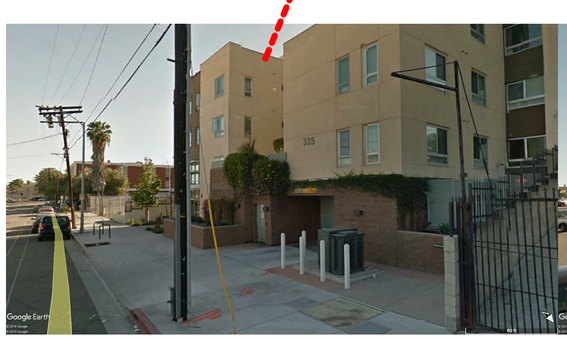




PERSPECTIVES ACROSS MADISON AVENUE

PROJECT SITE AREA

PERSPECTIVES OF SITE ALONG JUANITA AVENUE



PERSPECTIVES ACROSS JUANITA AVENUE

PERSPECTIVES ACROSS JUANITA AVENUE

KFA
1625 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
310.399.7975
KFALOSANGELES.COM

ENLIGHTENMENT PLAZA

321 N. MADISON AVENUE, LOS ANGELES, CA 90004

FLEXIBLE PSH

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SUBMITTAL:

SITE PLAN REVIEW

JOB NUMBER:
18008.00

DATE:
12.13.19

REVISIONS:

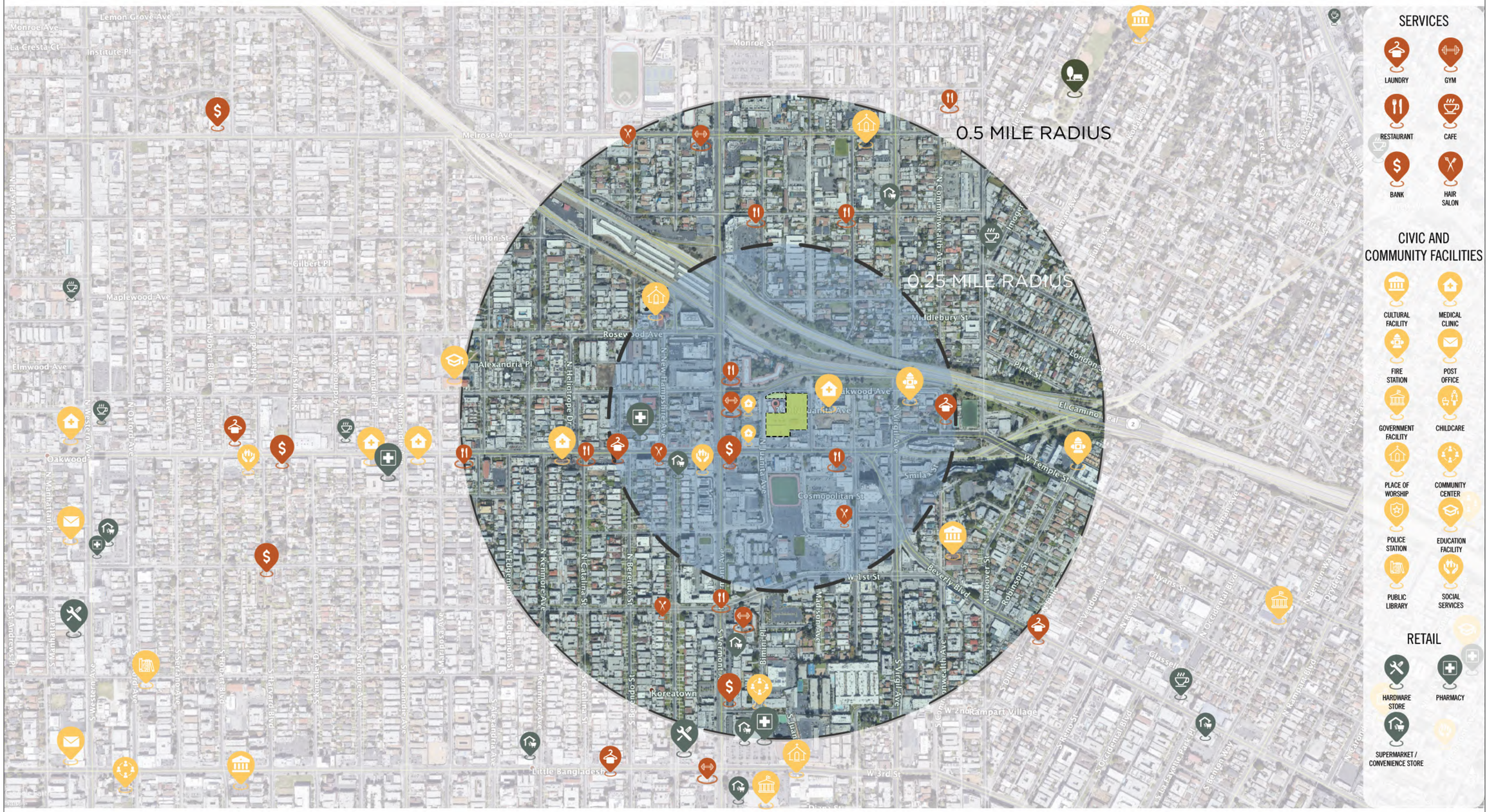
SHEET TITLE:

SITE PHOTOS

SHEET NUMBER:

.G013.

12/12/19 11:37:10 AM



KFA
1625 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
310.399.7975
KFALOSANGELES.COM

ENLIGHTENMENT PLAZA

321 N. MADISON AVENUE, LOS ANGELES, CA 90004

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SUBMITTAL:

SITE PLAN REVIEW

JOB NUMBER:
18008.00

DATE:
03.20.20

REVISIONS:

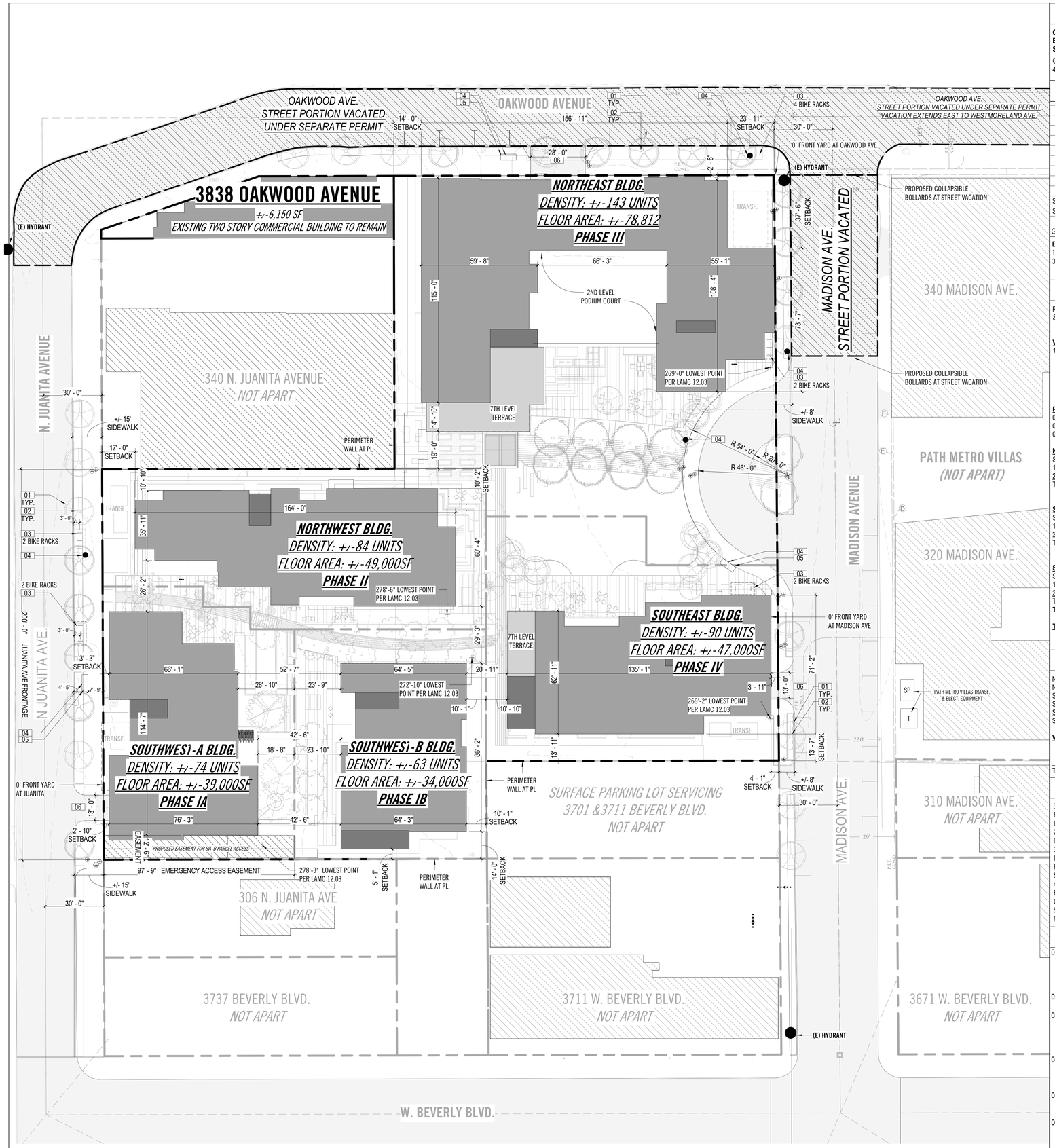
SHEET TITLE:

AMENITIES DISTANCE MAP

SHEET NUMBER:

.G014.

3/31/20 11:21:28 AM



SITE PLAN
3/64" = 1'-0"

N

1

RESIDENTIAL PARKING REQUIRED

ONE (1) PARKING SPACE FOR EVERY 20 DWELLING UNITS OR GUEST ROOMS SHALL BE PROVIDED FOR THE PURPOSE OF ACCOMMODATING GUESTS, SUPPORTIVE SERVICES, CASE MANAGEMENT AND MANAGERS' UNITS

GROUND LOT:
454 UNITS / 20 = 23 PARKING STALLS

PROPOSED PARKING

BUILDING	PARKING TYPE	Count
NORTHEAST	(1) STANDARD	9
NORTHEAST	(2) COMPACT	3
NORTHEAST	(3) ACCESSIBLE	1
STALLS PROVIDED IN NE BLDG. *(FOR NE & NW BLDGS.)*		13
SOUTHEAST	(1) STANDARD	2
SOUTHEAST	(2) COMPACT	2
SOUTHEAST	(3) ACCESSIBLE	1
		5
SOUTHWEST - A	(1) STANDARD	4
SOUTHWEST - A	(3) ACCESSIBLE	1
STALLS PROVIDED IN SW-A BLDG. *(FOR BOTH SW BLDGS.)*		5
GRAND TOTAL		23

EV PARKING PROVIDED PURSUANT TO LAMC ORDINANCE 186485.
10% OF PARK'G SHALL BE EV CHARGING STATIONS - 2 STALLS PROVIDED AT NE BLDG.
30% OF PROVIDED PARKING SHALL BE EV READY - 5 ADDT'L STALLS PROVIDED IN PROJECT.

BIKE PARKING REQUIRED

RESIDENTIAL BIKE PARKING BASED UPON VERMONT SNAP SPECIFIC PLAN
SUBAREA C COMMUNITY CENTER

VERMONT SNAP STREETSCAPE ELEMENTS - BIKES
1.0 BIKE RACK PER EVERY 50FT LOT FRONTAGE
= (200FT JUANITA AVE FRONTAGE / 50FT) X 1 RACK = 4 RACKS (8 BIKES)
= (97FT MADISON AVE FRONTAGE / 50FT) X 1 RACK = 2 RACKS (4 BIKES)
= (107FT MADISON AVE FRONTAGE / 50FT) X 1 RACK = 2 RACKS (4 BIKES)
= (193.75FT OAKWOOD AVE FRONTAGE / 50FT) X 1 RACK = 4 RACKS (8 BIKES)
= 12 RACKS (24 BIKES)

RESIDENTIAL REQUIREMENT
0.5 BIKES PER STUDIO UNITS
0.5 BIKES PER 1-BEDROOM UNITS
0.5 BIKES PER 2-BEDROOM UNITS

NORTHEAST BUILDING REQUIRED
STUDIOS = 111 X 0.5 = 55
1-BEDROOMS = 22 X 0.5 = 11
2-BEDROOMS = 10 X 0.5 = 05
TOTAL = 71 BIKES

NORTHWEST BUILDING REQUIRED
STUDIOS = 48 X 0.5 = 24
1-BEDROOMS = 35 X 0.5 = 17
2-BEDROOMS = 01 X 0.5 = 01
TOTAL = 42 BIKES

SOUTHEAST BUILDING REQUIRED
STUDIOS = 76 X 0.5 = 38
1-BEDROOMS = 14 X 0.5 = 07
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 45 BIKES

SOUTHWEST - A BUILDING REQUIRED
STUDIOS = 73 X 0.5 = 36
1-BEDROOMS = 01 X 0.5 = 01
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 37 BIKES

SOUTHWEST - B BUILDING REQUIRED
STUDIOS = 62 X 0.5 = 31
1-BEDROOMS = 01 X 0.5 = 01
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 32 BIKES
TOTAL RESIDENTIAL = 227 BIKES

TOTAL BIKES ON SITE = 227+ 24 = 251 BIKES

BIKE PARKING PROPOSED

NORTHEAST BUILDING = 71 BIKES STORED
NORTHWEST BUILDING = 42 BIKES STORED
SOUTHEAST BUILDING = 45 BIKES STORED
SOUTHWEST - A BUILDING = 38 BIKES STORED
SOUTHWEST - B BUILDING = 31 BIKES STORED
SUB-TOTAL = 227 BIKES STORED

VERMONT SNAP STREETSCAPE ELEMENTS
= 8 BIKES ALONG N. JUANITA AVENUE
= 8 BIKES ALONG MADISON AVENUE
= 8 BIKES ALONG OAKWOOD AVENUE
TOTAL = 251 BIKES STORED

STREETSCAPE ELEMENTS

1. STREET TREES - STREET TREES WILL COMPLY WITH LOCATION, SPACING, SIZING AND REQUIREMENTS PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. SEE SHEET L100 FOR LOCATIONS.
2. 4' x 8' CAST IRON TREE WELL COVERS WILL BE PROVIDED AT EACH NEW AND REUSED STREE TREE W/IN THE PROJECT AREA. SEE SHEET L100 FOR LOCATIONS.
3. ONE BIKE RACK WILL BE PROVIDED PER 50FT OF FRONTAGE. BIKE PARKING REQUIREMENTS ILLUSTRATE REQUIREMENTS PER THREE STREET FRONTAGES. BIKE RACKS WILL BE GROUPED PER FRONTAGE, AT IDEAL LOCATIONS. LOCATIONS AND DISTANCE COMPLIANCE PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. SEE SHEETS A000 & L100 FOR LOCATIONS
4. 2 TRASH RECEPTALCES WILL BE PROVIDED ALONG JUANITA BLVD. 3 TRASH RECEPTACLES WILL BE PROVIDED ALONG MADISON AVENUE. 2 TRASH RECEPTACLES WILL BE PROVIDED ALONG OAKWOOD AVENUE. SEE SHEETS A000 & L100 FOR LOCATIONS
5. ONE PUBLIC BENCH WILL BE PROVIDED AT EACH OF THE THREE FRONTAGES (JUANITA, MADISON & OAKWOOD AVENUES). SEE SHEETS A000 & L100 FOR LOCATIONS

NOTES

01 STREET TREES WILL COMPLY WITH LOCATION, SPACING, SIZING AND REQUIREMENTS PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. SEE SHEET L100 FOR LOCATIONS.
2. 4' x 8' CAST IRON TREE WELL COVERS WILL BE PROVIDED AT EACH NEW AND REUSED STREE TREE W/IN THE PROJECT AREA. SEE SHEET L100 FOR LOCATIONS.

02 4' x 8' CAST IRON TREE WELL COVERS WILL BE PROVIDED AT EACH NEW AND REUSED STREE TREE W/IN THE PROJECT AREA. SEE SHEET L100 FOR LOCATIONS.

03 ONE BIKE RACK WILL BE PROVIDED PER 50FT OF FRONTAGE. BIKE PARKING REQUIREMENTS ILLUSTRATE REQUIREMENTS PER THREE STREET FRONTAGES. BIKE RACKS WILL BE GROUPED PER FRONTAGE, AT IDEAL LOCATIONS. LOCATIONS AND DISTANCE COMPLIANCE PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. SEE SHEETS A000 & L100 FOR LOCATIONS

04 2 TRASH RECEPTALCES WILL BE PROVIDED ALONG JUANITA BLVD. 3 TRASH RECEPTACLES WILL BE PROVIDED ALONG MADISON AVENUE. 2 TRASH RECEPTACLES WILL BE PROVIDED ALONG OAKWOOD AVENUE. SEE SHEETS A000 & L100 FOR LOCATIONS

05 ONE PUBLIC BENCH WILL BE PROVIDED AT EACH OF THE THREE FRONTAGES (JUANITA, MADISON & OAKWOOD AVENUES). SEE SHEETS A000 & L100 FOR LOCATIONS

06 NEW CURB-CUT AND DRIVEWAY

07 LEGAL DESCRIPTION: SEE SURVEY SHEETS G011 AND G012.

LEGEND

ACCESSIBLE PATH OF TRAVEL

PROJECT INFORMATION

PROJECT NAME: ENLIGHTENMENT PLAZA

ADDRESS: 321 N. MADISON AVENUE
LOS ANGELES, CA 90004

OWNER: FLEXIBLE PSH SOLUTIONS, INC.

PROJECT DESCRIPTION:
321 N. MADISON AVENUE (DEVELOPMENT SITE / GROUND LOT):
FIVE 8-STORY MULTI-FAMILY BUILDINGS (NEW CONSTRUCTION), COMPRISED OF 5 STORIES OF TYPE III-A RESIDENTIAL UNITS ABOVE THREE LEVELS OF TYPE I-A GROUND FLOOR PARKING, RESIDENTIAL UNITS, AMENITIES AND COMMUNITY SERVICES.
3838 OAKWOOD AVENUE:
EXISTING +/-6,150SF TWO-STORY COMMERCIAL BUILDING W/ BASEMENT GARAGE PARKING LOCATED AT 3838 OAKWOOD

CONSTRUCTION TYPE: 8 STORIES OF TYPE III-A RESIDENTIAL OVER 3 STORIES TYPE I-A PARKING, RESIDENTIAL AND RESIDENTIAL ACCESSORY USES

OCCUPANCY: R2, B AND S2 OCCUPANCIES
ZONING: M1-1

SPECIFIC PLAN AREA: VERMONT/WESTERN TRANSIT ORIENTED DEVELOPMENT STATION NEIGHBORHOOD AREA PLAN

FLOOD ZONE: X

LOT AREA: 321 MADISON AVENUE: 90,974 SF *(PER SURVEY)*
3838 OAKWOOD AVENUE: 3,649 SF *(PER SURVEY)*

321 MADISON AVE:
(DEVELOPMENT SITE)
PROPOSED DENSITY: 454 UNITS
PROPOSED FAR: 2.8 : 1
PROPOSED FLOOR AREA: 247,812 SF

3838 OAKWOOD AVE:
PROPOSED DENSITY: INTERIOR RENOVATION. NO ADDITIONAL DENSITY NOR
PROPOSED FLOOR AREA: FLOOR AREA IS PROPOSED.

ALLOWABLE BLDG HEIGHT: UNLIMITED
PROPOSED BLDG HEIGHT:
NE BUILDING: 92' - 3" / 8 STORIES
NW BUILDING: 94' - 3" / 8 STORIES
SE BUILDING: 93' - 7" / 8 STORIES
SW-A BUILDING: 94' - 6" / 8 STORIES
SW-B BUILDING: 95' - 0" / 8 STORIES

SETBACKS (REQUIRED):

	REQUIRED	PROPOSED
FRONT YARD	0' - 0"	0' - 0"
SIDE YARD	5' - 0"	5' - 0"
REAR YARD	20' - 0"	0' - 0"

REAR YARD PROPOSED PER DBS DETERMINATION THAT SITE HAS NO REAR YARD.

AFFORDABLE UNIT COUNT: 100% AFFORDABLE EXCLUDING 5 MANAGER'S UNITS

DENSITY ALLOWED

GROUND LOT
LOT AREA: 90,974 SF
ALLOWABLE UNIT COUNT: UNLIMITED

DENSITY PROPOSED

UNIT TYPE	QUANTITY
1 BR UNIT	71
2 BR UNIT	13
STUDIO UNIT	370
GRAND TOTAL	454

UNIT COUNT BY BUILDING

BUILDING	UNIT TYPE	QTY
NORTHEAST	1 BR UNIT	22
NORTHEAST	2 BR UNIT	10
NORTHEAST	STUDIO UNIT	111
		143
NORTHWEST	1 BR UNIT	35
NORTHWEST	2 BR UNIT	1
NORTHWEST	STUDIO UNIT	48
		84
SOUTHEAST	1 BR UNIT	14
SOUTHEAST	STUDIO UNIT	76
		90
SOUTHWEST - A	2 BR UNIT	1
SOUTHWEST - A	STUDIO UNIT	73
		74
SOUTHWEST - B	2 BR UNIT	1
SOUTHWEST - B	STUDIO UNIT	62
		63
GRAND TOTAL		454

FAR ALLOWED

GROUND LOT:
LOT AREA: 90,974 SF
BUILDABLE AREA: 87,466 SF
FAR ALLOWED: 262,398 SF *(3:1 FAR)*
FAR PROPOSED: 247,812 SF *(2.8:1 FAR)*

- BUILDABLE AREA EXCLUDES YARD SETBACKS FOR ONE-STORY BUILDING.

FAR PROVIDED

BUILDING	NORTHEAST	NORTHWEST	SOUTHEAST	SOUTHWEST - A	SOUTHWEST - B	TOTALS
TOTAL LAMC FLOOR AREA (SF)	**102996**	**61766**	**58615**	**52196**	**42170**	**317743**
Subarea D.2 Deductions (PSH)						
CASE MANAGEMENT SERVICES (SF)	1215	1000	860	1350	1275	**5700**
COMMON AREAS (SF)	5994	1263	4196	1202	1945	**14600**
CORRIDORS (SF)	14970	8478	6559	9274	4278	**43559**
INTERIOR OPEN SPACE (SF)	2005	2025		1370	672	**6072**
TOTAL DEDUCTIONS (PSH)	**24164**	**12766**	**11615**	**13196**	**8170**	**69931**
REVISED FLOOR AREA *(RESIDENTIAL UNITS)*	**78812**	**49000**	**47000**	**39000**	**34000**	**247812**

- PROPOSED FLOOR AREA CALC'D. PER DEFINITIONS PER VERMONT/WESTERN SNAP SUBAREA D.2
- SUPPORTIVE SERVICES FLOOR AREA TOTALS CASE MGMT. SERVICES AND INTERIOR OPEN SPACE AREAS (5,700SF + 6,072SF = 11,772SF). THIS AREA EQUALS 4.7% FLOOR AREA.
- SUPPORTIVE SERVICES AREA INCLUDE CASE MANAGEMENT SERVICES AND INTERIOR OPEN SPACE *(COMMUNITY ROOMS, COMPUTER ROOMS, AND/OR COMMUNITY KITCHENS).*
- COMMON AREAS INCLUDE BUT NOT LIMITED TO RESIDENTIAL LOBBIES, MAILROOMS, LAUNDRY ROOMS, AND/OR OTHER COMMON DECKS AND INTERIOR ROOMS.

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ENLIGHTENMENT PLAZA

321 N. MADISON AVENUE, LOS ANGELES, CA 90004

FLEXIBLE PSH

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SUBMITTAL:

SITE PLAN REVIEW

JOB NUMBER:
18008.00
DATE:
04.10.20
REVISIONS:

SHEET TITLE:
PLOT PLAN

SHEET NUMBER:
A000.

AMENITY LEGEND

1. Tree Allee
2. Great Lawn
3. Shade Structure
4. Community Garden
5. Linear Concrete Benches
6. Barbecue
7. Dining Area
8. Game Tables
9. Planting Area, typ.
10. Concrete Paving with Colored Bands
11. Concrete Walkway with Long Scorelines
12. Dog Park
13. Seat Wall
14. Bike Racks **SUBAREA D.2 STREETSCAPE ELEMENT**
15. Pedestal Pavers over Podium
16. Lounge Area
17. Access Ramp
18. Stair "Amphitheater'
19. Decorative Fence along Madison Avenue (not shown; see sheet M1)
20. Public Bench **SUBAREA D.2 STREETSCAPE ELEMENT**
21. Trash receptacle **SUBAREA D.2 STREETSCAPE ELEMENT**
22. Street trees w/ 4'x8' cast iron tree wells

AMENITY NOTES

1. STREET TREES WILL COMPLY WITH LOCATION, SPACING, SIZING, AND REQUIREMENTS PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS.
2. 4'X8' CAST IRON TREE WELL COVERS WILL BE PROVIDED AT EACH NEW AND REUSED STREET TREE WITHIN THE PROJECT AREA. COLOR TO BE BLACK.
3. ONE BIKE RACK WILL BE PROVIDED PER 50FT OF FRONTAGE. BIKE PARKING REQUIREMENTS ILLUSTRATE REQUIREMENTS PER THREE STREET FRONTAGES. BIKE RACKS WILL BE GROUPED PER FRONTAGE AT IDEAL LOCATIONS. LOCATIONS AND DISTANCE COMPLIANCE PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. COLOR TO BE BLACK.
4. 2 TRASH RECEPTACLES WILL BE PROVIDED ALONG JUANITA BLVD. 3 TRASH RECEPTACLES WILL BE PROVIDED ALONG MADISON AVE. 2 TRASH RECEPTACLES WILL BE PROVIDED ALONG OAKWOOD AVENUE.
5. STREET REES SHALL BE 36-INCH BOX MINIMUM AND PLANTED IN PUBLIC RIGHT-OF-WAY. STREET TREES SHALL BE PLANTED APPROXIMATELY FOR EVERY 30 FEET OF STREET FRONTAGE.
6. ONE PUBLIC BENCH, PAINTED BLACK WITH A BACKREST, THREE ARMRESTS, AND INTERMEDIATE FRAME, FOR EVERY 250 FEET OF LOT FRONTAGE ON A MAJOR OR SECONDARY HIGHTWAY SHALL BE REQUIRED IN THE PUBLIC RIGHT-OF-WAY.

VERMONT SNAP STREETSCAPE ELEMENTS - STREET TREES

1 STREET TREE PER EVERY 30FT LOT FRONTAGE

= (200FT JUANITA AVE FRONTAGE / 30FT)	= 7 STREET TREES
= (97FT MADISON AVE FRONTAGE / 30FT)	= 3 STREET TREES
= (107FT MADISON AVE FRONTAGE / 30FT)	= 4 STREET TREES
= (193.75FT OAKWOOD AVE FRONTAGE / 30FT)	= 6 STREET TREES
	= 20 STREET TREES

VERMONT SNAP STREETSCAPE ELEMENTS - BIKES

1.0 BIKE RACK PER EVERY 50FT LOT FRONTAGE

= (200FT JUANITA AVE FRONTAGE / 50FT) X 1 RACK	= 4 RACKS (8 BIKES)
= (97FT MADISON AVE FRONTAGE / 50FT) X 1 RACK	= 2 RACKS (4 BIKES)
= (107FT MADISON AVE FRONTAGE / 50FT) X 1 RACK	= 2 RACKS (4 BIKES)
= (193.75FT OAKWOOD AVE FRONTAGE / 50FT) X 1 RACK	= 4 RACKS (8 BIKES)
	= 12 RACKS (24 BIKES)

N

0 10' 20' 40'

SCALE 1"= 20'

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LANDSCAPE ARCHITECTURE
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SUBMITTAL:
SITE PLAN REVIEW

JOB NUMBER:
18008.00

DATE:
04.06.2020

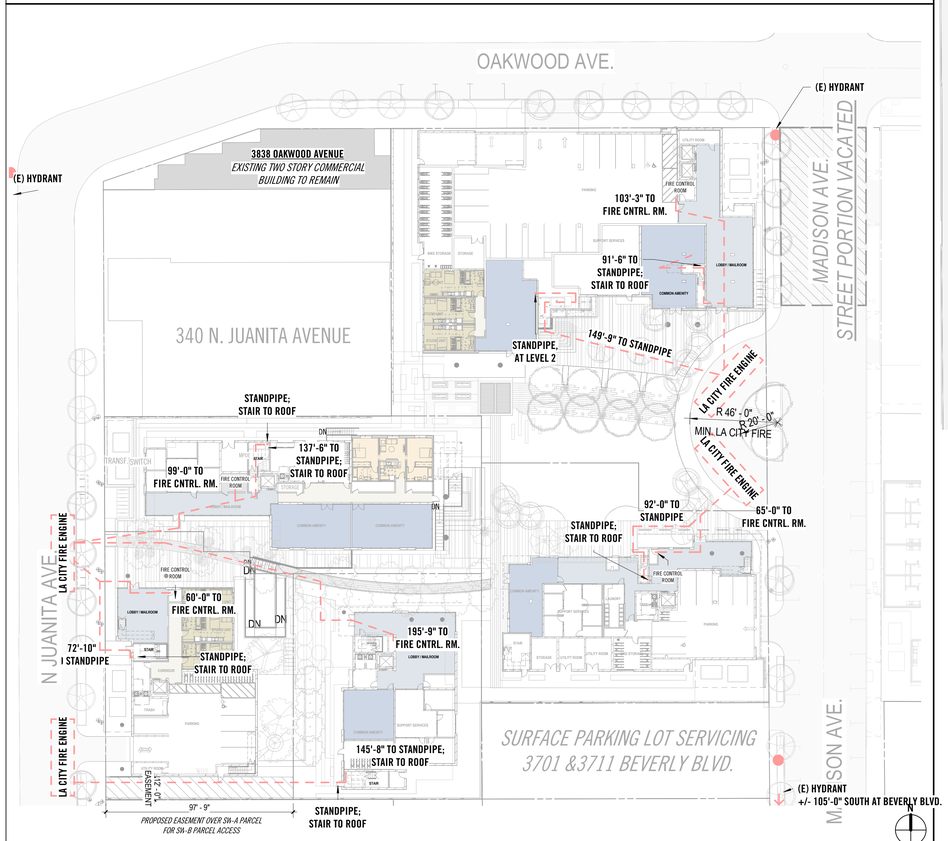
REVISIONS:

SHEET TITLE:
STREETSCAPE ELEMENTS / LANDSCAPE PLAN

SHEET NUMBER:
A000a

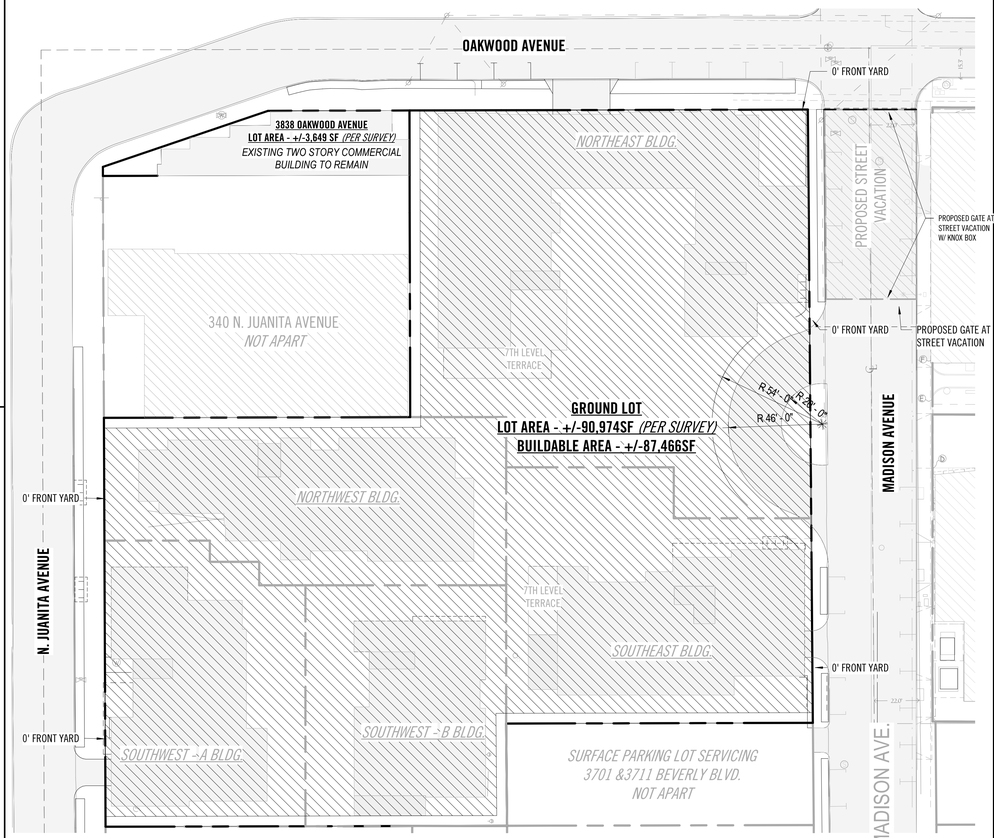
FIRE ACCESS - 2ND FLOOR PLAN
1/32" = 1'-0"

3



FIRE ACCESS - 1ST FLOOR PLAN
1/32" = 1'-0"

2



SITE PLAN
1" = 30'-0"

1

DENSITY ALLOWED

GROUND LOT
LOT AREA: 90,974 SF
ALLOWABLE UNIT COUNT: UNLIMITED

UNIT COUNT PER BUILDING

BUILDING	UNIT TYPE	QTY
NORTHEAST	1 BR UNIT	22
NORTHEAST	2 BR UNIT	10
NORTHEAST	STUDIO UNIT	111
		143
NORTHWEST	1 BR UNIT	35
NORTHWEST	2 BR UNIT	1
NORTHWEST	STUDIO UNIT	48
		84
SOUTHEAST	1 BR UNIT	14
SOUTHEAST	STUDIO UNIT	76
		90
SOUTHWEST - A	2 BR UNIT	1
SOUTHWEST - A	STUDIO UNIT	73
		74
SOUTHWEST - B	2 BR UNIT	1
SOUTHWEST - B	STUDIO UNIT	62
		63
GRAND TOTAL		454

FAR ALLOWED

GROUND LOT:
LOT AREA: 90,974 SF
BUILDABLE AREA: 87,466 SF
FAR ALLOWED: 262,398 SF *(3:1 FAR)*
FAR PROPOSED: 247,812 SF *(2.8:1 FAR)*

- BUILDABLE AREA EXCLUDES YARD SETBACKS FOR ONE-STORY BUILDING.

FAR PROVIDED

BUILDING	NORTHEAST	NORTHWEST	SOUTHEAST	SOUTHWEST - A	SOUTHWEST - B	TOTALS
TOTAL LAMC FLOOR AREA (SF)	102996	61766	58615	52196	42170	317743
Subarea D.2 Deductions (PSH)						
CASE MANAGEMENT SERVICES (SF)	1215	1000	860	1350	1275	5700
COMMON AREAS (SF)	5994	1263	4196	1202	1945	14600
CORRIDORS (SF)	14970	8478	6559	9274	4278	43559
INTERIOR OPEN SPACE (SF)	2005	2025		1370	672	6072
TOTAL DEDUCTIONS (PSH)	24164	12766	11615	13196	8170	69931
REVISED FLOOR AREA (RESIDENTIAL UNITS)	78812	49000	47000	39000	34000	247812

- PROPOSED FLOOR AREA CALCULATED PER DEFINITIONS LOCATED IN VERMONT/WESTERN SNAP SUBAREA D.2
- SUPPORTIVE SERVICES FLOOR AREA TOTALS +/- 11,659SF. THIS AREA EQUALS 4.7% FLOOR AREA.
- SUPPORTIVE SERVICES AREA INCLUDES BUT NOT LIMITED TO COMMUNITY ROOMS, CASE MANAGEMENT OFFICES, COMPUTER ROOMS, AND/OR COMMUNITY KITCHENS.
- COMMON AREAS INCLUDE BUT NOT LIMITED TO RESIDENTIAL LOBBIES, MAILROOMS, LAUNDRY ROOMS, AND/OR OTHER COMMON DECKS AND INTERIOR ROOMS.

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SUBMITTAL:

SITE PLAN REVIEW

JOB NUMBER: 18008.00
DATE: 03.20.20
REVISIONS:

SHEET TITLE:
LOT AREAS, BUILDABLE AREAS & FIRE ACCESS

SHEET NUMBER:
A001.

4TH FLOOR FAR PLAN
1/32" = 1'-0"
4

2ND FLOOR FAR PLAN
1/32" = 1'-0"
2

3RD FLOOR FAR PLAN
1/32" = 1'-0"
3

1ST FLOOR FAR PLAN
1/32" = 1'-0"
1

SITE NOTES

ZONING: M1-1

SPECIFIC PLAN AREA: VERMONT/WESTERN TRANSIT ORIENTED DEVELOPMENT STATION NEIGHBORHOOD AREA PLAN

FLOOD ZONE: X

GROSS LOT AREA: 321 MADISON AVENUE: 90,974 SF *(PER SURVEY)*
3838 OAKWOOD AVENUE: 3,649 SF *(PER SURVEY)*

ALLOWABLE BLDG HEIGHT: UNLIMITED

PROPOSED BLDG HEIGHT:
NE BUILDING: 92' - 3" / 8 STORIES
NW BUILDING: 94' - 3" / 8 STORIES
SE BUILDING: 93' - 7" / 8 STORIES
SW-A BUILDING: 94' - 6" / 8 STORIES
SW-B BUILDING: 95' - 0" / 8 STORIES

SETBACKS:

	REQUIRED	PROPOSED
FRONT YARD	= 0' - 0"	0' - 0"
SIDE YARD	= 5' - 0"	5' - 0"
REAR YARD	= 20' - 0"	0' - 0"

REAR YARD PROPOSED PER DBS DETERMINATION THAT SITE HAS NO REAR YARD.

AFFORDABLE UNIT COUNT: 100% AFFORDABLE EXCLUDING 5 MANAGER'S UNITS

FAR ALLOWED

GROUND LOT:
LOT AREA: **90,974 SF**
BUILDABLE AREA: **87,466 SF**
FAR ALLOWED: **262,398 SF** *(3:1 FAR)*
FAR PROPOSED: **247,812 SF** *(2.8:1 FAR)*

- BUILDABLE AREA EXCLUDES YARD SETBACKS FOR ONE-STORY BUILDING.

PROPOSED FAR

BUILDING	NORTHEAST	NORTHWEST	SOUTHEAST	SOUTHWEST -A	SOUTHWEST -B	TOTALS
TOTAL LAMC FLOOR AREA *(SF)*	102996	61766	58615	52196	42170	317743
Subarea D.2 Deductions *(PSH)*						
CASE MANAGEMENT SERVICES (SF)	1215	1000	860	1350	1275	5700
COMMON AREAS (SF)	5994	1263	4196	1202	1945	14600
CORRIDORS (SF)	14970	8478	6559	9274	4278	43559
INTERIOR OPEN SPACE (SF)	2000	2025		1370	672	6072
TOTAL DEDUCTIONS (PSH)	24184	12766	11615	13196	8170	69931
REVISED FLOOR AREA *(RESIDENTIAL UNITS)*	78812	49000	47000	39000	34000	247812

- PROPOSED FLOOR AREA CALC'D. PER DEFINITIONS PER VERMONT/WESTERN SNAP SUBAREA D.2
- SUPPORTIVE SERVICES FLOOR AREA TOTALS CASE MGMT. SERVICES AND INTERIOR OPEN SPACE AREAS (5,700SF + 6,072SF = 11,772SF). THIS AREA EQUALS 4.7% FLOOR AREA.
- SUPPORTIVE SERVICES AREA INCLUDE CASE MANAGEMENT SERVICES AND INTERIOR OPEN SPACE *(COMMUNITY ROOMS, COMPUTER ROOMS, AND/OR COMMUNITY KITCHENS).*
- COMMON AREAS INCLUDE BUT NOT LIMITED TO RESIDENTIAL LOBBIES, MAILROOMS, LAUNDRY ROOMS, AND/OR OTHER COMMON DECKS AND INTERIOR ROOMS.

SHEET NOTES

FAR LEGEND

- CASE MANAGEMENT SERVICES *SUB-AREA D.2 PSH DEDUCTION*
- COMMON AREAS *SUB-AREA D.2 PSH DEDUCTION*
- CORRIDORS *SUB-AREA D.2 PSH DEDUCTION*
- INTERIOR OPEN SPACE *SUB-AREA D.2 PSH DEDUCTION*
- RESIDENTIAL UNITS

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SUBMITTAL:

SITE PLAN REVIEW

JOB NUMBER:
18008.00
DATE:
03.20.20
REVISIONS:

SHEET TITLE:
FAR CALCULATIONS

SHEET NUMBER:
A002.

3/31/20 11:22:01 AM

8TH FLOOR FAR PLAN
1/32" = 1'-0"
4

6TH FLOOR FAR PLAN
1/32" = 1'-0"
2

7TH FLOOR FAR PLAN
1/32" = 1'-0"
3

5TH FLOOR FAR PLAN
1/32" = 1'-0"
1

LEGEND

- COMMON AREAS
- CORRIDORS
- RESIDENTIAL UNITS

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SUBMITTAL:

SITE PLAN REVIEW

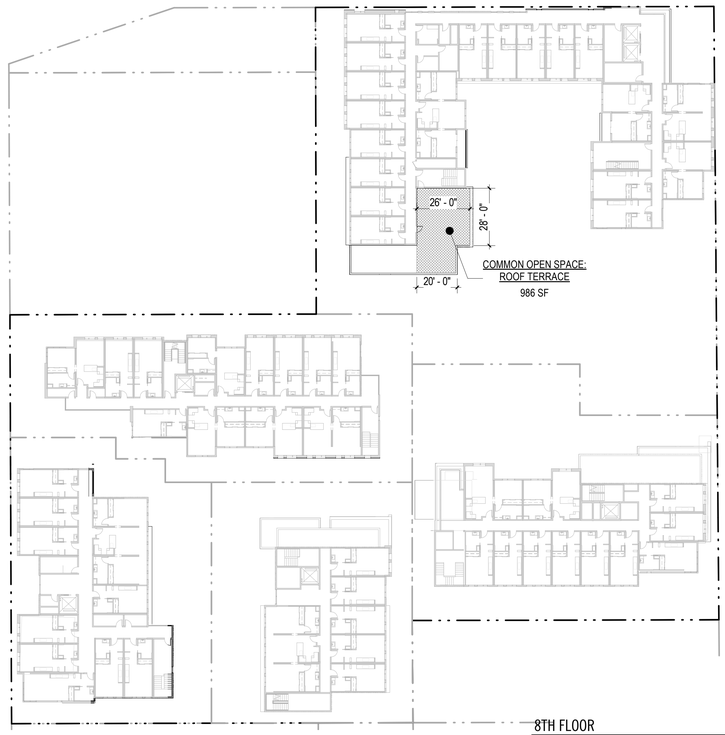
JOB NUMBER:
18008.00

DATE:
12.13.19

REVISIONS:

SHEET TITLE:
FAR CALCULATIONS

SHEET NUMBER:
A003.

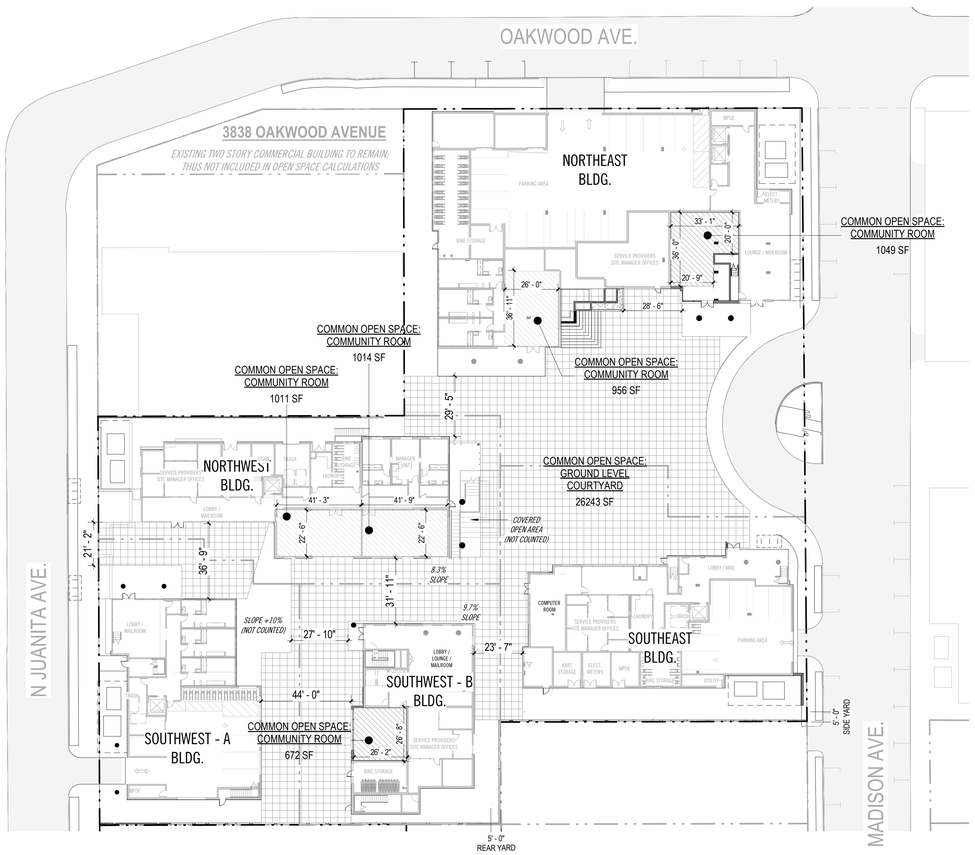


8TH FLOOR
1" = 30'-0"

3

2ND FLOOR
1" = 30'-0"

2



1ST FLOOR OPEN SPACE PLAN
1" = 30'-0"

1

OPEN SPACE SHEET NOTES

OPEN SPACE PER DEFINITIONS IN VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN - SUBAREA D.2 - COMMERCIAL MANUFACTURING/PERMANENT SUPPORTIVE HOUSING

USABLE OPEN SPACE
NO PORTION OF THE REQUIRED USABLE OPEN SPACE SHALL HAVE A SLOPE EXCEEDING 15%. UP TO 75% OF THE USABLE OPEN SPACE MAY BE PROVIDED ABOVE THE GROUND FLOOR REGARDLESS OF THE UNDERLYING ZONE.

COMMON USABLE OPEN SPACE
NO PORTION OF THE REQUIRED COMMON USABLE OPEN SPACE SHALL HAVE A DIMENSION OF LESS THAN 16 FEET OR BE LESS THAN 400 SQUARE FEET FOR PROJECTS UNDER 10 DWELLING UNITS AND 400 SQUARE FEET FOR PROJECTS 10 DWELLING UNITS OR MORE.

PRIVATE USABLE OPEN SPACE
ONCE THE STANDARDS FOR THE COMMON USABLE OPEN SPACE REFERENCED IN THE PARAGRAPH ABOVE HAVE BEEN MET, PROJECTS MAY PROVIDE PRIVATE USABLE OPEN SPACE, SUCH AS BALCONIES OR PATIOS, WITH A MINIMUM DIMENSION OF SIX FEET FOR BALCONIES AND TEN FEET FOR PATIOS, THEREBY REDUCING THE REQUIRED USABLE OPEN SPACE DIRECTLY COMMENSURATE WITH THE AMOUNT OF PRIVATE OPEN SPACE PROVIDED.

OPEN SPACE REQUIRED

OPEN SPACE PER DEFINITIONS IN VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN - SUBAREA D.2 - COMMERCIAL MANUFACTURING/PERMANENT SUPPORTIVE HOUSING

BUILDING	NAME	# OF UNITS	REQ'D OPEN SPACE
NORTHEAST	1 BR UNIT	22 x 100SF	2200 SF
NORTHEAST	2 BR UNIT	10 x 125SF	1250 SF
NORTHEAST	STUDIO UNIT	111 x 100SF	11100 SF
		143	14550 SF = **11,640 SF** *(80%)*
NORTHWEST	1 BR UNIT	35 x 100SF	3500 SF
NORTHWEST	2 BR UNIT	1 x 125SF	125 SF
NORTHWEST	STUDIO UNIT	48 x 100SF	4800 SF
		84	8425 SF = **6,740 SF** *(80%)*
SOUTHEAST	1 BR UNIT	14 x 100SF	1400 SF
SOUTHEAST	STUDIO UNIT	76 x 100SF	7600 SF
		90	9000 SF = **7,200 SF** *(80%)*
SOUTHWEST - A	2 BR UNIT	1 x 125SF	125 SF
SOUTHWEST - A	STUDIO UNIT	73 x 100SF	7300 SF
		74	7425 SF = **5,940 SF** *(80%)*
SOUTHWEST - B	2 BR UNIT	1 x 125SF	125 SF
SOUTHWEST - B	STUDIO UNIT	62 x 100SF	6200 SF
		63	6325 SF = **5,060 SF** *(80%)*
GRAND TOTAL		454	45725 SF

GRAND TOTAL W/ 20% REDUCTION (ENTITLEMENT) = **36,580 SF**

**A KITCHEN IS NOT CONSIDERED A HABITABLE SPACE FOR PURPOSES OF CALCULATING OPEN SPACE.*

OPEN SPACE PROVIDED - GROUND LOT

EXTERIOR VS. INTERIOR OPEN SPACE

BUILDING	LEVEL	NAME	AREA
GROUND LOT	1ST FLOOR	COMMON OPEN SPACE: GROUND LEVEL COURTYARD	26243
NORTHEAST	2ND FLOOR	NE: PODIUM COURT	3279
NORTHEAST	8TH FLOOR	COMMON OPEN SPACE: ROOF TERRACE	986
		TOTAL EXTERIOR OPEN SPACE	30508
NORTHEAST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1049
NORTHEAST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	956
NORTHWEST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1014
NORTHWEST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1011
SOUTHWEST - A	2ND FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1370
SOUTHWEST - B	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	672
		TOTAL INTERIOR OPEN SPACE (16.5%)	6072
GRAND TOTAL		TOTAL OPEN SPACE	36580

OPEN SPACE PROVIDED - GROUND LOT

GROUND FLOOR VS. UPPER LEVELS - OPEN SPACE

BUILDING	LEVEL	NAME	AREA
GROUND LOT	1ST FLOOR	COMMON OPEN SPACE: GROUND LEVEL COURTYARD	26243
NORTHEAST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1049
NORTHEAST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	956
NORTHWEST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1014
NORTHWEST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1011
SOUTHWEST - B	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	672
		TOTAL OPEN SPACE AT GROUND FLOOR	30945
NORTHEAST	2ND FLOOR	NE: PODIUM COURT	3279
SOUTHWEST - A	2ND FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1370
			4649
NORTHEAST	8TH FLOOR	COMMON OPEN SPACE: ROOF TERRACE	986
			986
GRAND TOTAL			36580

GROUND FLOOR OPEN SPACE TOTALS 30,945SF. PROVIDING 84% OF TOTAL OPEN SPACE AT GROUND FLOOR.

OPEN SPACE LEGEND

- COMMON OPEN SPACE: COMMUNITY ROOM
- COMMON OPEN SPACE: GROUND LEVEL COURTYARD
- COMMON OPEN SPACE: COMMUNITY ROOM
- NE: PODIUM COURT
- COMMON OPEN SPACE: ROOF TERRACE

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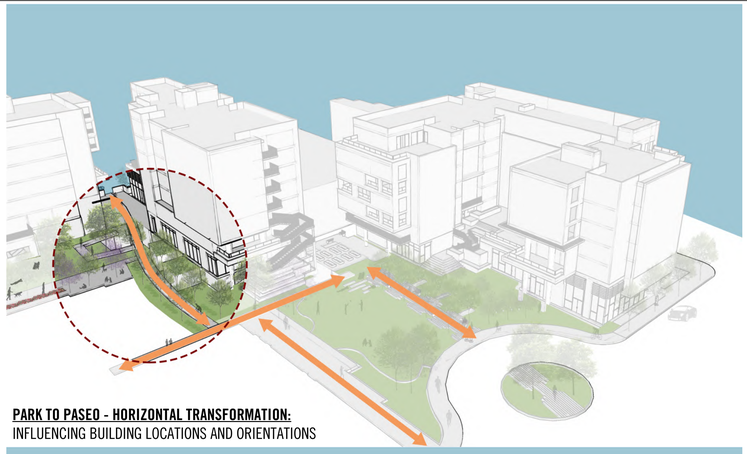
SUBMITTAL:

SITE PLAN REVIEW

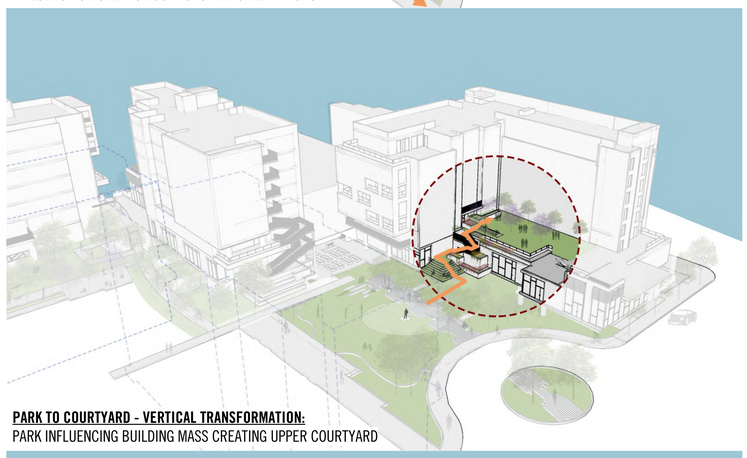
JOB NUMBER:
18008.00
DATE:
03.20.20
REVISIONS:

SHEET TITLE:
OPEN SPACE CALCULATIONS

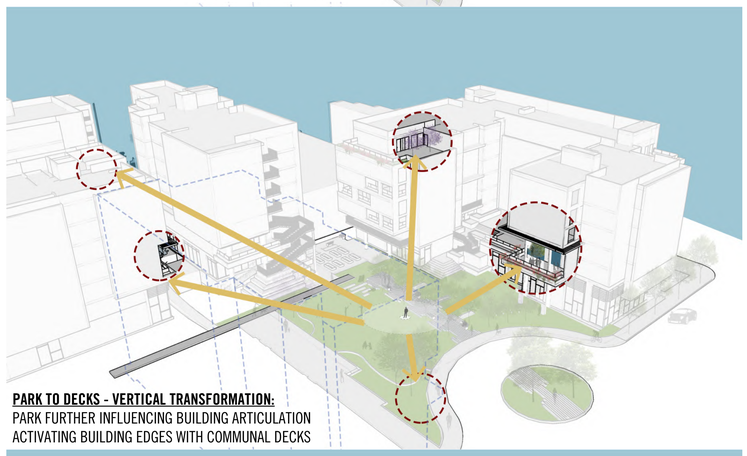
SHEET NUMBER:
A004.



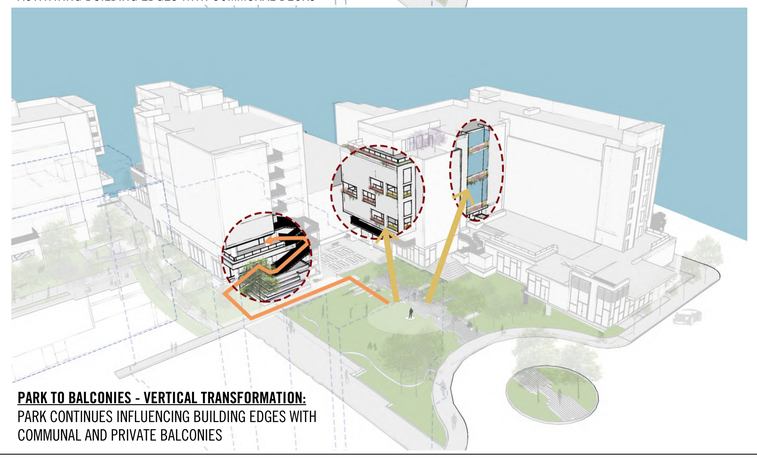
PARK TO PASEO - HORIZONTAL TRANSFORMATION:
INFLUENCING BUILDING LOCATIONS AND ORIENTATIONS



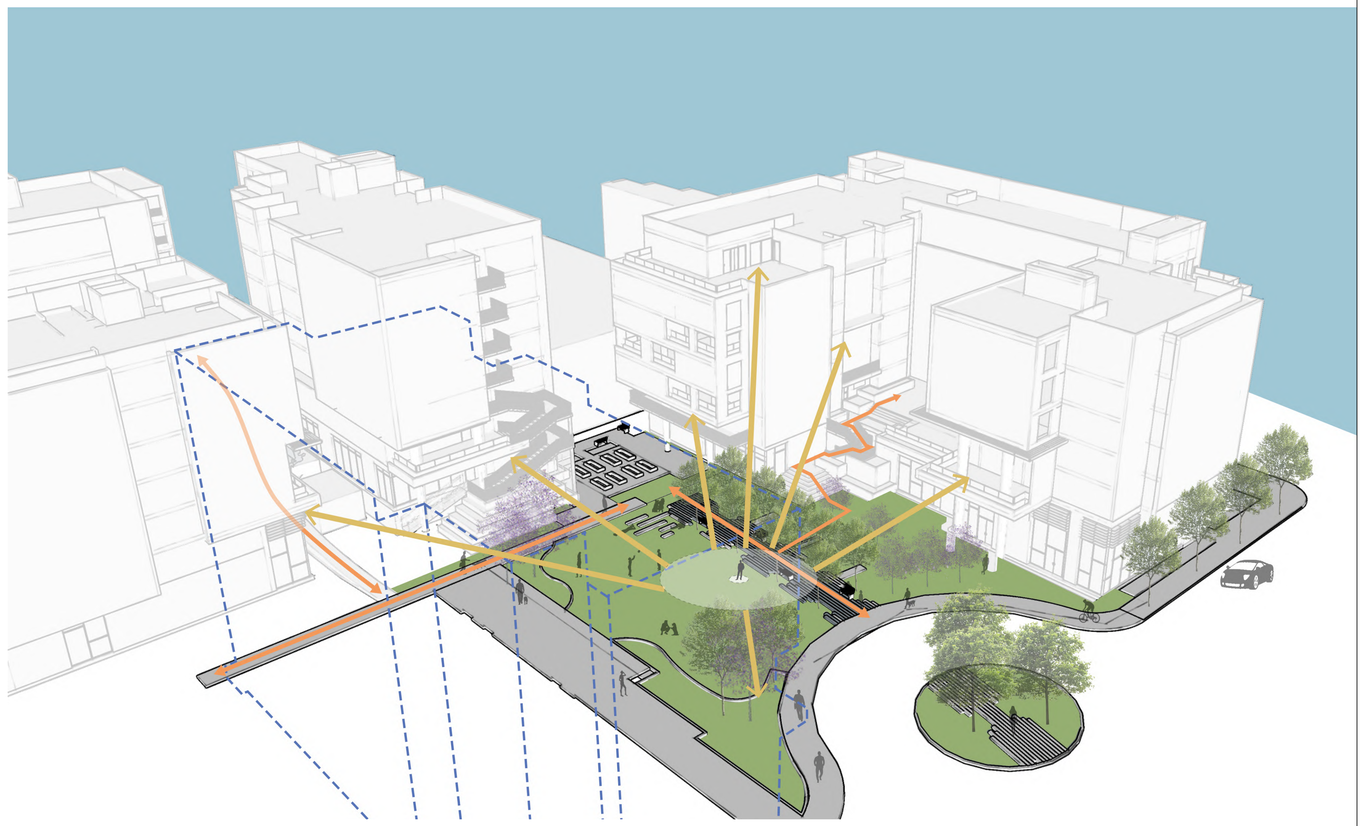
PARK TO COURTYARD - VERTICAL TRANSFORMATION:
PARK INFLUENCING BUILDING MASS CREATING UPPER COURTYARD



PARK TO DECKS - VERTICAL TRANSFORMATION:
PARK FURTHER INFLUENCING BUILDING ARTICULATION
ACTIVATING BUILDING EDGES WITH COMMUNAL DECKS



PARK TO BALCONIES - VERTICAL TRANSFORMATION:
PARK CONTINUES INFLUENCING BUILDING EDGES WITH
COMMUNAL AND PRIVATE BALCONIES



- THE PARK IS THE PROJECT'S DRIVING CONCEPT. THE PARK IS ALLOWED TO TRANSFORM IN BOTH HORIZONTAL AND VERTICAL PLANES. THE PARK'S TRANSFORMATIONS PROVIDE VARIOUS SCALES OF COMMUNAL SPACES FOR TENANTS TO ENGAGE WITH AND ACTIVATE.
- HORIZONTAL PLANE TRANSFORMATION INFORMS BUILDING LOCATION, SPACING, ORIENTATION, PROPORTIONS AND SIZE.
- VERTICAL PLANE TRANSFORMATIONS INFORM INITIAL BUILDING MASSING, VOIDS, AND UNIT ORIENTATION. ADDITIONALLY, THE PARK INFLUENCES THE LOCATION OF INTERIOR COMMUNAL SPACES THAT OVERLOOK THE LARGER PARK SPACE. COMMUNAL SPACES ARE NOT INTERIOR TO EACH BUILDING, BUT ENGAGED EDGES THAT ACTIVATE A LARGER PARK SCENE.

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ENLIGHTENMENT PLAZA

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SUBMITTAL:

SITE PLAN REVIEW

JOB NUMBER:
18008.00
DATE:
12.13.19
REVISIONS:

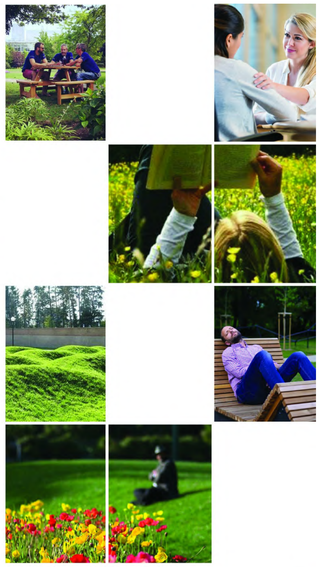
SHEET TITLE:
SITE PLANNING CONCEPTS

SHEET NUMBER:
A006.

ENLIGHTENMENT PLAZA SLOWS THE PACE OF THE COMMUNITY BY PROVIDING PEACEFUL, SERENE LANDSCAPES.

KEY PLAN

- RESIDENT SUPPORT SERVICES
- ACCESS TO MEDICAL CLINICS & SERVICES
- MENTAL HEALTH SUPPORT
- PHYSICAL HEALTH SUPPORT
- ACCESS TO PARK SPACE
- SENSORY GARDENS
- BUTTERFLY GARDENS
- CALM LIFESTYLE



M I N D

ENLIGHTENMENT PLAZA PROVIDES A CANVAS FOR A VARIETY OF COMMUNITY AND CIVIC EVENTS AND ACTIVITIES.

KEY PLAN

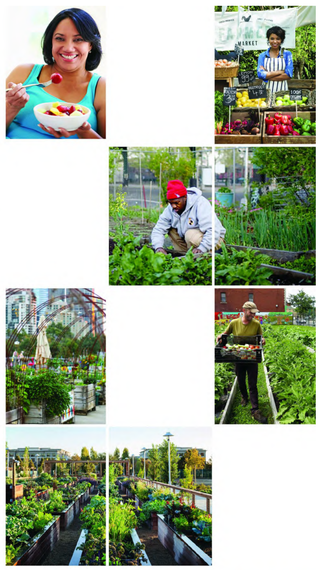
- HOUSING EQUITY
- FARMERS MARKET
- CIVIC EVENTS AND PRESENATIONS
- DIVERSE SCALE OF OPEN SPACES
- EDUCATION SUPPORT AND VOCATIONAL OPPORTUNITIES
- GATHERING OF GROUPED INTERESTS
- NESTING OF COMMUNITY SOCIAL SPACES

C O M M U N I T Y

THE COMMUNITY GARDENS IN ENLIGHTENMENT PLAZA GIVE RESIDENTS OPPORTUNITIES TO CARE FOR THE COMMUNITY IN WHICH THEY LIVE, PROVIDING A SENSE OF OWNERSHIP AND INCLUSION.

KEY PLAN

- COMMUNITY GARDENS
- FARMERS MARKETS
- ACCESS TO PRODUCE
- NUTRITION EDUCATION
- TEACHING KITCHENS
- GARDENING EDUCATION
- URBAN AGRICULTURE



N O U R I S H M E N T

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JOB NUMBER:
18008.00

DATE:
12.13.19

REVISIONS:

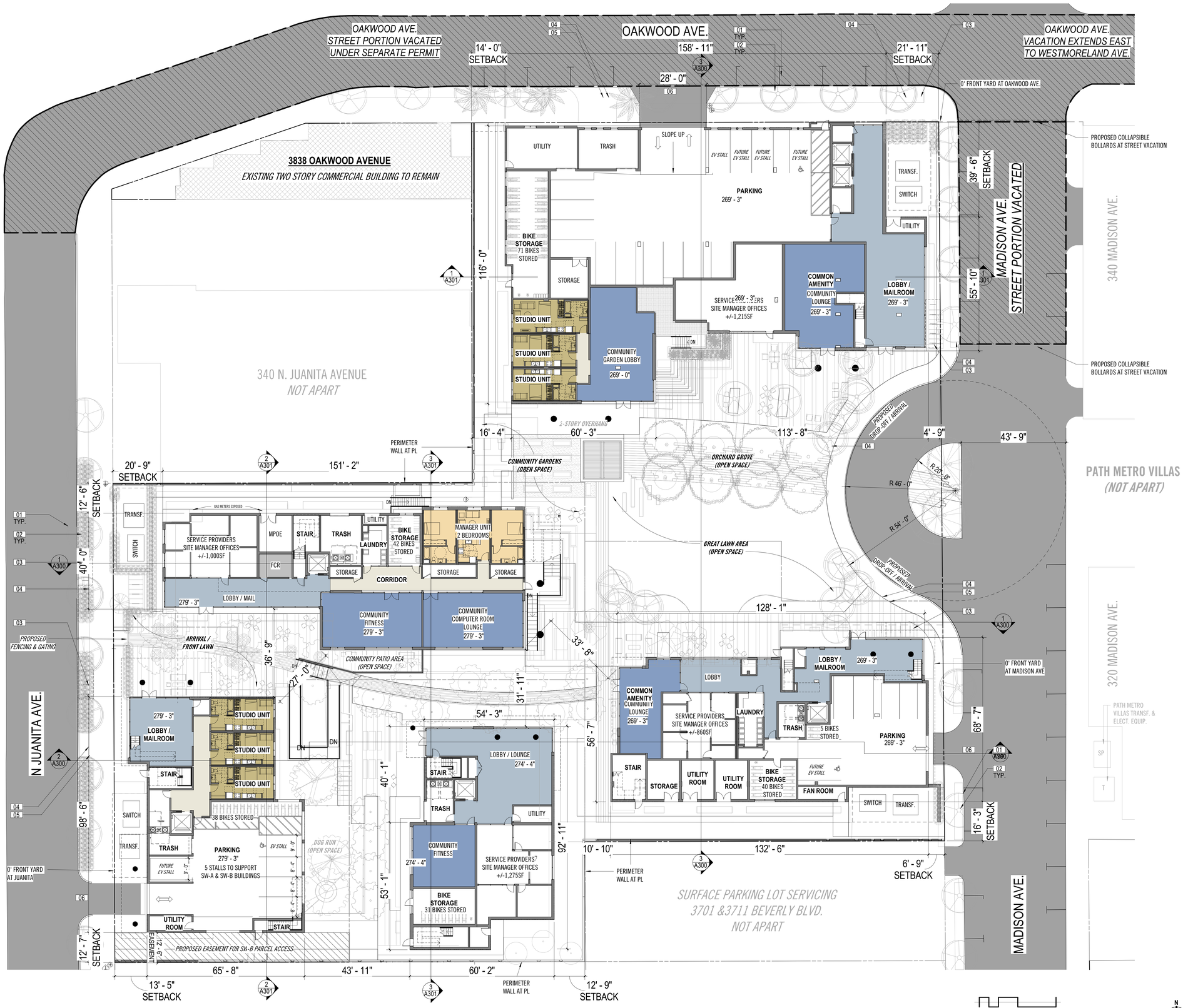
SHEET TITLE:

SITE PLANNING CONCEPTS

SHEET NUMBER:

A007.

12/13/19 11:38:37 AM



NOTES

01 STREET TREES WILL COMPLY WITH LOCATION, SPACING, SIZING AND REQUIREMENTS PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. SEE SHEET L100 FOR LOCATIONS.
2. 4' x 8' CAST IRON TREE WELL COVERS WILL BE PROVIDED AT EACH NEW AND REUSED STREE TREE W/IN THE PROJECT AREA. SEE SHEET L100 FOR LOCATIONS.

02 4' x 8' CAST IRON TREE WELL COVERS WILL BE PROVIDED AT EACH NEW AND REUSED STREE TREE W/IN THE PROJECT AREA. SEE SHEET L100 FOR LOCATIONS.

03 ONE BIKE RACK WILL BE PROVIDED PER 50FT OF FRONTAGE. BIKE PARKING REQUIREMENTS ILLUSTRATE REQUIREMENTS PER THREE STREET FRONTAGES. BIKE RACKS WILL BE GROUPED PER FRONTAGE, AT IDEAL LOCATIONS. LOCATIONS AND DISTANCE COMPLIANCE PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. SEE SHEETS A000 & L100 FOR LOCATIONS

04 2 TRASH RECEPTALCES WILL BE PROVIDED ALONG JUANITA BLVD. 3 TRASH RECEPTACLES WILL BE PROVIDED ALONG MADISON AVENUE. 2 TRASH RECEPTACLES WILL BE PROVIDED ALONG OAKWOOD AVENUE. SEE SHEETS A000 & L100 FOR LOCATIONS

05 ONE PUBLIC BENCH WILL BE PROVIDED AT EACH OF THE THREE FRONTAGES (JUANITA, MADISON & OAKWOOD AVENUES). SEE SHEETS A000 & L100 FOR LOCATIONS

06 NEW CURB-CUT AND DRIVEWAY

RESIDENTIAL PARKING REQUIRED

ONE (1) PARKING SPACE FOR EVERY 20 DWELLING UNITS OR GUEST ROOMS SHALL BE PROVIDED FOR THE PURPOSE OF ACCOMMODATING GUESTS, SUPPORTIVE SERVICES, CASE MANAGEMENT AND MANAGERS' UNITS

GROUND LOT:
454 UNITS / 20 = 23 PARKING STALLS

PROPOSED PARKING

BUILDING	PARKING TYPE	Count
NORTHEAST	(1) STANDARD	9
NORTHEAST	(2) COMPACT	3
NORTHEAST	(3) ACCESSIBLE	1
STALLS PROVIDED IN NE BLDG. *(FOR NE & NW BLDGS.)*		13
SOUTHEAST	(1) STANDARD	2
SOUTHEAST	(2) COMPACT	2
SOUTHEAST	(3) ACCESSIBLE	1
		5
SOUTHWEST - A	(1) STANDARD	4
SOUTHWEST - A	(3) ACCESSIBLE	1
STALLS PROVIDED IN SW-A BLDG. *(FOR BOTH SW BLDGS.)*		5
GRAND TOTAL		23

BIKE PARKING REQUIRED

RESIDENTIAL BIKE PARKING BASED UPON VERMONT SNAP SPECIFIC PLAN
SUBAREA C COMMUNITY CENTER

VERMONT SNAP STREETSCAPE ELEMENTS - BIKES
1.0 BIKE RACK PER EVERY 50FT LOT FRONTAGE
= (200FT JUANITA AVE FRONTAGE / 50FT) X 1 RACK = 4 RACKS (8 BIKES)
= (97FT MADISON AVE FRONTAGE / 50FT) X 1 RACK = 2 RACKS (4 BIKES)
= (107FT MADISON AVE FRONTAGE / 50FT) X 1 RACK = 2 RACKS (4 BIKES)
= (193.75FT OAKWOOD AVE FRONTAGE / 50FT) X 1 RACK = 4 RACKS (8 BIKES)
= 12 RACKS (24 BIKES)

RESIDENTIAL REQUIREMENT
0.5 BIKES PER STUDIO UNITS
0.5 BIKES PER 1-BEDROOM UNITS
0.5 BIKES PER 2-BEDROOM UNITS

NORTHEAST BUILDING REQUIRED
STUDIOS = 111 X 0.5 = 55
1-BEDROOMS = 22 X 0.5 = 11
2-BEDROOMS = 10 X 0.5 = 05
TOTAL = 71 BIKES

NORTHWEST BUILDING REQUIRED
STUDIOS = 48 X 0.5 = 24
1-BEDROOMS = 35 X 0.5 = 17
2-BEDROOMS = 01 X 0.5 = 01
TOTAL = 42 BIKES

SOUTHEAST BUILDING REQUIRED
STUDIOS = 76 X 0.5 = 38
1-BEDROOMS = 14 X 0.5 = 07
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 45 BIKES

SOUTHWEST - A BUILDING REQUIRED
STUDIOS = 73 X 0.5 = 36
1-BEDROOMS = 01 X 0.5 = 01
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 37 BIKES

SOUTHWEST - B BUILDING REQUIRED
STUDIOS = 62 X 0.5 = 31
1-BEDROOMS = 01 X 0.5 = 01
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 32 BIKES
TOTAL RESIDENTIAL = 227 BIKES

TOTAL BIKES ON SITE = 227+ 24 = 251 BIKES

BIKE PARKING PROPOSED

NORTHEAST BUILDING = 71 BIKES STORED
NORTHWEST BUILDING = 42 BIKES STORED
SOUTHEAST BUILDING = 45 BIKES STORED
SOUTHWEST - A BUILDING = 38 BIKES STORED
SOUTHWEST - B BUILDING = 31 BIKES STORED
SUB-TOTAL = 227 BIKES STORED

VERMONT SNAP STREETSCAPE ELEMENTS
= 8 BIKES ALONG N. JUANITA AVENUE
= 8 BIKES ALONG MADISON AVENUE
= 8 BIKES ALONG OAKWOOD AVENUE
TOTAL = 251 BIKES STORED

UNIT COUNT PER PARCEL

BUILDING	UNIT TYPE	QTY
NORTHEAST	1 BR UNIT	22
NORTHEAST	2 BR UNIT	10
NORTHEAST	STUDIO UNIT	111
		143
NORTHWEST	1 BR UNIT	35
NORTHWEST	2 BR UNIT	1
NORTHWEST	STUDIO UNIT	48
		84
SOUTHEAST	1 BR UNIT	14
SOUTHEAST	STUDIO UNIT	76
		90
SOUTHWEST - A	2 BR UNIT	1
SOUTHWEST - A	STUDIO UNIT	73
		74
SOUTHWEST - B	2 BR UNIT	1
SOUTHWEST - B	STUDIO UNIT	62
		63
GRAND TOTAL		454

FLOOR PLAN HATCH LEGEND

- STUDIO UNITS
- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- COMMUNITY AMENITY ROOMS
- ENTRY / LOBBY / MAILROOMS
- COMMERCIAL - TO REMAIN

EV PARKING PROVIDED PURSUANT TO LAMC ORDINANCE 186485.
10% OF PARK'G SHALL BE EV CHARGING STATIONS - 2 STALLS PROVIDED AT NE BLDG.
30% OF PROVIDED PARKING SHALL BE EV READY - 5 ADDT'L STALLS PROVIDED IN PROJECT.

0' 4' 8' 16' 32'

PRES 1ST FLOOR PLAN
1/16" = 1'-0"

N

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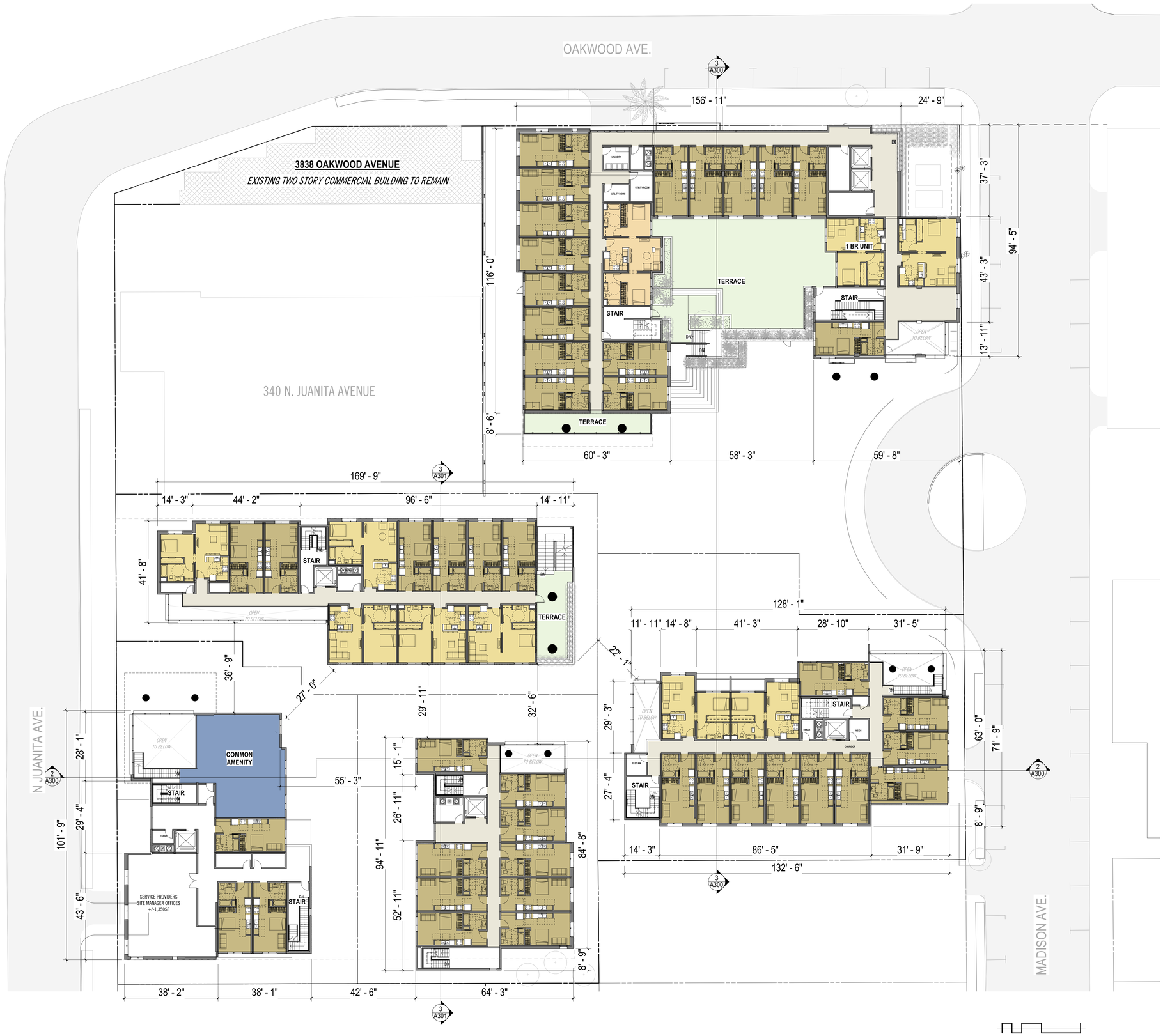
SITE PLAN REVIEW

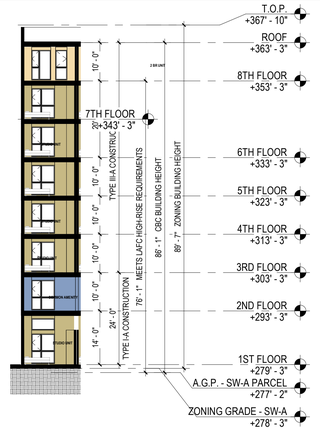
JOB NUMBER
18008.00
DATE:
04.10.20
REVISIONS:

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A110.

4/10/20 9:57:44 AM





BLDG. SECTION - TYPICAL
1/16" = 1'-0"
1

0' 4' 8' 16' 32'

PRES 2ND FLOOR PLAN
1/16" = 1'-0"
2

FLOOR PLAN HATCH LEGEND

- STUDIO UNITS
- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- COMMUNITY AMENITY ROOMS
- ENTRY / LOBBY / MAILROOMS
- COMMERCIAL - TO REMAIN

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SITE PLAN REVIEW

JOB NUMBER:
18008.00
DATE:
03.20.20
REVISIONS:

SHEET TITLE:
SECOND FLOOR PLAN

SHEET NUMBER:
A111.

3/21/20 11:39:50 AM

0' 4' 8' 16' 32'

PRES 3RD FLOOR PLAN
1/16" = 1'-0"

FLOOR PLAN HATCH LEGEND

- STUDIO UNITS
- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- COMMUNITY AMENITY ROOMS
- ENTRY / LOBBY / MAILROOMS
- COMMERCIAL - TO REMAIN

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SITE PLAN REVIEW

JOB NUMBER:
18008.00
DATE:
03.20.20
REVISIONS:

SHEET TITLE:
THIRD FLOOR PLAN

SHEET NUMBER:
A112.

3/21/20 11:22:46 AM

0' 4' 8' 16' 32'

PRES 4TH FLOOR PLAN
1/16" = 1'-0"

N

1

FLOOR PLAN HATCH LEGEND

- STUDIO UNITS
- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- COMMUNITY AMENITY ROOMS
- ENTRY / LOBBY / MAILROOMS
- COMMERCIAL - TO REMAIN

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JOB NUMBER:
18008.00

DATE:
03.20.20

REVISIONS:

SHEET TITLE
FOURTH FLOOR PLAN

SHEET NUMBER
A113.

3/21/20 11:23:54 AM

PRES 5TH FLOOR PLAN
1/16" = 1'-0"

FLOOR PLAN HATCH LEGEND

- STUDIO UNITS
- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- COMMUNITY AMENITY ROOMS
- ENTRY / LOBBY / MAILROOMS
- COMMERCIAL - TO REMAIN

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DATE:
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SHEET TITLE:

FIFTH FLOOR PLAN

SHEET NUMBER:

A114.

3/21/20 11:23:01 AM

PRES 6TH FLOOR PLAN
1/16" = 1'-0"

0' 4' 8' 16' 32'

N

FLOOR PLAN HATCH LEGEND

- STUDIO UNITS
- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- COMMUNITY AMENITY ROOMS
- ENTRY / LOBBY / MAILROOMS
- COMMERCIAL - TO REMAIN

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DATE:
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REVISIONS:

SHEET TITLE:
SIXTH FLOOR PLAN

SHEET NUMBER:
A115.

3/21/20 11:23:08 AM

0' 4' 8' 16' 32'

PRES 7TH FLOOR PLAN

1/16" = 1'-0"

1

FLOOR PLAN HATCH LEGEND

- STUDIO UNITS
- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- COMMUNITY AMENITY ROOMS
- ENTRY / LOBBY / MAILROOMS
- COMMERCIAL - TO REMAIN

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18008.00

DATE:
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REVISIONS:

SHEET TITLE:

SEVENTH FLOOR PLAN

SHEET NUMBER:

A116.

3/21/20 11:23:16 AM

0' 4' 8' 16' 32'

PRES 8TH FLOOR PLAN
1/16" = 1'-0"

1

N

FLOOR PLAN HATCH LEGEND

- STUDIO UNITS
- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- COMMUNITY AMENITY ROOMS
- ENTRY / LOBBY / MAILROOMS
- COMMERCIAL - TO REMAIN

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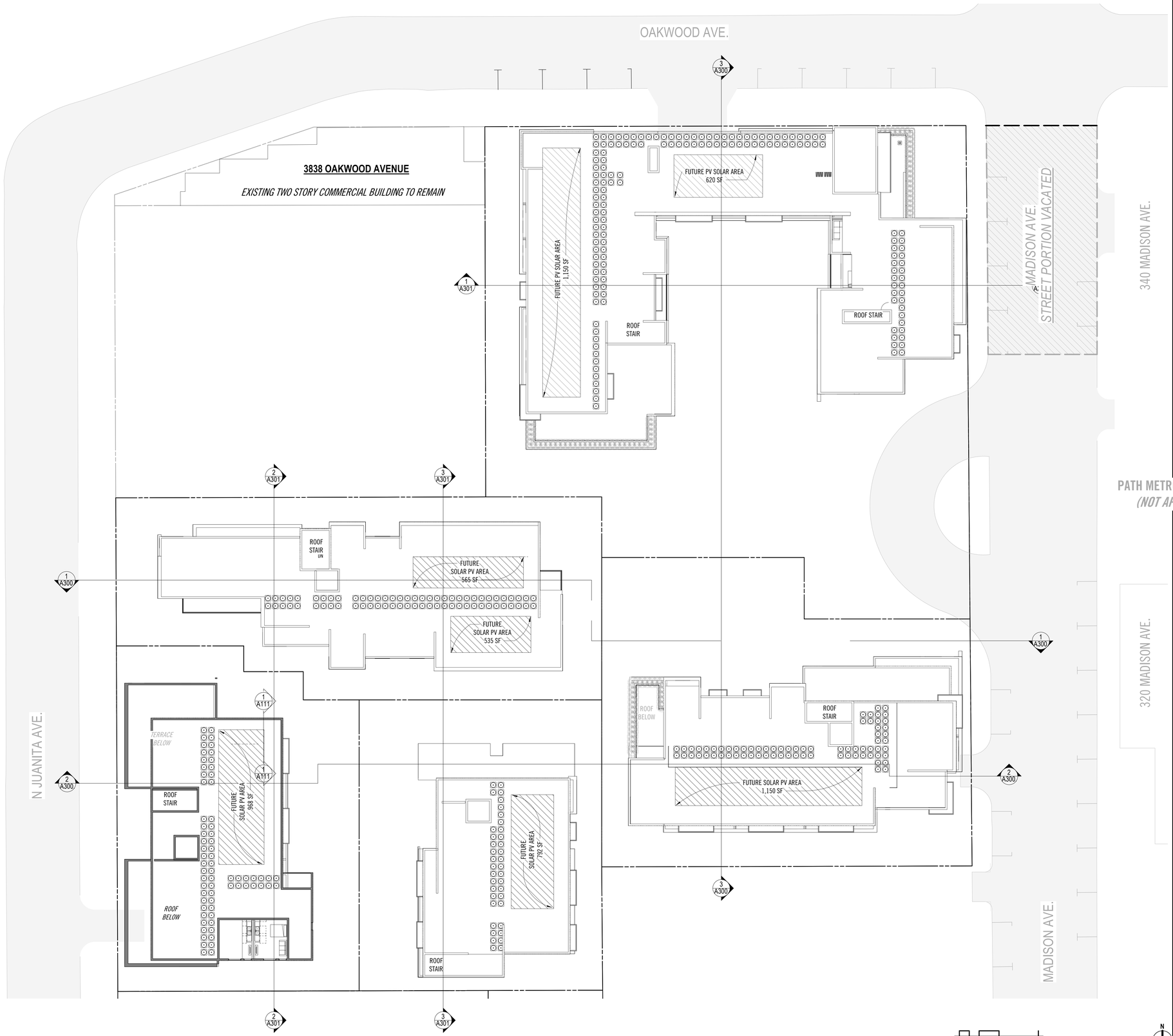
DATE:
03.20.20
REVISIONS:

SHEET TITLE:
EIGHTH FLOOR PLAN

SHEET NUMBER:
A117.



0' 4' 8' 16' 32'

PRES ROOF PLAN
1/16" = 1'-0"

1

N

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18008.00

DATE:
03.20.20

REVISIONS:

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A118.

3/21/20 11:23:29 AM

EASTERN PERSPECTIVE
ALONG MADISON AVENUE

WESTERN PERSPECTIVE
ALONG JUANITA AVENUE

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JOB NUMBER:
18008.00

DATE:
12.13.19

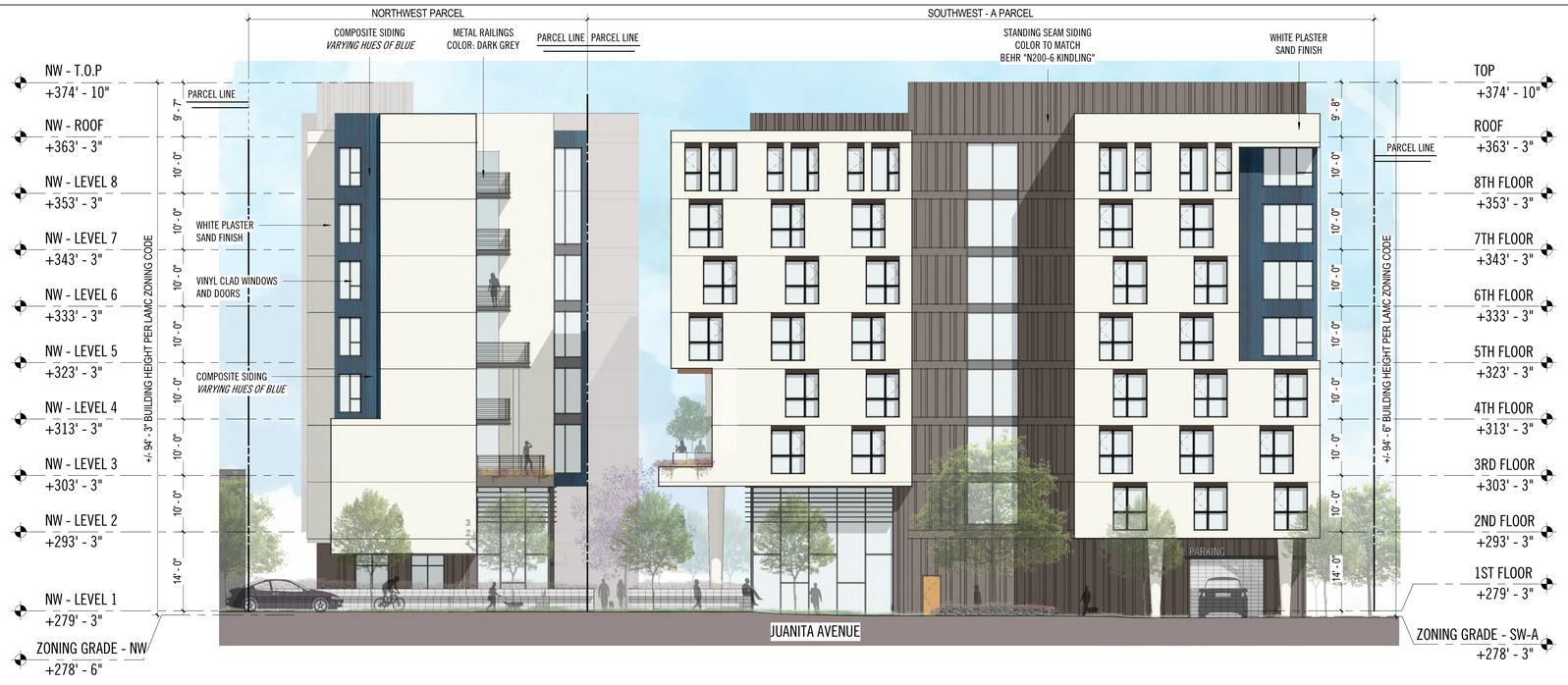
REVISIONS:

SHEET TITLE:
RENDERINGS

SHEET NUMBER:
A200.

12/13/19 11:40:00 AM

EAST ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"

MATERIALS

STAGGERED STANDING SEAM EXAMPLE
COLOR: DARK GREY
SUBSTITUTE MATERIAL - STUCCO W/ STAGGERED REVEALS

FIBER CEMENT SIDING EXAMPLE
MATERIAL EXAMPLE - NICHIHA (ROUGHSAWN TOBACCO)

COMPOSITE SIDING BOARD EXAMPLE

SHEET NOTES

A. EXTERIOR LIGHTING WILL BE CONFINED TO THE SITE AND WILL NOT CAUSE ANY GLARE TO ADJACENT PROPERTIES.
B. ALL PROPOSED MATERIALS WILL BE NON-REFLECTIVE TYPE THAT BLENDS WITH THE
C. MATERIAL AND COLORS OF SURROUNDING BUILDINGS AND STRUCTURES.

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310.399.7975
KFALOSANGELES.COM

ENLIGHTENMENT PLAZA

321 N. MADISON AVENUE, LOS ANGELES, CA 90004

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SUBMITTAL:
SITE PLAN REVIEW

JOB NUMBER:
18008.00

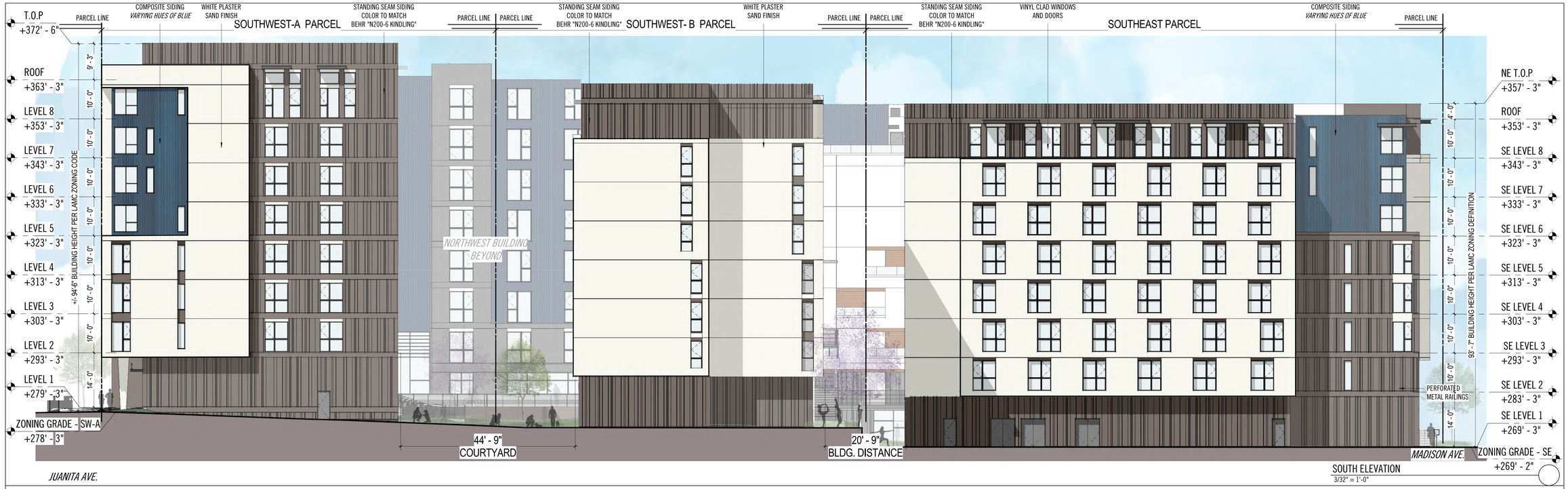
DATE:
12.13.19

REVISIONS:

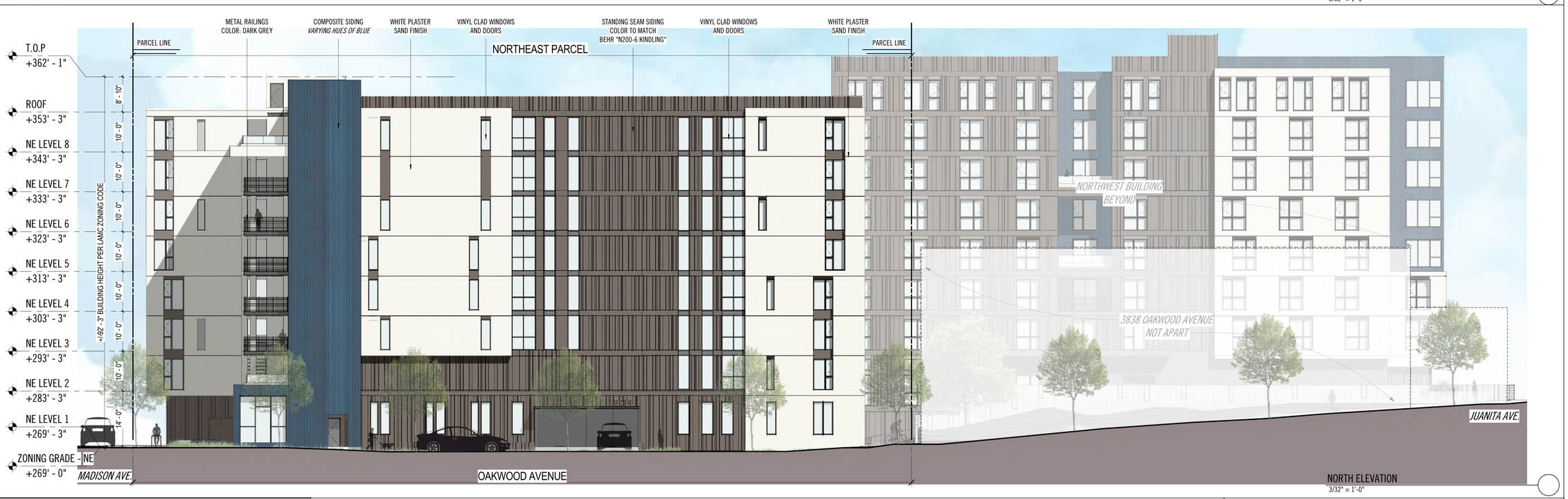
SHEET TITLE:
ELEVATIONS - JUANITA AVE. & MADISON AVE.

SHEET NUMBER:
A201.

12/13/19 11:40:02 AM



SOUTH ELEVATION
3/32" = 1'-0"



NORTH ELEVATION
3/32" = 1'-0"

MATERIALS

STAGGERED STANDING SEAM EXAMPLE
COLOR: DARK GREY
SUBSTITUTE MATERIAL - STUCCO W/ STAGGERED REVEALS

FIBER CEMENT SIDING EXAMPLE
MATERIAL EXAMPLE - NICHIHA (ROUGHSAWN TOBACCO)

COMPOSITE SIDING BOARD EXAMPLE

SHEET NOTES

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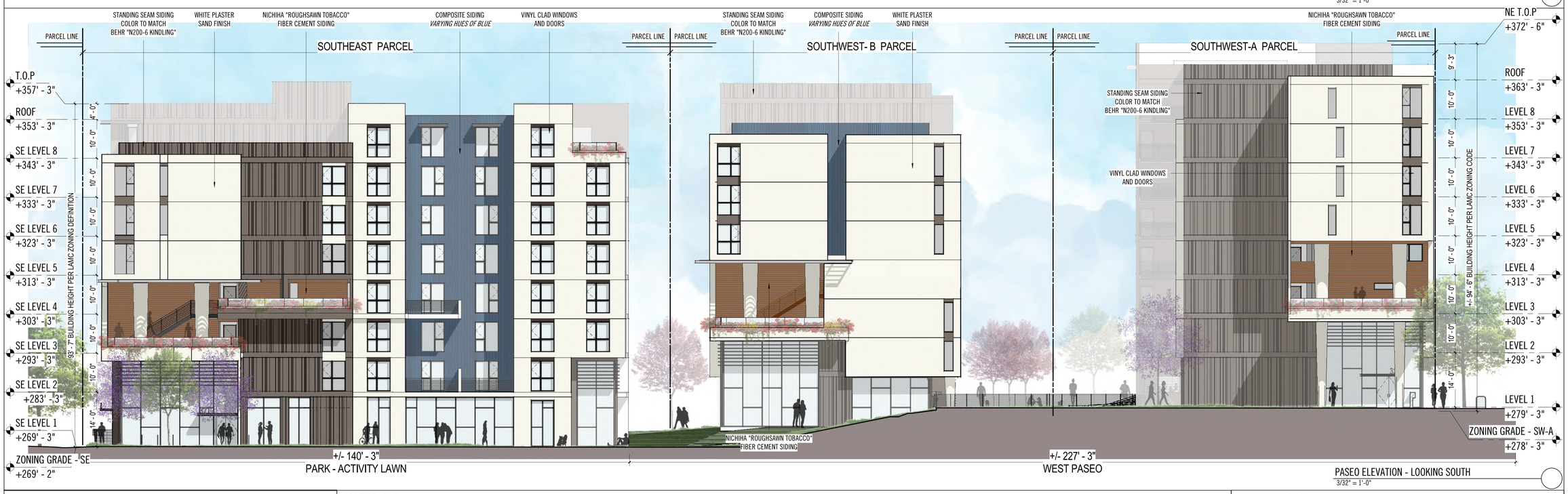
SITE PLAN REVIEW

JOB NUMBER:
18008.00
DATE:
04.10.20
REVISIONS:

SHEET TITLE:
ELEVATIONS - NORTH & SOUTH

SHEET NUMBER:
A202.

PASEO ELEVATION - LOOKING NORTH
3/32" = 1'-0"



PASEO ELEVATION - LOOKING SOUTH
3/32" = 1'-0"

MATERIALS

STAGGERED STANDING SEAM EXAMPLE
COLOR: DARK GREY
SUBSTITUTE MATERIAL - STUCCO W/ STAGGERED REVEALS

FIBER CEMENT SIDING EXAMPLE
MATERIAL EXAMPLE - NICHIHA (ROUGHSAWN TOBACCO)

COMPOSITE SIDING BOARD EXAMPLE

SHEET NOTES

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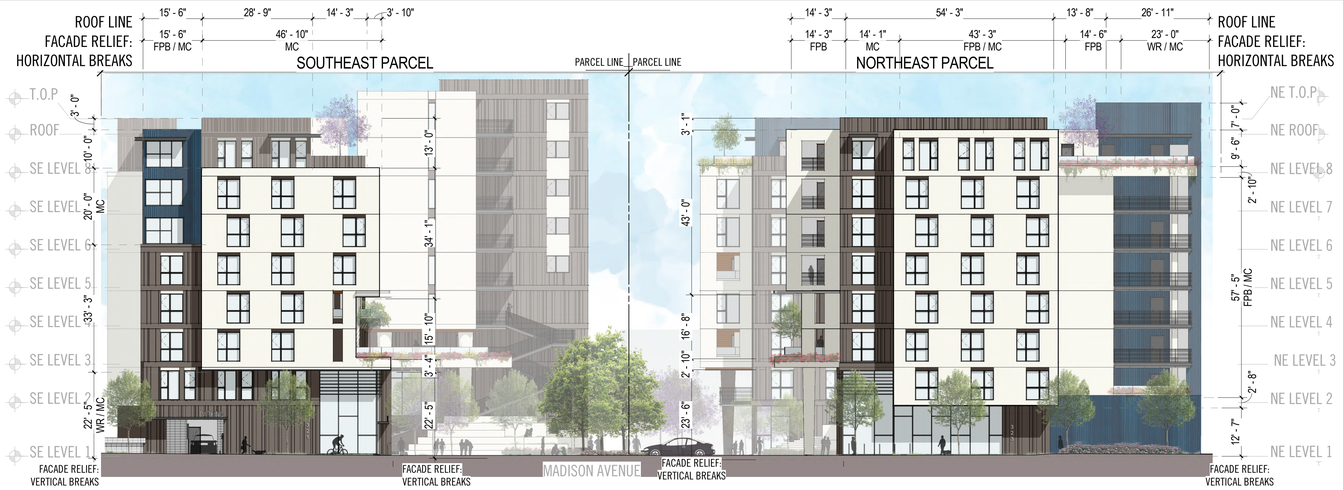
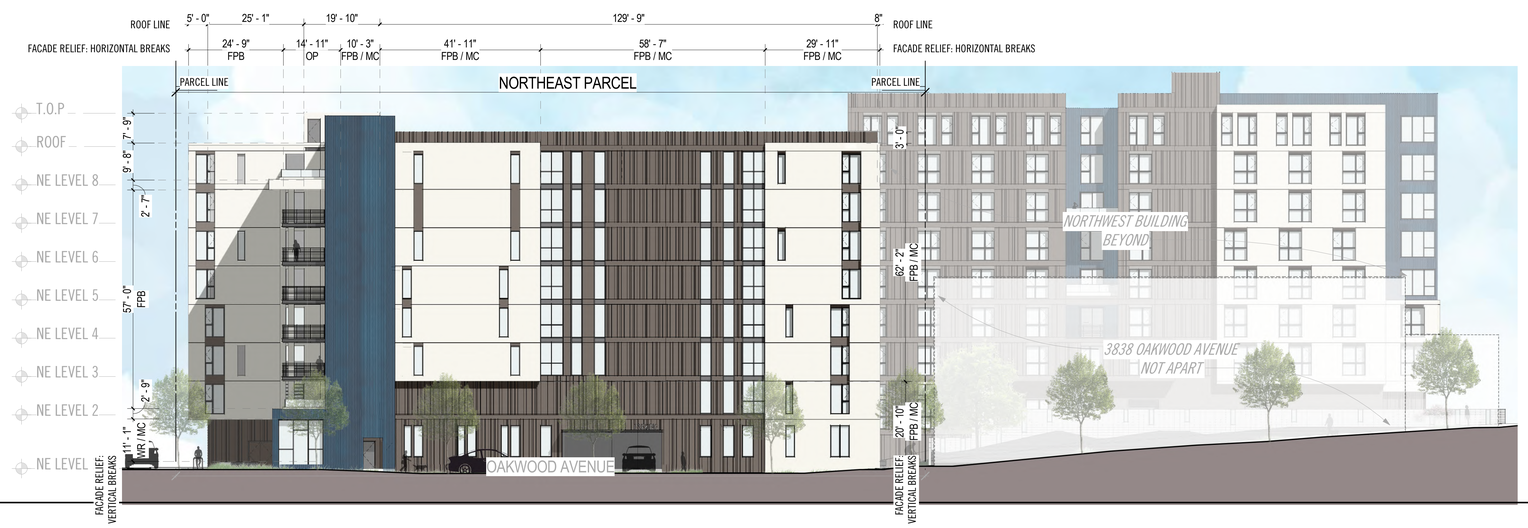
JOB NUMBER:
18008.00
DATE:
12.13.19
REVISIONS:

SHEET TITLE:
ELEVATIONS - PASEO ELEVATIONS

SHEET NUMBER:
A203.

12/13/19 11:40:06 AM





FACADE RELIEF LEGEND

KEY	DESCRIPTION
FPB	FACADE PLANE BREAK
WR	WALL RECESS
MC	MATERIAL CHANGE
OP	OPENING WITHIN FACADE
RPB	ROOF PLANE BREAK

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18008.00

DATE:
04.10.20

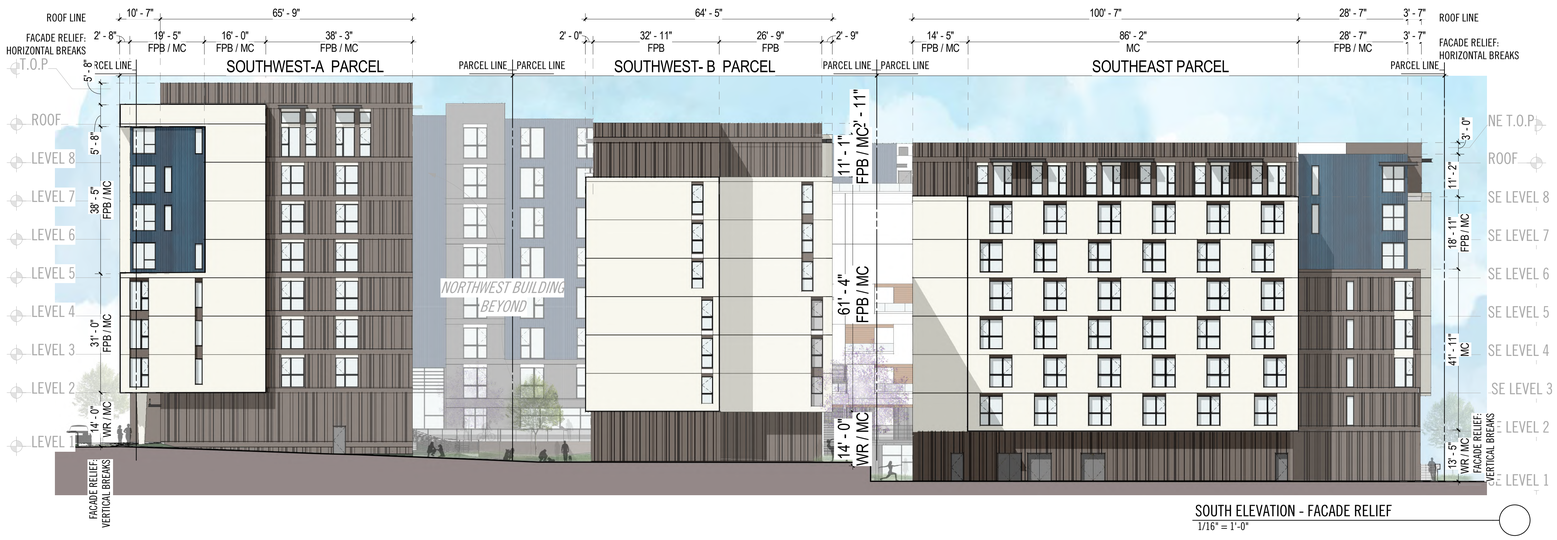
REVISIONS:

SHEET TITLE:

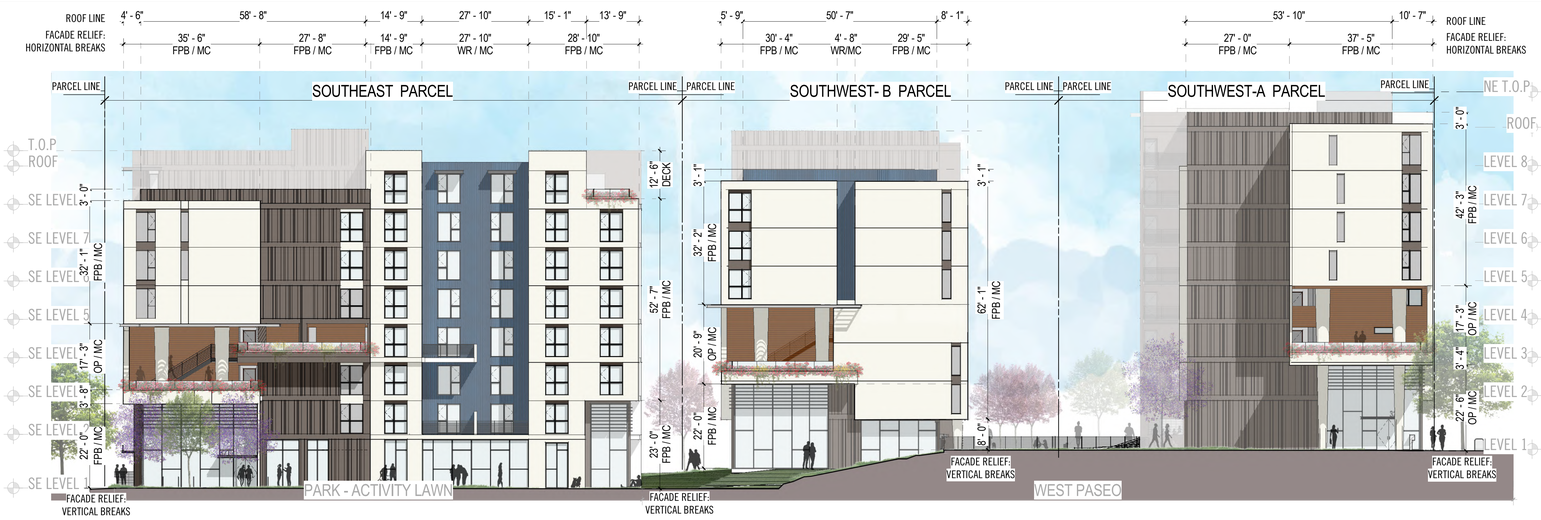
FACADE RELIEF EAST WEST AND NORTH ELEVATIONS

SHEET NUMBER:

A204.



SOUTH ELEVATION - FACADE RELIEF
1/16" = 1'-0"



FACADE RELIEF LEGEND

KEY	DESCRIPTION
FPB	FACADE PLANE BREAK
WR	WALL RECESS
MC	MATERIAL CHANGE
OP	OPENING WITHIN FACADE
RPB	ROOF PLANE BREAK

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12.13.19

REVISIONS:

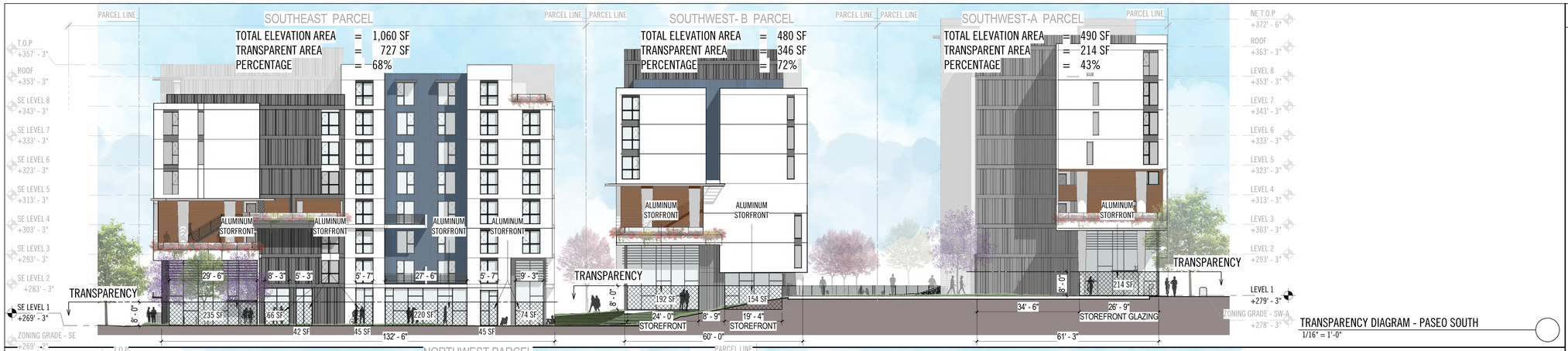
SHEET TITLE:

FACADE RELIEF SOUTH AND PASEO ELEVATIONS

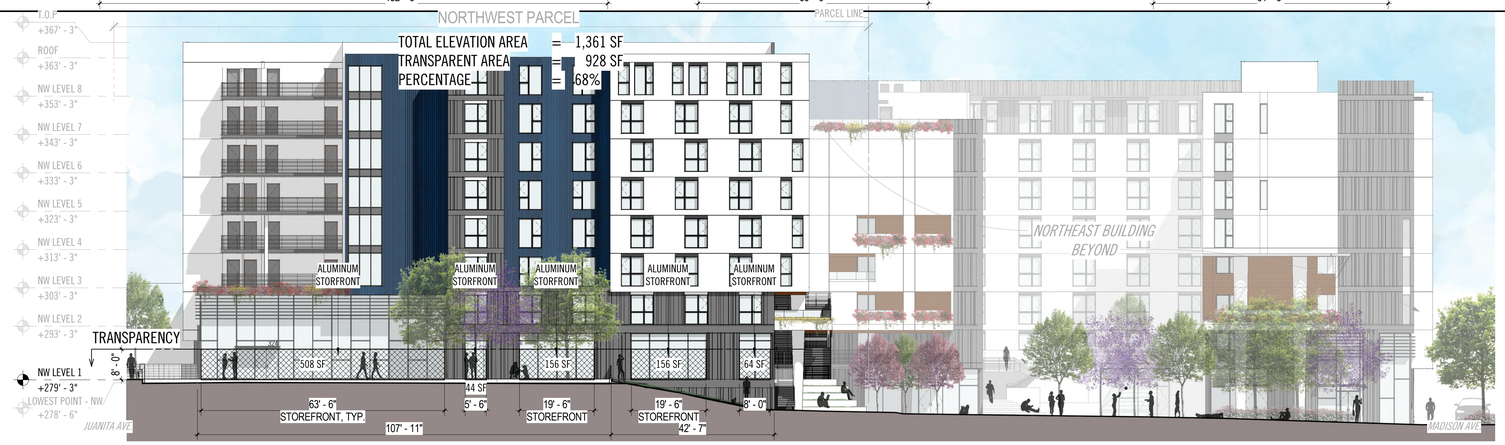
SHEET NUMBER:

A205.

12/12/19 11:40:09 AM



TRANSPARENCY DIAGRAM - PASEO SOUTH
1/16" = 1'-0"



TRANSPARENCY DIAGRAM - PASEO NORTH
1/16" = 1'-0"

FACADE TRANSPARENCY NOTES

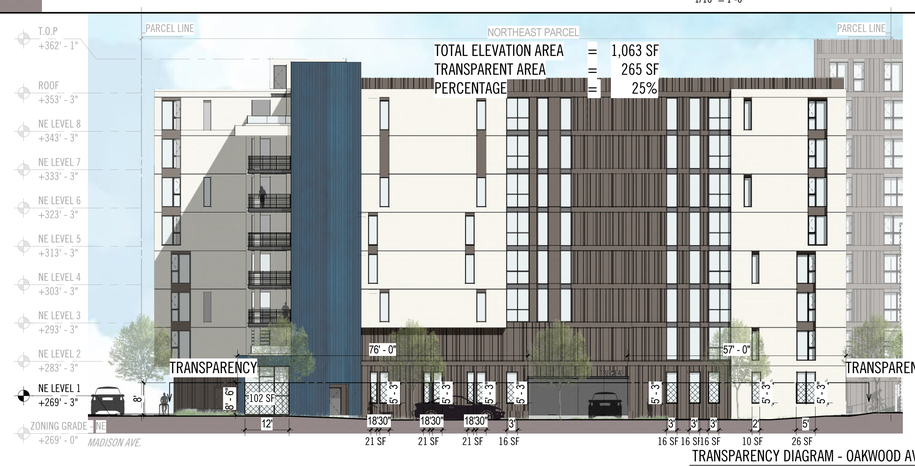
FOR ANY BUILDING LOCATED IN A NON-RESIDENTIAL ZONE, A MINIMUM OF 25 PERCENT OF THAT PORTION OF THE EXTERIOR STREET-FACING WALLS WHICH ARE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK GRADE SHALL BE COMPRISED OF TRANSPARENT (UNTINTED, UNFROSTED, NON-REFLECTIVE) WINDOWS OR OPENINGS, EXCLUSIVE OF AREAS FOR WALKWAYS, DRIVEWAYS, PASEOS AND PLAZAS.

A MINIMUM OF 10 PERCENT OF THE UPPER STORY PORTIONS OF THE EXTERIOR STREET-FACING BUILDING FACADE AS MEASURED FROM THE TOP OF THE FINISHED GROUND FLOOR TO THE TOP OF THE BUILDING FACADE SHALL BE COMPRISED OF TRANSPARENT (UNTINTED, UNFROSTED, NON-REFLECTIVE) WINDOWS OR OPENINGS.

GLASS TRANSPARENCY. GLASS IS CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80 PERCENT AND EXTERNAL REFLECTANCE OF LESS THAN 15 PERCENT.

TRANSPARENCY DIAGRAM - MADISON AVENUE
1/16" = 1'-0"

TRANSPARENCY DIAGRAM - JUANITA AVENUE
1/16" = 1'-0"



TRANSPARENCY DIAGRAM - OAKWOOD AVENUE
1/16" = 1'-0"

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SITE PLAN REVIEW

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DATE:
04.10.20
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SHEET TITLE:
TRANSPARENCY DIAGRAMS

SHEET NUMBER:
A206.

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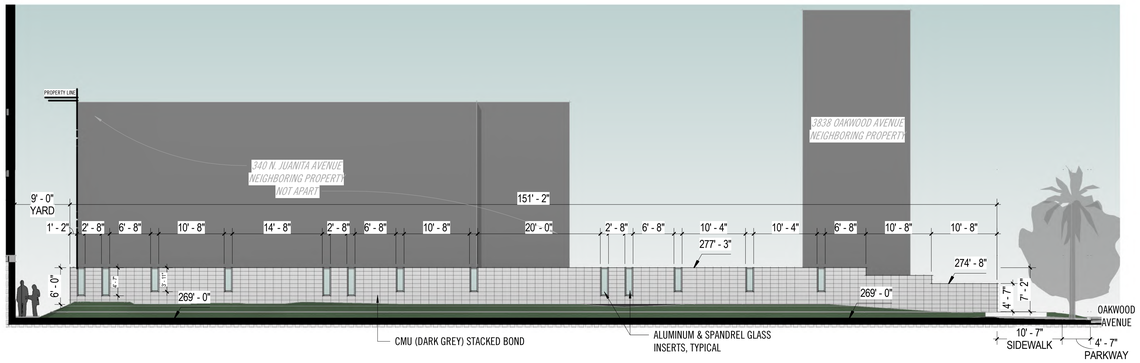
SHEET TITLE:

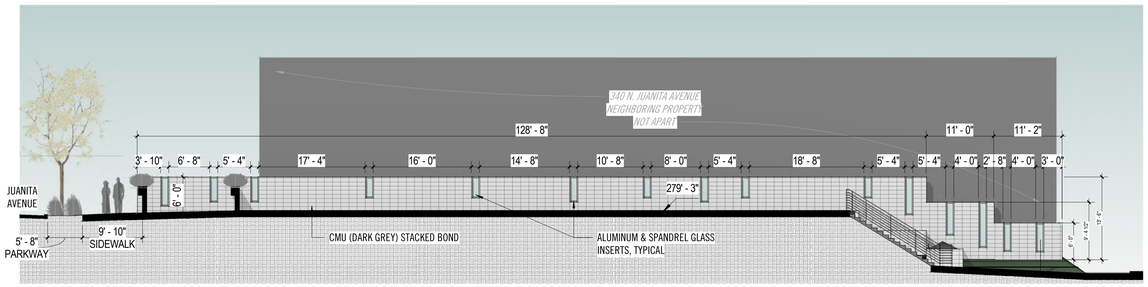
PRIVACY DIAGRAM

SHEET NUMBER:

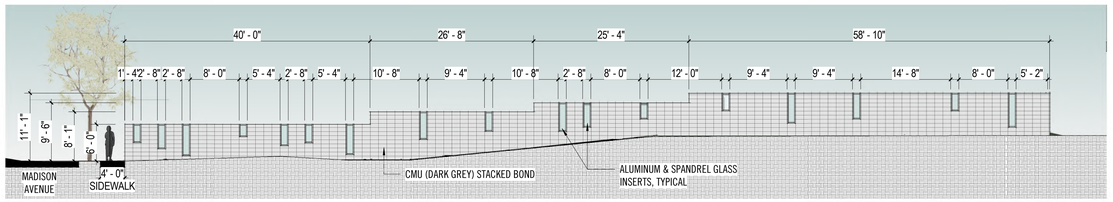
A207.



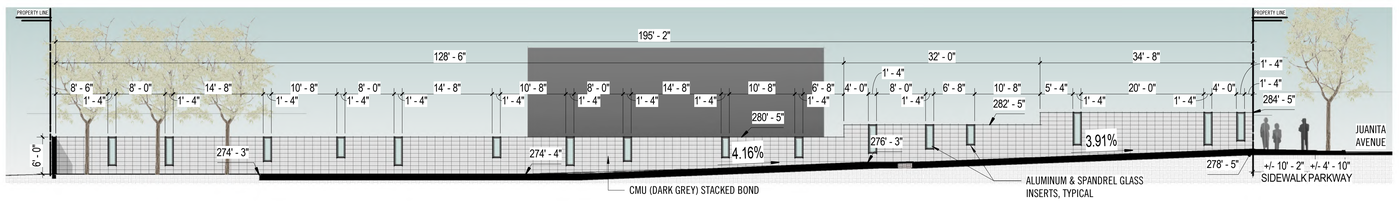
FREESTANDING WALL - NORTH RUNNING N/S
1" = 10'-0" 4



FREESTANDING WALL - NORTH RUNNING E/W
1" = 10'-0" 3



FREESTANDING WALL - SOUTH TOWARDS MADISON AVE.
1" = 10'-0" 2

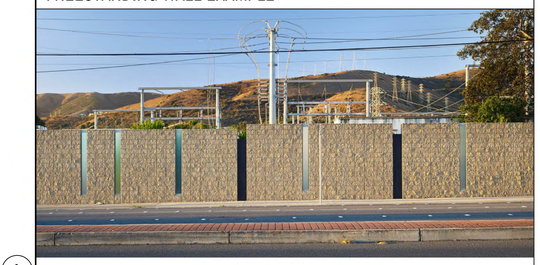


FREESTANDING WALL - SOUTH TOWARDS JUANITA AVE.
1" = 10'-0" 1

FREESTANDING WALLS NOTES

ALL FREESTANDING WALLS SHALL CONTAIN AN ARCHITECTURAL ELEMENT AT INTERVALS OF NO MORE THAN 40FEET. ALL FREESTANDING WALLS SHALL BE SETBACK FROM THE PROPERTY LINE ADJACENT TO A PUBLIC STREET WITH A LANDSCAPED BUFFER. CHAIN-LINK, BARBED AND CONCERTINA FENCES ARE NOT PERMITTED.

FREESTANDING WALL EXAMPLE



NOTE: PROPOSED FREESTANDING WALLS WILL BE GREY SPLIT-FACED CMU BLOCK (STACKED BOND)

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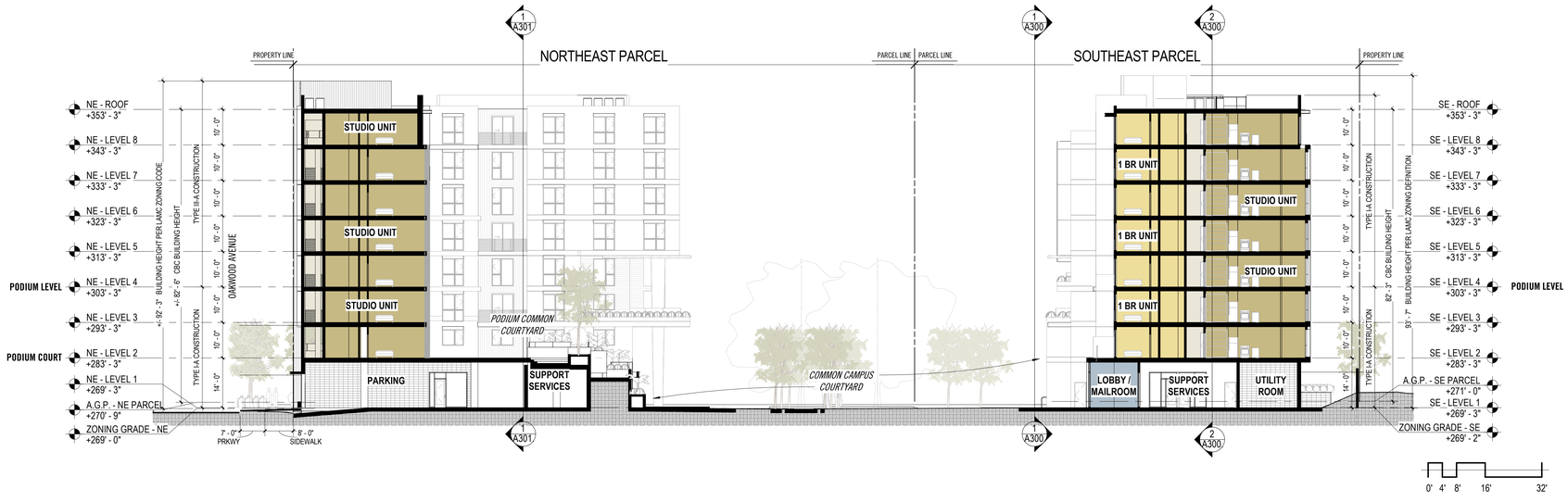
SITE PLAN REVIEW

JOB NUMBER:
18008.00
DATE:
12.13.19
REVISIONS:

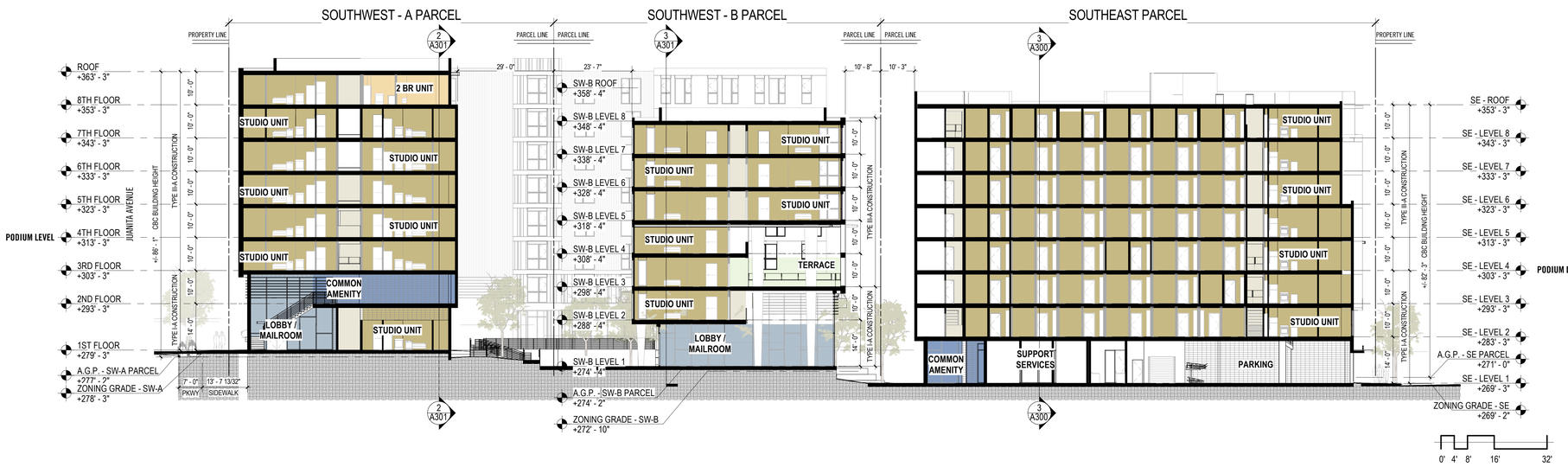
SHEET TITLE:
FREESTANDING WALLS

SHEET NUMBER:
A208.



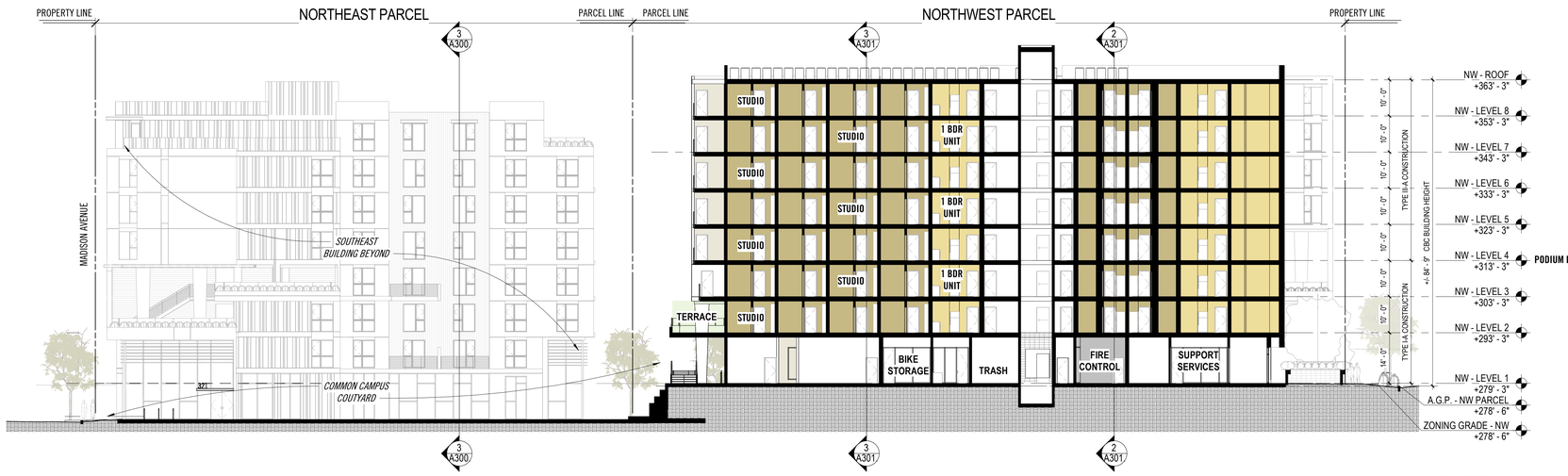
N/S SECTION - SITE
1/16" = 1'-0"

3



E/W SECTION - SITE - LOOKING NORTH
1/16" = 1'-0"

2



E/W SECTION - SITE - LOOKING SOUTH
1/16" = 1'-0"

1

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SITE PLAN REVIEW

JOB NUMBER:
18008.00

DATE:
12.13.19

REVISIONS:

SHEET TITLE:
SITE SECTIONS

SHEET NUMBER:
A300.

N/S SECTION - SITE WEST - B
1/16" = 1'-0"

3

N/S SECTION - SITE WEST - A
1/16" = 1'-0"

2

E/W SECTION - SW PARCEL
1/16" = 1'-0"

1

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SITE PLAN REVIEW

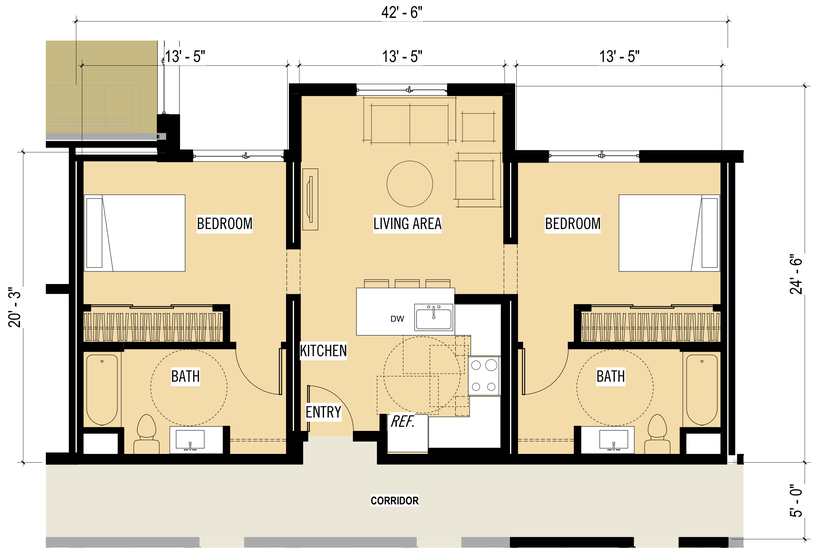
JOB NUMBER:
18008.00

DATE:
12.13.19

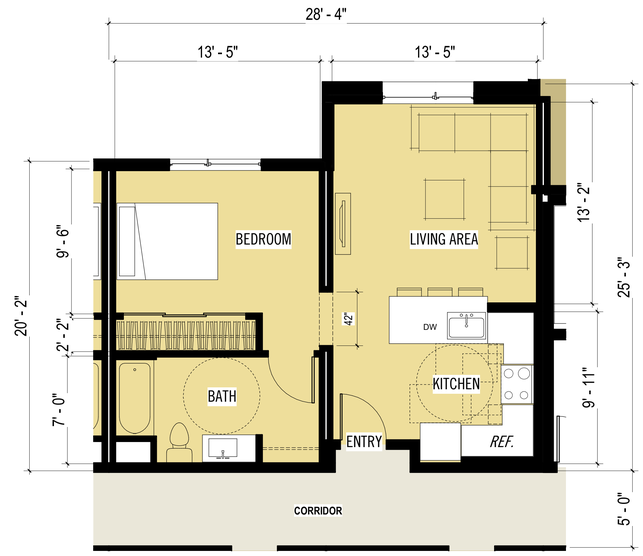
REVISIONS:

SHEET TITLE:
SITE SECTIONS

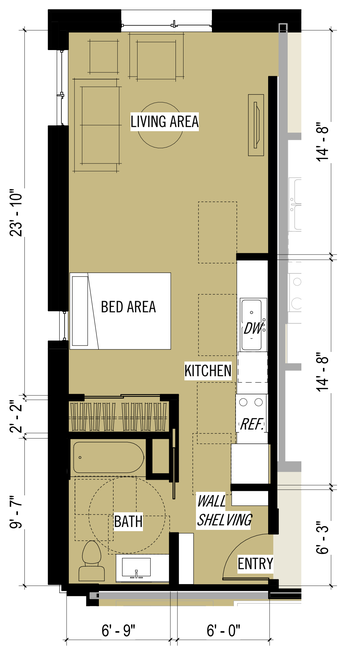
SHEET NUMBER:
A301.



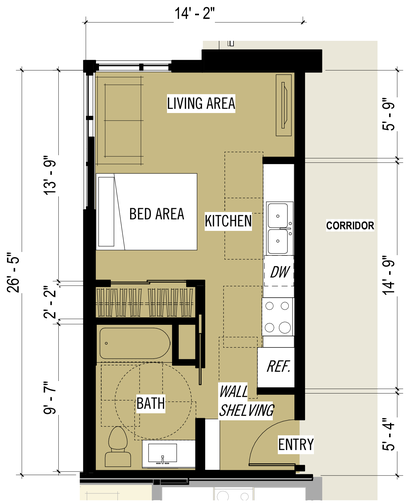
ENLARGED 2 BEDROOM 923 SF
1/4" = 1'-0"
4



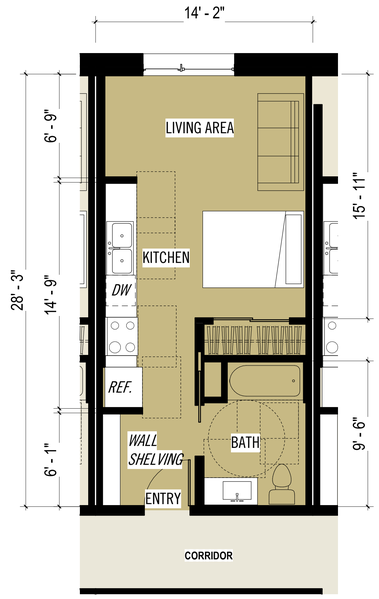
ENLARGED 1 BEDROOM 634 SF
1/4" = 1'-0"
3



ENLARGED STUDIO C 555 SF
1/4" = 1'-0"
5



ENLARGED STUDIO B 389 SF
1/4" = 1'-0"
2



ENLARGED STUDIO A 414 SF
1/4" = 1'-0"
1

NOTES

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SUBMITTAL:
SITE PLAN REVIEW

JOB NUMBER:
18008.00
DATE:
12.13.19
REVISIONS:

SHEET TITLE:
ENLARGED UNIT PLANS

SHEET NUMBER:
A600.

12/12/19 11:49:23 AM

TREE LEGEND

(28) *Azara microphylla 'Variegata'*
Variegated Box-Leaf Azara
15-20' H x 8-10' H

(1) *Cedrus atlantica* 'Fastigiata'
Columnar Atlas Cedar
15-25' H x W

(26) *Cercis canadensis* 'Forest Pansy'
Forest Pansy Redbud
20' H x 25' W

(7) *Cercis canadensis* 'Hearts of Gold'
Hearts of Gold Redbud
20-25' H x 28' W

(7) *Dracaena draco*
Dragon Tree
15-25' H x W

(2) *Fortunella japonica*
Kumquat
6-8' H x 5-6' H

(18) *Ginkgo biloba* 'Princeton Sentry
Princeton Sentry Maidenhair
40-50' H x 20-25' W

(3) *Hymenosporum flavum*
Sweet Shade
25-40' H x 15-20' H

(8) *Platanus mexicana*
Mexican Sycamore
40-80' H x 30-50' W

(5) *Rhaphiolepis indica 'Magnificent'*
Magnificent Indian Hawthorn
15-20' H x 18-10' H (Tree Form)

(9) New Street Tree
(Species per Urban Forestry)

SHRUB LEGEND PROPOSED SPECIES (OR SIMILAR TO)

ABUTILON SPECIES	FLOWERING MAPLE
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW
ALOE VERA	ALOE VERA
CARPENTERIA CALIFORNICA	BUSH ANEMONE
ECHEVERIA PERLE VON NURNBURG	PERLE VON NURNBURG ECHEVERIA
FESTUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE
FURCREA FOETIDA	GREEN ALOE
LEONOTIS LEONURUS	LION'S TAIL
MUHLENBERGIA EMERSLEYI	BULL GRASS
OSMANTHUS FRAGRANS 'CONGER YELLOW'	CONGER YELLOW SWEET OLIVE
PELARGONIUM SPECIES	SCENTED GERANIUM
PODOCARPUS ELONGATUS 'MONMAL'	ICEE BLUE YELLOWWOOD

IRRIGATION SYSTEM

1. ALL ORNAMENTAL PLANTED AREAS WILL HAVE NEW PERMANENT IRRIGATION SYSTEMS INSTALLED.

2. THE IRRIGATION SYSTEM DESIGN WILL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES LANDSCAPE ORDINANCE, WATER MANAGEMENT POINT SYSTEM, AND THE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE (MWELO)

AMENITY LEGEND

1. Tree Allee
2. Great Lawn
3. Shade Structure
4. Community Garden
5. Linear Concrete Benches
6. Barbecue
7. Dining Area
8. Game Tables
9. Planting Area, typ.
10. Concrete Paving with Colored Bands
11. Concrete Walkway with Long Scorelines
12. Dog Park
13. Seat Wall
14. Bike Racks
15. Pedestal Pavers over Podium
16. Lounge Area
17. Access Ramp
18. Stair "Amphitheater'
19. Decorative Fence along Madison Avenue (not shown; see sheet M1)
20. Public Bench
21. Trash receptacle

AMENITY NOTES

1. STREET TREES WILL COMPLY WITH LOCATION, SPACING, SIZING, AND REQUIREMENTS PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. SEE THIS SHEET FOR LOCATIONS.
2. 4'X8' CAST IRON TREE WELL COVERS WILL BE PROVIDED AT EACH NEW AND REUSED STREET TREE WITHIN THE PROJECT AREA.
3. ONE BIKE RACK WILL BE PROVIDED PER 50FT OF FRONTAGE. BIKE PARKING REQUIREMENTS ILLUSTRATE REQUIREMENTS PER THREE STREET FRONTAGES. BIKE RACKS WILL BE GROUPED PER FRONTAGE AT IDEAL LOCATIONS. LOCATIONS AND DISTANCE COMPLIANCE PER VERMONT SNAP SUBAREA D.2 REQUIREMENTS. SEE THIS SHEET AND A000 FOR LOCATIONS.
4. 2 TRASH RECEPTACLES WILL BE PROVIDED ALONG JUANITA BLVD. 3 TRASH RECEPTACLES WILL BE PROVIDED ALONG MADISON AVE. 2 TRASH RECEPTACLES WILL BE PROVIDED ALONG OAKWOOD AVENUE. SEE THIS SHEET AND A000 FOR LOCATIONS.

NOTES

36,580 SF OF TOTAL OPEN SPACE PROVIDED
30,508 SF OF TOTAL EXTERIOR OPEN SPACE PROVIDED
25% OF TOTAL EXTERIOR OPEN SPACE REQUIRED TO BE LANDSCAPED = **7,627 SF**

LANDSCAPED AREA PROVIDED (SF)

1ST FLOOR	6,867
2ND FLOOR	760
TOTAL LANDSCAPED AREA PROVIDED BASED UPON TOTAL EXTERIOR OPEN SPACE	7,627

TREE TOTALS

TOTAL TREES REQUIRED 1 TREE PER 4 UNITS 454 UNITS / 4 = **114 TREES**	**TREES PROVIDED**
EXISTING STREET TREES TO REMAIN	3
NEW STREET TREES *	8
NEW TREES 1ST FLOOR	96
NEW TREES 2ND FLOOR	7
TOTAL TREES PROVIDED INCLUDING STREET TREES	114

PLANTING AND IRRIGATION WILL ADHERE TO THE CITY OF LOS ANGELES WATER EFFICIENT LANDSCAPE ORDINANCE

SHORT TERM BIKE PARKING

BUILDING	SPACES REQUIRED	**SPACES PROVIDED**
NORTHEAST (166 UNITS @ 1 SPACE PER 20 UNITS)	9	10
NORTHWEST (72 UNITS @ 1 SPACE PER 15 UNITS)	5	6
SOUTHEAST (101 UNITS @ 1 SPACE PER 20 UNITS)	6	6
SOUTHWEST - A (61 UNITS @ 1 SPACE PER 15 UNITS)	4	4
SOUTHWEST - B (54 UNITS @ 1 SPACE PER 15 UNITS)	4	4
TOTAL	28	30

LANDSCAPE SF PER AREA

A	1,656 SF
B	2,212 SF
C	501 SF
D	1,225 SF
E	2,033 SF

SHEET INDEX

L100 LANDSCAPE CONCEPT PLAN
L200 TREE REPORT
M1 PLANTS AND MATERIALS
M2 PLANTS AND MATERIALS

N

0 10' 20' 40'

SCALE 1"= 20'

LAND IMAGES
LANDSCAPE ARCHITECTURE
6085 Hollywood Boulevard, Suite 298 | Los Angeles, CA 90028
323-466-4767 | landimages.net

ENLIGHTENMENT PLAZA

321 N. MADISON AVENUE, LOS ANGELES, CA 90004

FLEXIBLE PSH

HOWARD LANDSCAPE ARCHITECT
STEVEN SOOY
Signature
05.31.20
Renewal Date
Date
STATE OF CALIFORNIA

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SUBMITTAL:
SITE PLAN REVIEW

JOB NUMBER:
18008.00

DATE:
11.18.2019

REVISIONS:

SHEET TITLE:
LANDSCAPE CONCEPT PLAN

SHEET NUMBER:
L100

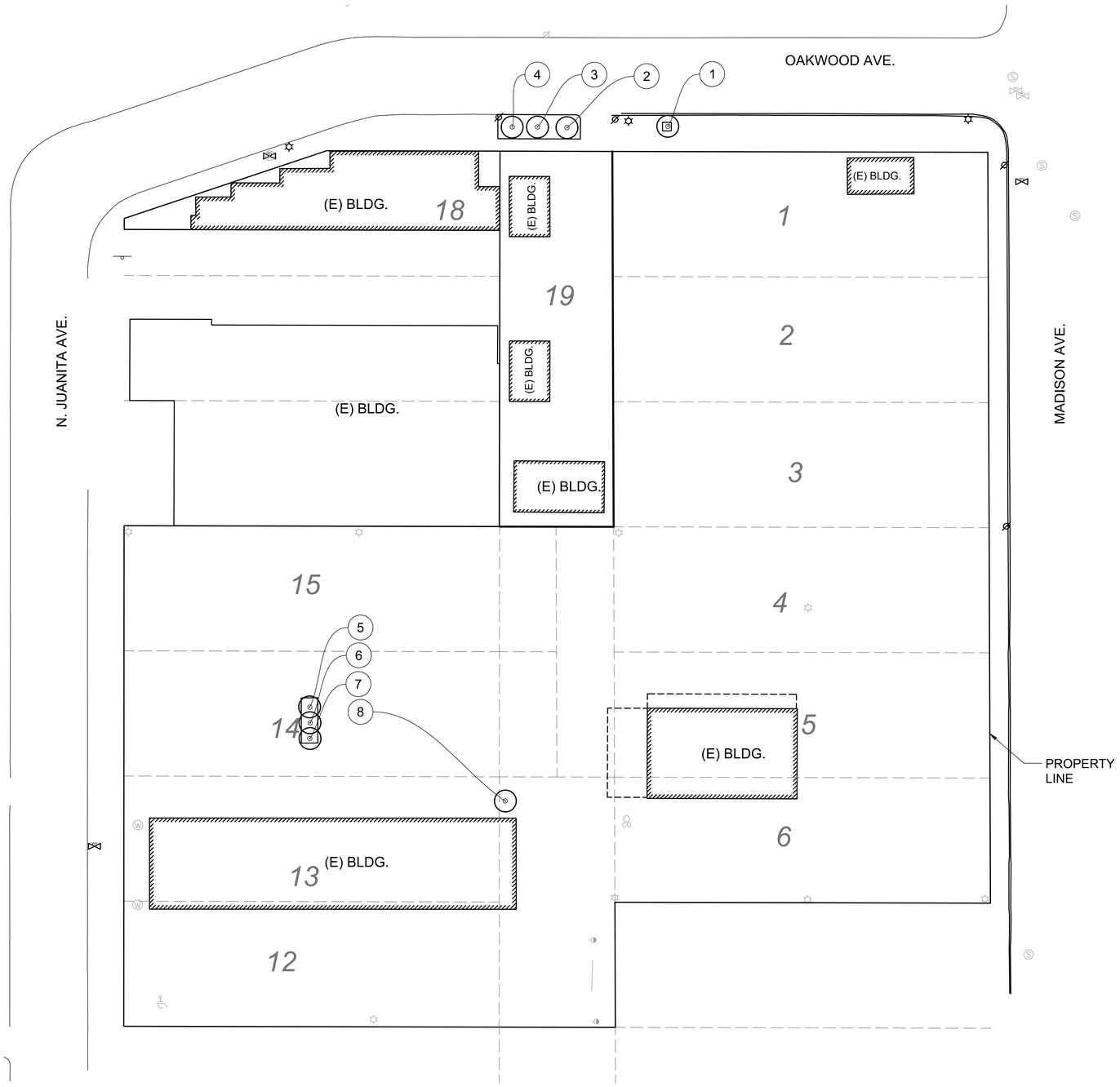
EXISTING TREE SURVEY

EACH TREE HAS BEEN ASSIGNED AN IDENTIFICATION NUMBER. THIS NUMBER, ALONG WITH SPECIES, BREAST-HEIGHT DIAMETER (DBH), TREE HEIGHT, HEALTH AND APPEARANCE RATING, ARE SHOWN ON THE TREE REPORT CHART (SEE BELOW). DISPOSITION (REMOVAL, PRESERVE, OR RELOCATE) IS ALSO INDICATED ON THIS CHART.

THERE ARE NO "PROTECTED TREES" (PER THE LOS ANGELES MUNICIPAL CODE) ON THIS SITE.

EXISTING TREE CHART

TREE	SPECIES	DBH (in)	HEIGHT (ft)	HEALTH	STRUCTURE	DISPOSITION
1	*THUJA PLICATA*	24	30	GOOD	POOR	PRESERVE IN PLACE
2	*PHOENIX CANARIENSIS*	36	40	GOOD	GOOD	REMOVE - WITHIN 20' POWER POLE / LIGHT POLE CLEARANCE
3	*FICUS NITIDA*	8	20	GOOD	GOOD	REMOVE - WITHIN 20' POWER POLE / LIGHT POLE CLEARANCE
4	*PHOENIX CANARIENSIS*	48	30	FAIR	FAIR	REMOVE - WITHIN 20' POWER POLE / LIGHT POLE CLEARANCE
5	*SYAGRUS ROMANZOFFIANA*	6	10	FAIR	POOR	REMOVE - TREES IN POOR HEALTH AND PLANTED TOO TIGHTLY
6	*SYAGRUS ROMANZOFFIANA*	6	8	FAIR	POOR	REMOVE - TREES IN POOR HEALTH AND PLANTED TOO TIGHTLY
7	*SYAGRUS ROMANZOFFIANA*	6	10	FAIR	POOR	REMOVE - TREES IN POOR HEALTH AND PLANTED TOO TIGHTLY
8	*WASHINGTONIA ROBUSTA*	12	40	FAIR	FAIR	REMOVE - TREE PLANTED TOO CLOSE TO BUILDING, WILL NOT SURVIVE BUILDING REMOVAL



LAND IMAGES
LANDSCAPE ARCHITECTURE
6605 Hollywood Boulevard, Suite 250 | Los Angeles, CA 90028
323-466-4787 | landimages.net

ENLIGHTENMENT PLAZA

321 N. MADISON AVENUE, LOS ANGELES, CA 90004

FLEXIBLE PSH

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SUBMITTAL:

SITE PLAN REVIEW

JOB NUMBER:
18008.00

DATE:
03.02.2020

REVISIONS:

SHEET TITLE:

TREE REPORT

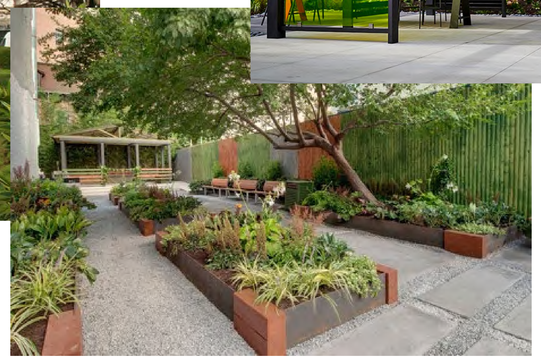
SHEET NUMBER:

L200

CENTRAL COURTYARD

MAIN ELEMENTS

TREE ALLEE
GREAT LAWN
SHADE STRUCTURE
COMMUNITY GARDEN



DECORATIVE FENCE ALONG MADISON

OPEN, INVITING METAL MESH FENCING
POTENTIAL TO USE COLOR OR DECORATIVE INFILL ELEMENTS

PAVING

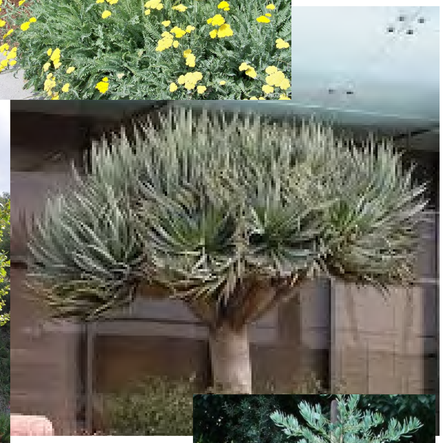
CONCRETE PATHWAYS WITH LONG SCORELINES
PAVING FEATHERS INTO LAWN
BANDS OF COLOR

PUBLIC RIGHT OF WAY

METAL BENCHES WITH ARM AND BACK RESTS
METAL TRASH BINS

PLANT PALETTE

SHADE TREES
SOFT FOLIAGE
FRAGRANT PLANTS
POPS OF COLOR



FURNITURE

LINEAR CONCRETE BENCHES
WOOD BENCHES WITH ARM AND BACK RESTS
DINING TABLES AND CHAIRS
GAME TABLES
LOUNGE CHAIRS

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ENLIGHTENMENT PLAZA

321 N. MADISON AVENUE, LOS ANGELES, CA 90004

FLEXIBLE PSH

LICENSED LANDSCAPE ARCHITECT
SCOTT IAN SOOY, ASLA 5618
Signature
05-31-20
Renewal Date
Scott Sooy
STATE OF CALIFORNIA

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SITE PLAN REVIEW

JOB NUMBER:
18008.00
DATE:
8.21.2019
REVISIONS:

SHEET TITLE:
PLANTS AND MATERIALS

SHEET NUMBER:
M1

BUILDING COURTYARDS

MAIN ELEMENT

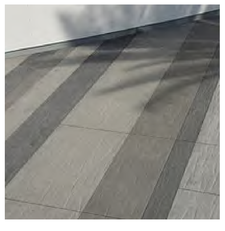
BARBECUE / DINING AREA

FURNITURE

PICNIC TABLES
DINING TABLES AND CHAIRS
GAME TABLES
LOUNGE CHAIRS
OUTDOOR SOFAS

PAVING

BANDS OF COLOR

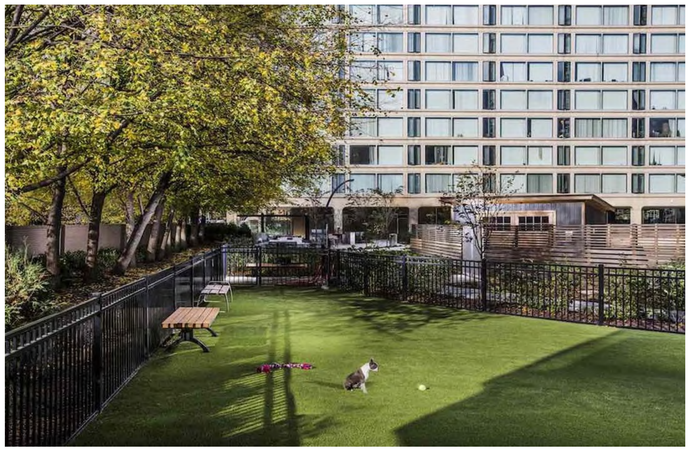


PLANT PALETTE

SHADE TREES
CITRUS TREES
GRASSES
SENSORY GARDEN PLANTS

OTHER AMENITY

DOG PARK



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ENLIGHTENMENT PLAZA

321 N. MADISON AVENUE, LOS ANGELES, CA 90004

FLEXIBLE PSH

LICENSED LANDSCAPE ARCHITECT
SCOTT IAN SOOY
No. 5648
Signature
05-31-20
Renewal Date
Date
STATE OF CALIFORNIA

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SUBMITTAL:
SITE PLAN REVIEW

JOB NUMBER:
18008.00
DATE:
8.21.2019
REVISIONS:

SHEET TITLE:
PLANTS AND MATERIALS

SHEET NUMBER:
M2

Appendix B

Preparer's Qualifications

Samantha Murray, MA

Historic Built Environment Lead / Senior Architectural Historian

Samantha Murray is a senior architectural historian with 13 years' professional experience in in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Murray has conducted hundreds of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, medical, ranching, mining, airport, and cemetery properties, as well as a variety of engineering structures and objects. She has also provided expertise on numerous projects requiring conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Education

California State University, Los Angeles
MA, Anthropology, 2013

California State University, Northridge
BA, Anthropology, 2003

Professional Affiliations

California Preservation Foundation

Society of Architectural Historians

National Trust for Historic Preservation

Registered Professional Archaeologist

Ms. Murray meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and Archaeology. She is experienced managing multidisciplinary projects in the lines of transportation, transmission and generation, federal land management, land development, state and local government, and the private sector. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). She also prepared numerous Historic Resources Evaluation Reports (HRERs) and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans).

Dudek Project Experience (2014-2019)

Development

Birch Specific Plan 32-Unit Condo Project, City of Carson, Los Angeles County, California (2018). Dudek was retained by the City of Carson to prepare a cultural resources report for a project that proposes to demolish approximately 6,200 square feet of existing residential buildings and roughly 5,850 square feet of pavement on the project site, and construct a 32-unit residential condominium community with on-grade parking, landscaping, and other associated improvements. The historical significance evaluation included three residential properties proposed for demolition. All properties were found not eligible under all designation criteria and integrity requirements. Ms. Murray provided QA/QC of the final cultural resources report.

Stickleback Movie Ranch Property Evaluation, Los Angeles County, California (2018). Dudek was retained by the Metropolitan Water District of Southern California to complete a historical resource significance evaluation of the Stickleback Movie Ranch property, located in unincorporated Los Angeles County near Santa Clarita, California.

The study included a CHRIS records search of the Stickleback Movie Ranch property and a 0.25-mile radius; a pedestrian survey of the subject property for cultural resources; building development and archival research; recordation and evaluation of cultural resources identified within and around the Stickleback Movie Ranch portion of the study area; and an assessment of potential impacts to historical resources in conformance with CEQA and all applicable local municipal code and planning documents. The former Stickleback Movie Ranch and all associated buildings and structures were found not eligible under all NRHP, CRHR, and Los Angeles County designation criteria.

Healthcare

Kaiser Permanente Los Angeles Specialty Medical Center Project, Los Angeles, Los Angeles County, California (2019). Dudek prepared a Historical Resource Assessment for the Kaiser Permanente Los Angeles Specialty Medical Center at 755-765 W. College Street in Los Angeles. Preparation of the report involved extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations for buildings greater than 45-years in age, and DPR forms for the medical center buildings and structures that are proposed for demolition as part of the multi-phase project. As a result of the evaluations, all buildings were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements. Ms. Murray provided QA/QC of the report and guidance on approach.

Kaiser Permanente Los Angeles Medical Center Project, Los Angeles, Los Angeles County, California (2018). Dudek prepared a Cultural Resources Report that involved extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations, and DPR forms for six buildings greater than 45-years in age that are proposed for demolition as part of the multi-phase project. As a result of the evaluations, all buildings proposed for demolition were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements.

Municipal

LACSD Gardena Pumping Station Project, Sanitation Districts of Los Angeles County, Gardena, California (2019). Dudek prepared a Cultural Resources Technical Report for the Gardena Pumping Project. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and State of California Department of Parks and Recreation Series 523 forms (DPR forms) for each building of the project. The project proposed to remove the 1929 and 1960 pumping plant above and below-ground structures, and two adjacent parcels containing commercial buildings (1954, 1957) and replace them with a larger capacity pumping plant facility. Ms. Murray provided oversight of all built environment components and provided QA/QC of all documents.

LADWP De Soto Trunk Line Project, City of Los Angeles, Los Angeles County, California (2018). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for the De Soto Trunk Line Project. LADWP is proposing the replacement of portions of four existing water pipelines: De Soto, Roscoe, Canoga Topham, and Ventura Trunk Lines. The portions of the existing trunk lines that are proposed for replacement are aging, deteriorating, and nearing the end of their service life. As such, LADWP is proposing to replace these segments with new pipeline. The regulatory framework is CEQA Plus, as such the project was also subject to compliance with Section 106 of the NHPA. Ms. Murray provided QA/QC of the cultural resources report.

The Santa Monica City Yards Master Plan Project, City of Santa Monica, Los Angeles County, California (2017). The City of Santa Monica retained Dudek to complete a cultural resources study for the proposed City Yards Master Plan project site located at 2500 Michigan Avenue in the City of Santa Monica. The study involved evaluation of the entire City Yards site, including two murals and a set of concrete carvings for historical

significance and integrity. As a result, the City Yards and its associated public art work was found ineligible under all designation criteria. Ms. Murray conducted the intensive level survey, building permit research, co-authored the technical report, and provided QA/QC of the final cultural resources report.

148 North Huntington Street, City of Pomona, Los Angeles County, California (2017). Dudek was retained by the City of Pomona to conduct a cultural resources study for the remediation of the project site located at 148 North Huntington Street. The proposed project involves the excavation, removal, and off-site treatment of approximately 10,000 Cubic Yards (CYs) of contaminated soil due to the former presence of a manufactured gas plant (MGP) at the project site (currently the City of Pomona Water and Wastewater Yards). All buildings over 45 years of age within the project site were evaluated for the CRHR and local landmark eligibility as part of the Pomona Gas Plant site. The site was found not eligible with concurrence from the historic resources commission. Ms. Murray conducted the survey, prepared the evaluation, and authored the cultural resources report.

LADWP West Los Angeles District Yard Project, City of Los Angeles, Los Angeles County, California (2017). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes demolition of five LADWP-owned administrative buildings and warehouses at the West Los Angeles District Headquarters located at 12300 West Nebraska Avenue. Dudek evaluated the yard for historical significance in consideration of NRHP, CRHR, and City of Los Angeles HCM criteria and integrity requirements. Ms. Murray co-authored the significance evaluation and provided QA/QC of the cultural resources report.

LADWP Haynes Generating Station Units 3 through 6 Demolition Project, City of Long Beach, Los Angeles County, California (2017). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes demolition of Units 3-6 at the LADWP Haynes Generating Station. Ms. Murray evaluated the entire steam plant for historical significance in consideration of NRHP, CRHR, and City of Long Beach designation criteria and integrity requirements, and co-authored the cultural resources report.

LADWP Green Verdugo Reservoir Improvement Project, City of Los Angeles, Los Angeles County, California (2017). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes facility updates at the reservoir site in order to ensure safe water quality. Ms. Murray evaluated the reservoir for historical significance in consideration of NRHP, CRHR, and City of Los Angeles HCM designation criteria and integrity requirements, and co-authored the cultural resources report.

LADWP Upper Stone Canyon Reservoir Water Quality Improvement Project, City of Los Angeles, Los Angeles County, California (2016). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes to maintain and improve the quality, reliability, and stability of the Stone Canyon Reservoir Complex (SCRC) service area drinking water supply in order to continue to meet customer demand. Dudek prepared an updated evaluation of the reservoir in consideration of NRHP, CRHR, and City of Los Angeles HCM criteria and integrity requirements. Ms. Murray conducted the built environment survey, archival research, and co-authored the cultural resources report.

LADWP Power Plant 1 Long-Term Maintenance Program Project, City of Los Angeles, Los Angeles County, California (2016). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for the proposed long-term maintenance of the flood control infrastructure in the vicinity of Power Plant 1. Ms. Murray prepared the cultural resources impacts assessment, co-authored the cultural resources report, and provided QA/QC of the cultural resources technical report.

State of California

Judicial Council of California Historical Resource Evaluation Report for the Stanley Mosk Courthouse, City of Los Angeles, Los Angeles County, California (2019). Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Stanley Mosk Courthouse building, located at 111 N. Hill Street in the City of Los Angeles, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). Extensive research indicates that the building meets NRHP Criteria A and C; CRHR Criteria 1 and 3; the "important events" and "architecture" criteria for CHL; the "important to Los Angeles history" and "architecture" criteria for Los Angeles HCM; and Criteria 1, 2, and 3 for Los Angeles HPOZ for listing in any of these registration programs. Therefore, the Stanley Mosk Courthouse appears to be a historic resource for the purposes of California Public Resources Code 5024 and 5024.5. Ms. Murray managed the project and provided QA/QC of the final report.

Judicial Council of California Historical Resource Evaluation Report for the Santa Monica Courthouse, City of Santa Monica, Los Angeles County, California (2017). Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Santa Monica Courthouse building, located at 1725 Main Street in the City of Santa Monica, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Santa Monica Courthouse was found not eligible for designation under all applicable criteria. Ms. Murray co-authored the report and provided QA/QC of the final cultural resources report.

Department of General Services Historical Resource Evaluation for the Pomona Armory at 600 South Park Avenue, City of Pomona, Los Angeles County, California (2017). Dudek was retained by the State of California Department of General Services to mitigate potential adverse effects to the Pomona Armory (600 South Park Avenue), a state-owned historical resource proposed to be transferred from State-ownership to a local agency or private owner. Ms. Murray prepared a detailed significance evaluation for the Pomona Park Armory in the consideration NRHP, CRHR, CHL, and City of Pomona designation criteria and integrity requirements, and prepared a single historic landmark application for the property. The Pomona Park Armory was locally designated after unanimous approval by the Historic Resources Commission and City Council. SHPO concurred with the evaluation findings and agreed that adverse effects had been adequately mitigated with no comments.

Presentations

***Historical Resources under CEQA*. Prepared for the Orange County Historic Preservation Planner Working Group. Presented by Samantha Murray, Dudek. December 1, 2016.** Ms. Murray delivered a one-hour PowerPoint presentation to the Orange County Historic Preservation Planner Working Group, which included planners from different municipalities in Orange County, regarding the treatment of historical resources under CEQA. Topics of discussion included identification of historical resources, assessing impacts, avoiding or mitigating impacts, overcoming the challenges associated with impacts to historical resources, and developing effective preservation alternatives.

***Knowing What You're Asking For: Evaluation of Historic Resources*. Prepared for Lorman Education Services. Presented by Samantha Murray and Stephanie Standerfer, Dudek. September 19, 2014.** Ms. Murray and Ms. Standerfer delivered a one-hour PowerPoint presentation to paying workshop attendees from various cities and counties in Southern California. The workshop focused on outlining the basics of historical resources under CEQA, and delved into issues/challenges frequently encountered on preservation projects.

Kathryn Haley, MA

Senior Architectural Historian

Kathryn Haley is a senior architectural historian with over 15 years of professional experience in historic/cultural resource management. Ms. Haley has worked on a wide variety of projects involving historic research, field inventory, and site assessment conducted for compliance with Section 106, NEPA, and CEQA. Ms. Haley specializes in California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), evaluations of built environment resources, including water management structures (levees, canals, dams, ditches), buildings (residential, industrial, and commercial), and linear resources (railroad alignments, roads, and bridges). She specializes in managing large-scale surveys of built environment resources including historic district evaluations. She has prepared numerous Historic Resources Evaluation Reports (HRERs) and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans). Ms. Haley also worked on the California High-Speed Rail, San Jose to Merced, and Central Valley Wye Project Sections; leading the built environment survey, conducting property specific research, preparing the Draft Historic Architectural Survey Report (HASR) as well as co-authoring the environmental section for Cultural Resources.

Education

California State University, Sacramento
MA, Public History, 2004

California State University, Sacramento
BA, History, 2001

Professional Affiliations

California Council for the Promotion of History (former Treasurer)

California Preservation Foundation

She meets the Secretary of the Interior's Professional Qualification Standards for historian and architectural historian. Ms. Haley has also assisted in preparation of Historic Properties Inspection Reports (condition assessments) under the direction of the Naval Facilities Engineering Command (NAVFAC) in accordance with Section 106 and Section 110 of the National Historic Preservation Act. Moreover, Ms. Haley has served as project manager, coordinator, historian, and researcher for a wide variety of project. She is also experienced in the preparation for National Register nominations, as well as, Historic American Building Survey (HABS), Historic American Engineering Record (HAER), and Historic American Landscape Survey (HALS) documents.

Dudek Project Experience (2018-2019)

Judicial Council of California Historical Resource Evaluation Report for the Stanley Mosk Courthouse, City of Los Angeles, Los Angeles County, California. 2019. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Stanley Mosk Courthouse was found eligible for designation for the NRHP, CHL, CRHR, and Los Angeles Historic Cultural Monument list under Criterion A/1 and C/3. Ms. Haley provided QA/QC for the final report.

Globemaster Corridor Specific Plan, City of Long Beach, Los Angeles County, California. 2018. The project proposed to implement the GCSP, a planning and regulatory framework for redevelopment of an area adjacent to the Long Beach Airport and the surrounding residential and business community, which includes rezoning portions of the GCSP area, and a mobility plan that implements new streets and pedestrian connectors. Since the GCSP does not directly propose changes to the buildings or structures in the Plan area, the cultural resources

report takes a programmatic overview and offers potential impacts analysis and mitigation measures for future development. Ms. Haley provided QA/QC for the Draft EIR-EIS Cultural Resources Chapter for the Globemaster Corridor Specific Plan (GCSP) project.

Historic Resources Compliance Report (HRCR) for the Crowther Sewer Pipeline Project, City of Placentia, Orange County, California (in progress). The City of Placentia proposes to upsize the existing sewer pipeline under Crowther Avenue, Placentia Avenue, and Orangethorpe Avenue by constructing a completely independent pipeline parallel to the existing pipeline, which would be capped and left in place once the new pipeline is completed. All cultural resources work was conducted according to Caltrans guidelines for compliance with CEQA. Ms. Haley provided QA/QC for the HRCR.

Previous Project Experience

Transportation – Roads, Bridges, Highways, and Rail

California High-Speed Rail (CHSR) from San Jose to Merced and Central Valley Wye Project Sections—California High-Speed Rail Authority/Parsons Transportation Group, Various Counties in California (2010 to 2018). For several years, Ms. Haley served as lead historian and project coordinator for architectural history for the San Jose Merced and Central Valley Wye Project Sections. She led built environment field surveys, property specific historical research, co-wrote technical reports, and assisted in preparing the EIR/EIS cultural resources section. All work was conducted according to stipulations in the programmatic agreement written specifically for the project and in coordination with the California High Speed Rail Authority. While working on these project sections Ms. Haley participated in surveying more than 1000 buildings. She played a key role in managing the survey data, and evaluating built environment resources under NRHP and CRHR Criteria, as well as ensuring the proper documentation of locally designated CEQA historical resources.

Replacement of I Street Bridge Overhead Structure CEQA/NEPA Review—City of Sacramento Department of Transportation/Mark Thomas & Company, Sacramento, California (2016 to 2018). Ms. Haley served as lead investigator for built environment resources. She prepared Caltrans HRER and Finding of Effect (FOE) documents for Section 106 compliance. She conducted fieldwork, and archival and property specific research, contacted historical societies, and prepared DPR 523 forms. Ms. Haley prepared reports identifying and evaluating historic properties in accordance with Caltrans guidelines.

Interstate 80 (I-80)/I-680 Interchange Projects—Solano County Transportation Authority, Solano County, California (2009). Ms. Haley conducted a field survey and contributed to NRHP and CRHR evaluations of historic architectural resources located in the I-80/I-680/State Route 12 (SR-12) interchange project area. More than 200 historic architectural resources were identified in the project area, including two historic districts. The Suisun City Historic District was identified as part of this project and consisted of 95 contributing buildings built within the period of significance, 1880-1934. The district comprised residential and commercial buildings constructed in a wide range of architectural styles, including Queen Anne and Craftsman bungalows, as well as late 19th century and early 20th century Revival styles. The Village of Cordelia Historic District, also located in the project area, was previously identified as eligible for the NRHP in 1989. The historic district was reevaluated as part of this project because several of the contributing buildings had been destroyed and fallen into disrepair. The overall integrity of the district, contributors and non-contributors, as well as district boundaries were reassessed and documented. All work was conducted according to Caltrans guidelines for compliance with Section 106.

Bayview/Hunters Point Transportation Improvements Project—City and County of San Francisco and Caltrans, California (2007). Ms. Haley severed lead investigator for historic architectural resources. She conducted fieldwork and prepared documentation identifying and evaluating historic properties in the Bayview/Hunters Point

project area for Section 106 compliance. Ms. Haley prepared a HPSR and HRER identifying and evaluating historic properties in accordance with Caltrans guidelines.

Healdsburg Avenue Bridge NEPA/CEQA Compliance—City of Healdsburg/Omni Means, California (2012). As lead historian Ms. Haley conducted a field survey and wrote the constraints analysis for historic resources. The project studied different alternatives in replacing and rehabilitating the historic Healdsburg Avenue Bridge, which is listed in the NRHP. She also prepared the HSPR, HRER and assisted in preparing the FOE for the project.

Parks/Trail/Bicycle Path/Recreation

East Bay Greenway (Lake Merritt BART to South Hayward BART), HNTB, Alameda CTC, Oakland, San Leandro, Hayward, and Alameda County, California (2017 to 2018). Served as technical lead for architectural history. Prepared HRER for Caltrans as part of the CEQA/NEPA documentation for a visionary 16-mile, multimodal trail facility (rail to trail/rail with trail) connecting seven Bay Area Rapid Transit (BART) stations adjacent to the UPRR Oakland Subdivision from Oakland to Hayward. The project objectives include improvement of bicycle and pedestrian network connectivity; access to schools, downtown destinations, and activity centers; and development of a multimodal transportation system. Ms. Haley also prepared a Finding of Effect (FOE) document in support of a No Adverse Effect Finding to historically significant properties identified in the HRER.

Mitigation Implementation

Tower Bridge Pedestrian/Bikeway Improvement Project—City of Sacramento/Parsons Brinkerhoff, California (2007). Ms. Haley conducted archival research and prepared text for interpretative display kiosks outlining the history of the Tower Bridge, which is listed in the NRHP. The interpretive kiosks were created in compliance with Section 106 to mitigate changes to the Tower Bridge resulting from the expansion of the structure's pedestrian walkways.

Doyle Drive and Presidio Mitigation Project for HABS, HAER, and HALS Documentation—Parsons Brinkerhoff, San Francisco, California (2010 to 2014). This work included documenting several contributing historic buildings, structures, and landscape features located within the Presidio of San Francisco National Historic Landmark (NHL) District. This recordation was required under Section 106 of the NHPA to mitigate the adverse effects of the Doyle Drive replacement project. Doyle Drive is the southern access route to the Golden Gate Bridge. Construction activities related to the project will result in the demolition of historic resources that contribute to the NHL district. Ms. Haley served as project coordinator, assistant historian, researcher, and co-author for compliance documents prepared for this project.

Hallbom Ranch Mitigation—Placer County Water Agency, Auburn, California. Assistant Historian (2006). Ms. Haley conducted research and assisted in production of a brochure that documented the history of the property. The brochure was produced as part of mitigating impacts to Hallbom Ranch due project construction on the historically significant property. The mitigation was required as part of CEQA compliance.

Feather River CEQA/NEPA Compliance, Mitigation for Adverse Effects to the Sutter Butte Canal —Sutter Butte Flood Control Agency (SBFCA), Butte and Sutter Counties, California (2016). As built environment lead, Ms. Haley worked with the USACE to establish efficient and appropriate mitigation for the burial of the Sutter Butte Canal Haselbusch Headgate, which was determined eligible for listing in the NRHP and CRHR as part of the cultural resources inventory and evaluation efforts for this project. To mitigate the adverse effect to the resource, an interpretative program was established in consultation with the USACE, SHPO, and SBFCA. Ms. Haley lead the effort to produce an interpretive brochure and exhibit that explained the history of the Sutter Butte Canal Haselbusch Headgate. The brochures were distributed to local libraries and archives in Sutter and Butte Counties. The exhibit is part of the Butte County Historical Museum in Oroville, California.

Ports and Harbors

Historic Initiative Inventory and Conservation—Port of Los Angeles, California (2006 to 2007) Ms. Haley assisted the Port of Los Angeles with establishing an archival repository to house historic documents by advising the Port on all aspects of the proposed archival facility. As project manager and lead archivist, she conducted a records inventory, facilitated immediate preservation and conservation of historic materials, and helped establish policy and procedures for the archives.

Architectural Survey and Evaluation of Signal Street Properties—Port of Los Angeles, California (2007). Ms. Haley prepared an inventory and evaluation report for six historic era properties located in an area that LAHD was planning on redeveloping. The purpose of the report was to evaluate the properties under NHPR, CRHR, and the criteria set forth in the City of Los Angeles Heritage Ordinance to see if they were eligible for listing. Ms. Haley completed this work during the planning phase of the redevelopment project. Five of the six buildings were found eligible for listing in the NRHP, CRHR, and as Los Angeles Historic Cultural Monuments.

Development

Section 106 Compliance for the Sixth Street Streetscape West Project—Harris and Associates and City of Gilroy, California (2008). Ms. Haley served as project manager and lead architectural historian prepared a recommendations report for Section 106 compliance for streetscape improvements within the City's downtown historic district.

Raincross Townhomes Architectural and Archaeological Services—Watt Communities, Riverside, California (2005). As lead investigator for architectural resources, Ms. Haley conducted fieldwork, research, and prepared documentation identifying and evaluating historic era properties located in the project area. She prepared a cultural resources inventory report for the proposed Raincross Townhomes development project as part of the environmental documentation conducted for CEQA compliance.

La Sierra Avenue Cultural Resource Study—Watt Communities, Riverside, California (2005). Ms. Haley conducted fieldwork and research and prepared documentation identifying and evaluating historic era properties in the proposed study area for a proposed residential development. Documentation was prepared for CEQA compliance.

Military

Naval Air Station Alameda, Historic Properties Inspection Report and Draft NRHP Nomination—Naval Facilities Engineering Command, Alameda, California (2008). Ms. Haley served as assistant historian in the preparation of historic properties inspection reports and a NRHP nomination for the Naval Air Station Alameda Historic District under the direction of the Naval Facilities Engineering Command, in accordance with Section 106 and Section 110 of the NHPA. Tasks included conducting research, a field survey, and written condition assessments of the contributing buildings and structures located within the historic districts.

National Register Nominations

NRHP Nomination for the Border Station Multiple Property Submission—GSA, New Orleans, Louisiana, and Laredo, Texas (2006). Ms. Haley conducted a site assessment and photographic documentation and assisted in preparation of NRHP nomination forms for GSA Border Station buildings in New Orleans, Louisiana, and Laredo, Texas.

Kate Kaiser, MSHP

Architectural Historian

Kate Kaiser is an architectural historian with 7 years' professional experience as a cultural resource manager specializing in California Environmental Quality Act (CEQA) compliance, National Historic Preservation Act Section 106 compliance, reconnaissance and intensive level surveys, archival research, cultural landscapes, and GIS. Ms. Kaiser meets the Secretary of the Interior's Professional Qualification Standards for both architectural history and archaeology.

In addition, Ms. Kaiser has worked as an archaeological technician for the National Park Service and USDA Forest Service. She has worked with federal, private, and local organizations to manage multidisciplinary transportation projects, park-wide inventories, and federal land management projects.

Education

University of Oregon
MS, Historic Preservation, 2017

Boston University
BA, Archaeology, 2009

Professional Affiliations

Association for Preservation Technology – Southwest

California Preservation Foundation

Vernacular Architecture Forum

Dudek Project Experience (2017-present)

Development

Cultural Resources Technical Report for the City of Irwindale Speculative Concrete Tilt-Up Building Project. Irwindale, Los Angeles County, California. 2019. Kaiser served as architectural historian and author of the cultural resources technical report for the City of Irwindale Speculative Concrete Tilt-Up Building Project. The report included conducting a CHRIS record search, reviewing permits held by the City of Irwindale, archival research, historical context development, developing building and structure descriptions, and historical significance evaluations for two buildings and thirteen structures at a hollow-core concrete panel manufacturer in southeast Irwindale. The project proposed to demolish all buildings and structures in the project site and construct a 528 710 s.f., tilt-up concrete wareshouse on the parcel. Resources were determined to not meet the age threshold for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or as a City of Irwindale Historic Resource.

Etiwanda Heights Neighborhood and Conservation Plan. Rancho Cucamonga, San Bernardino County, California. 2018. Kaiser served as architectural historian and co-author of the cultural resources technical report for the Etiwanda Heights Neighborhood and Conservation Plan (EHNCP). Ms. Kaiser's report included conducting a record search, coordinating with the San Bernarino County Department of Public Works, developing the structure descriptions, archival research, historical context development, and historical significance evaluations. The project proposed to annex the project area from San Bernardino County into the City of Rancho Cucamonga, and develop the Neighborhood Priority Area into a residential subdivision, and the Conservation Priority Area into a natural resource conservation area. Resources were determined to not meet the age threshold for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR).

Historical Resource Assessment for 1230 North Ogden Drive, City of West Hollywood, Los Angeles County, California. 2018. Ms Kaiser served as architectural historian and author of the historic resource assessment for four residential buildings on the 1230 North Ogden Drive parcel in West Hollywood. Ms. Kaiser's report included conducting a record

search, coordinating with the City of West Hollywood for building permits, developing the building description, archival research, historical context development, historical significance evaluations, and California DPR form production for the four buildings. The historical resource assessment report fulfills City requirements during the development permit application process. All four buildings were determined inelgibile for listing in the NRHP or CRHR.

Oakmont/Tamarind Warehouse Project. City of Rialto, San Bernardino County, California. 2018. Ms. Kaiser served as architectural historian and co-author of the Cultural Resources Report for the Oakmont/Tamarind Warehouse Project. Ms. Kaiser contributed reconnaissance level fieldwork and aerial photograph descriptions for the report. The project proposed to construct a 156,500 sq. ft., one story warehouse on six adjoiing parcels on approximately 8 acres.

Stickleback Movie Ranch Historical Resource Evaluation, Los Angeles County, California. 2018. Ms. Kaiser served as architectural historian and author of the cultural resources report in support of a larger mitigated negative declaration document. Contributed on-site fieldwork, building development descriptions, archival research, historical context development, and historical significance evaluations for five extant ranch buildings and several other wildfire-damaged resources. The project proposed to demolish six fire-affected buildings and structures for an ongoing Metropolitan Water District project.

Education

John Adams Middle School Auditorium Replacement Project, City of Santa Monica, Los Angeles County, California 2018. Ms. Kaiser served as architectural historian and co-author of the historical resource evaluation report and contributed resource descriptions and alterations sections. The Santa Monica-Malibu Unified School District retained Dudek write the Final Mitigated Negative Declaration for the John Adams Middle School Auditorium Replacement Project for the Santa Monica-Malibu Unified School District. The project proposed to demolish the existing auditorium and music building and replace them with a new performing arts center.

Healthcare

Kaiser Permanente Los Angeles Specialty Medical Center Project, Los Angeles, Los Angeles County, California. 2019. Ms. Kaiser served as architectural historian and author of the Historical Resource Assessment for the Kaiser Permanente Los ANgeles Specialty Medical Center at 755-765 W. College Street in Los Angeles. Preparation of the report involved extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations for buildings greater than 45-years in age, and DPR forms for the medical center bvuildings and structures that are proposed for demolition as part of the multi-phase project. As a result of the evaluations, all buildings were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements.

Kaiser Permanente Los Angeles Medical Center Project, Los Angeles, Los Angeles County, California. 2018. Ms. Kaiser served as architectural historian and co-author of the Draft EIR Cultural Resources Chapter and the author of the Cultural Resources Report Appendix. Preparation of the report involved extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations, and DPR forms for six buildings greater than 45-years in age that are proposed for demolition as part of the multi-phase project. As a result of the evaluations, all buildings proposed for demolition were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements. Ms. Kaiser's DEIR chapter also analyzed potential indirect impacts on two other National Register listed or eligible sites: the Aline Barnsdall Complex and the Hollywood Presbyterian Medical Center.

Municipal

LADWP Valley Generating Station Project, Los Angeles Department of Water and Power, California. 2019 (ongoing). Ms. Kaiser served as architectural historian and author of the Cultural Resources Technical Report for the Valley Generating Station Project. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and State of California Department of Parks and Recreation Series 523 forms (DPR forms) for each building of the project. The project proposed to remove the 1953 steam generating plant, as well as the four stacks, SPRR rail spur, and underground fuel tanks.

LACSD Gardena Pumping Station Project, Sanitaiton Districts of Los Angeles County, Gardena, California. 2019. Ms. Kaiser served as architectural historian and author of the Cultural Resources Technical Report for the Gardena Pumping Project. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and State of California Department of Parks and Recreation Series 523 forms (DPR forms) for each building of the project. The project proposed to remove the 1929 and 1960 pumping plant above and below-ground structures, and two adjacent parcels containing commercial buildings (1954, 1957) and replace them with a larger capacity pumping plant facility.

Phillips 66 & Kinder Morgan Relocation Project, Berths 150-151, Marine Oil Terminal Engineering and Maintenance Standards (MOTEMS), Port of Los Angeles, California. 2019. Ms. Kaiser served as architectural historian and co-author of the Updated Historical Resources Evaluation Report for the Phillips 66 & Kinder Morgan Relocation Project. Preparation of the report involved reviewing previous evaluations for Union Oil Terminal Berths 150-151 and writing an updated significance evaluation. The project proposed to remove and replace the original wharfs with new concrete loading platform, mooring and breasting dolphins, access ramps, catwalks, and an underwater bulkhead. It also proposed the construction of new topside and piping components connecting the new platform to existing pipes in the backlands.

Gilroy City-wide Historic Resource Inventory, City of Gilroy, Santa Clara County, California. 2018 – ongoing. Ms. Kaiser served as architectural historian and co-author for the City-wide historic context statement prepared for the City of Gilroy. Preparation of the historical context statement involved extensive archival research, coordination with the City of Gilroy and archival repositories, chronological period and theme identification, and developing the historical narrative for the City.

Globemaster Corridor Specific Plan, City of Long Beach, Los Angeles County, California. 2018. Ms. Kaiser served as architectural historian and author of the Draft EIR-EIS Cultural Resources Chapter for the Globemaster Corridor Specific Plan (GCSP) project. The project proposed to implement the GCSP, a planning and regulartory framework for redevelopment of an area adjacent to the Long Beach Airport and the surrounding residential and business community which includes rezoning portions of the GCSP area, and a mobility plan that implements new streets and pedestrian connectors. Since the GCSP does not directly propose changes to the buildings or structures in the Plan area, the cultural resources report takes a programmatic overview and offers potential impacts analysis and mitigation measures for future development.

Historic Context Statement for Reservoirs, City of San Diego Public Utilities Department, California. 2018 – ongoing. Ms. Kaiser served as architectural historian and author of the historic context statement, as well as individual historic resource reports for the Barrett Dam and reservoir, Lower Otay Dam and reservoir, and Hodges Dam and reservoir. Dudek is also preparing detailed impacts assessments for proposed modification to dams, as required by DSOD. The project involves evaluation of at least 10 dams for historical significance in consideration of NRHP, CRHR, and City designation criteria and integrity requirements, and requires extensive archival research and pedestrian survey. Upon completion of the project, the City will have a streamlined document for the management of their historic dam and reservoir infrastructure.

LADWP De Soto Tanks Project, Los Angeles Department of Water and Power, California. 2018. Ms. Kaiser served as architectural historian and author of the Historic Properties Identification Report for the De Soto Tanks EIR. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and State of California Department of Parks and Recreation Series 523 forms (DPR forms) for each building of the project. The project proposed to remove the 1941 reservoir and associated buildings, and replace them with two modern underground storage tanks, as well as connections to the LADWP Rinaldi Trunk Line and De Soto Trunk Line.

LADWP Tujunga Spreading Grounds Enhancement, Los Angeles Department of Water and Power, California. 2018. Ms. Kaiser served as architectural historian and author of the cultural resources report CEQA-Plus Project. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and State of California Department of Parks and Recreation Series 523 forms (DPR forms) for each building of the project. The evaluation found the property ineligible under all NRHP, CRHR, and Los Angeles Historic-Cultural Monuments designation criteria. The project proposed to modify a U.S. Army Corps of Engineer-owned flood control channel to divert more flood water from the Tujunga Flood Control Channel into the Tujunga Spreading Grounds.

LADWP West Los Angeles District Yard Project, Los Angeles Department of Water and Power, California. 2017. Ms. Kaiser served as architectural historian and author of the cultural resources report. Preparation of the report involved extensive archival research, in-field research, historic context development, building development descriptions, historical significance evaluations, and DPR forms for each building of the project. The evaluation found the property ineligible under all National Register of Historic Places, California Register of Historic Resources, and Los Angeles Historic-Cultural Monuments designation criteria. The project proposed to demolish existing buildings and build new buildings and an underground parking structure.

Santa Monica City Yards Master Plan Project, City of Santa Monica, Los Angeles County, California. 2017. Ms. Kaiser served as architectural historian and co-author of the historical resource evaluation report. Preparation of the report involved extensive archival research, in-field research, historic context development, building development descriptions, historical significance evaluations, and DPR forms for each building of the project. The City of Santa Monica retained Dudek to complete a cultural resources study for the proposed City Yards Master Plan project site located at 2500 Michigan Avenue in the City of Santa Monica.

State of California

Judicial Council of California Historical Resource Evaluation Report for the Stanley Mosk Courthouse, City of Los Angeles, Los Angeles County, California. 2019. Ms. Kaiser served as architectural historian and author of the historical resource evaluation report. Preparation of the report involved extensive archival research, interior and exterior survey fieldwork, historic context development, material descriptions, historical significance evaluations, and DPR forms for the Stanley Mosk Courthouse. Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Stanley Mosk Los Angeles County Courthouse building, located at 111 N. Hill Street in the City of Los Angeles, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Stanley Mosk Courthouse was found eligible for designation for the NRHP, CHL, CRHR, and Los Angeles Historic Cultural Monument list under Criterion A/1 and C/3.

Fallin Elizabeth Steffen, MPS

Architectural Historian

Fallin Steffen is an Architectural Historian with 3 years' experience in historic preservation, architectural conservation, and cultural resource management in the Monterey Bay Area and northern California. Ms. Steffen's professional experience encompasses a variety of projects for local agencies, private developers, and homeowners in both highly urbanized and rural areas, including reconnaissance- and intensive-level surveys, preparation of resource-appropriate and city-wide historic contexts, and historical significance evaluations in consideration of the NRHP, CRHR, and local designation criteria. Additionally, Ms. Steffen was appointed as a Commissioner to the Santa Cruz City Historic Preservation Commission assisting City Staff with design review and conformance with the Secretary of the Interior Standards for proposed residential, commercial and municipal projects involving historic properties.

Education

Tulane University, New Orleans, LA
Masters of Preservation Studies, 2015

University of California, Santa Cruz, CA
B.A. History of Art & Visual Culture, Emphasis in Religion, 2010

Professional Affiliations

California Preservation Foundation

Ms. Steffen meets the Secretary of the Interior's Professional Qualification Standards for Architectural History. She is experienced with interdisciplinary projects spanning private and public development, transportation, and water infrastructure, and maintains experience forming educational sessions about the identification of and best practices for the preservation of historic resources.

Dudek Project Experience (May 2018-present)

Development

The Santa Fe Springs Transitional Living Center, Santa Fe Springs, California. April 2019. Dudek was retained to prepare a historical resources evaluation report for the Santa Fe Springs Transitional Living Center project, which proposed the alteration of a mixed-use property within the project area limits, located at 12000 Washington Boulevard. Ms. Steffen served as architectural historian for the project and co-authored the historical resources evaluation report. Preparation of the report entailed extensive archival research, the composition of an appropriate historic context focused on the history of Santa Fe Springs, evaluation of the built features of the property within the framework of NRHP, CRHP, and local designation requirements, and the preparation of accompanying DPR forms.

Hilo Lagoon Project, Hilo, Hawaii. March 2019. As architectural historian, Ms. Steffen co-authored the reconnaissance level survey form and accompanying report for the buildings located at 101 Aupuni Street in Hilo, Hawai'i, constructed in 1971. Ms. Steffen's contributions to the report included the development of the buildings description, archival research, historical context development, historical significance evaluations, and RLS form production for the combination low and high-rise hotel which was converted to a mixed-use commercial and residential condominium complex. The project proposed to modify existing FCC telecommunication equipment located atop the building.

Mauna Loa Shores Project, Hilo, Hawaii. March 2019. As architectural historian, Ms. Steffen co-authored the reconnaissance level survey form and accompanying report for the buildings located at 1875 Kalanianaole Avenue in Hilo, Hawai'i, constructed in 1973. Ms. Steffen's contributions to the report included the development of the building description, archival research, historical context development, historical significance evaluations, and RLS form production for the eight floor residential high-rise condominium building. The project proposed to modify existing FCC telecommunication equipment located atop the building.

1605 Industrial Avenue Warehouse Project, San Jose, California. 2018. Ms. Steffen served as architectural historian and author of the architectural component of the cultural resources technical report. Preparation of the report entailed archival research, exterior survey fieldwork of a multi-building industrial complex, historical context development for north San Jose, historical significance evaluations for each resource in consideration of NRHP, CRHP, and local designation requirements, and the preparation of accompanying DPR forms.

50-56 Seaport Drive, Vallejo, California. 2018. Dudek was retained by the U.S. Coast Guard to complete a cultural resources evaluation of a property. Ms. Steffen served as architectural historian and co-authored the historical resource significance evaluation. Preparation of the report entailed archival research in local Vallejo repositories pertaining to Coast guard history, exterior survey fieldwork of the resource, historical significance evaluations for the resource in consideration of NRHP, CRHP, and local designation requirements, and the preparation of accompanying DPR forms.

Oakmont/Tamarind Warehouse Project. Rialto, San Bernardino County, California. 2018. Ms. Steffen served as architectural historian and co-author of the Cultural Resources Report for the Oakmont/Tamarind Warehouse Project. Ms. Steffen contributed building development write-ups for the report. The project proposed to construct a 156,500 sq. ft., one story warehouse on six adjoining parcels on approximately 8 acres.

Municipal

601 East Montecito Street, Santa Barbara, California. April 2019-ongoing. The Housing Authority of the City of Santa Barbara retained Dudek to prepare a Historic Structures/Sites Report for a property located at 601 East Montecito Street. Ms. Steffen served as architectural historian for the project and co-authored the Historic Structures/Sites Report, which included the preparation of a building description including the various murals

The Keiser Avenue Reconstruction Project, Rohnert Park, California. March 2019. The City of Rohnert Park retained Dudek to prepare a historical resources evaluation report for the proposed Keiser Avenue Reconstruction project, which proposed the demolition of a residential property within the project area limits, located at 5040 Snyder Lane. Ms. Steffen served as architectural historian for the project and co-authored the historical resources evaluation report. Preparation of the report entailed extensive archival research, the composition of an appropriate historic context focused on the history of Rohnert Park, evaluation of the built features of the property within the framework of NRHP, CRHP, and local designation requirements, and the preparation of accompanying DPR forms.

Newell Creek Road Access Bridge Rehabilitation Memorandum Report, City of Santa Cruz, California. February 2019. Dudek was retained by the City of Santa Cruz Water Department to review the proposed Newell Creek Access Road Bridge Rehabilitation project for potential impacts on historical resources during the course of repairs to the bridge's piers. The bridge was identified as a contributor to the Newell Creek Dam district as part of the 2018 historical resources evaluation report of the Newell Creek Dam complex. Ms. Steffen served as architectural historian for the project, conducting the intensive pedestrian survey of the project site and authoring the memorandum report ensuring that the project conformed to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Proposed Demolition of Presidio of Monterey Buildings 118 & 119, Monterey, California. 2018. Ms. Steffen served as architectural historian for the project proposing the demolition of two stable structures located within the Lower Presidio Historic Park in Monterey, Ca, and authored the section 106 compliant evaluation report. Preparation of the report entailed the review of all previous documentation for the buildings, exterior fieldwork survey of the two structures, archival research, preparation of an appropriate historical context statement, evaluation of the buildings within the framework of NHPA, NRHP, CRHP, and local designation requirements, concurrence with previous findings, and the preparation of a letter to SHPO.

Gilroy City-wide Historic Resource Inventory. City of Gilroy, California. 2018 – ongoing. Ms. Steffen served architectural historian and co-author for the City-wide historic context statement prepared for the City of Gilroy. Preparation of the historical context statement involved extensive archival research, coordination with the City of Gilroy and archival repositories, chronological period and theme identification, and developing the historical narrative for the City. As assistant field manager, Ms. Steffen participated in a City-wide architectural survey of over 3,400 buildings in Gilroy as part of the update the existing 1986 Historic Resources Inventory.

North 16th Street Streetscape Project, Sacramento, California. 2018 – ongoing. Ms. Steffen served as architectural historian and prepared the historical resources evaluation report. Preparation of the report entailed exterior survey of 32 buildings along an approximately 1.0-mile stretch of 16th Street in Sacramento, development of appropriate historical contexts, and historical significance evaluation of buildings in the California Department of Transportation format in consideration of and in compliance with NEPA, Section 106 of the NHPA, CEQA, and local designation requirements.

Historic Context Statement for Reservoirs, City of San Diego Public Utilities Department, California. 2018 – ongoing. Ms. Steffen served as architectural historian and co-author of the historic context statement for El Captain Dam and reservoir. Dudek is also preparing detailed impacts assessments for proposed modification to dams, as required by DSOD. The project involves evaluation of at least 10 dams for historical significance in consideration of NRHP, CRHR, and City designation criteria and integrity requirements, and requires extensive archival research and pedestrian survey. Upon completion of the project, the City will have a streamlined document for the management of their historic dam and reservoir infrastructure.

Newel Creek Dam Inlet/Outlet Replacement Project, City of Santa Cruz, California. 2018. The City of Santa Cruz Water Department retained Dudek to prepare a historical resources evaluation report. Ms. Steffen served as architectural historian for the project and co-authored the historical resources evaluation report. Preparation of the report entailed extensive archival research, the composition of an appropriate historic context focused on the history of Santa Cruz's water supply, evaluation of the built features of both the Dam, associated features and the recreation area site within the framework of NRHP, CRHP, and local designation requirements, and the preparation of accompanying DPR forms. The project proposed the replacement of the inlet/outlet components of the Dam and the installation of an aerator.

Santa Monica City Yards Master Plan Project, Santa Monica, California. 2018. Ms. Steffen served as architectural historian for this project and assisted with the preparation of the Supplemental Cultural Resources Report. Ms. Steffen's responsibilities included the collation of building development research, and co-authoring of the Supplemental Cultural Resources Report.

Education

California State University Long Beach Hillside Office/Commons Project, Long Beach, California. 2019 – ongoing. Dudek was retained by California State University Long Beach to prepare an architectural inventory and historic context for the campus and to evaluate the historic character of existing Administration Building located on the site of the proposed project. Ms. Steffen served as architectural historian for this project, preparing an appropriate historic context for the campus architect, Edward Killingsworth, who was responsible for designing a majority of buildings on the campus.

San Francisco State University Major Master Plan Revision Project, San Francisco, California. 2018. Ms. Steffen served as architectural historian and co-author of the cultural resources study. Her role in the preparation of the study included required exterior survey, and in some cases, interior survey fieldwork involving all buildings and structures on campus over 45 years of age scheduled for demolition and/or substantial alteration as part of the proposed Master Plan Revision project, and extensive archival and building development research at both campus archives and other local repositories.

Fresno State New Student Union Project, Fresno State, California. 2018. Ms. Steffen served as architectural historian and author of the architectural component of the cultural resources technical report. Preparation of the report entailed archival research, exterior survey fieldwork of the Keats building and Amphitheatre on the Fresno State campus, historic context development, historical significance evaluations for each resource in consideration of NRHP, CRHP, PRC and local designation requirements, and the preparation of accompanying DPR forms for each resource.

Healthcare

970-992 17th Avenue, Santa Cruz, California. 2018. Ms. Steffen served as architectural historian and author of the architectural component of the historic resources evaluation report. Preparation of the report entailed archival research, exterior survey fieldwork of a multi-building industrial complex, historical context development for the Live Oak area on Santa Cruz County, historical significance evaluations for each resource in consideration of NRHP, CRHP, and local designation requirements, and the preparation of accompanying DPR forms. The proposed project involved the rezoning of two adjacent parcels totalling approximately 5-acres for the construction of a Kaiser Medical Facility.

Previous Relevant Experience

Historic Preservation Commission, Santa Cruz, California. April 2016 – May 2018. Ms. Steffen was appointed as a Commissioner to the 7-person Santa Cruz City Historic Preservation Commission in 2016. Ms. Steffen's responsibilities as commissioner included assisting City Staff with design review in conformance with the Secretary of the Interior Standards for proposed residential, commercial and municipal projects involving historic properties, review of projects participating in zoning variance incentives for historic properties, and community outreach.

Publications

Steffen, Fallin E. 2015. "Micro-Places & Preservation: Studying the Fields Associated with Material Culture in the Architectural Microhabitat". Graduate Practicum. December 2015.

Nicole Frank, MSHP

Architectural Historian

Nicole Frank is an architectural historian with 2 years' professional experience as an architectural historian conducting historic research, writing landmark designations, performing conditions assessments and working hands-on in building restoration projects throughout the United States. Ms. Frank also has governmental experience with the City of San Francisco's Planning Department and the City of Chicago's Landmark Designations Department. She meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.

Education

The School of the Art Institute of Chicago, MS
Historic Preservation, 2018
The College of Charleston, BA,
Historic Preservation and
Art History, 2016

Dudek Project Experience (2018-present)

Development

Historical Resources Technical Report for Jacumba Valley Ranch Solar Energy Park, Jacumba, California. 2019. Acting as architectural historian, Ms. Frank authored a cultural resources technical report evaluating a complex of twenty dairy buildings for historical significance for a project that proposes to develop a solar energy project consisting of up to 90 megawatts (MW) of alternating current (ac) and a 20 MW energy storage facility that can supply electricity to indirectly reduce the need to emit greenhouse gases (GHGs). For this report Ms. Frank authored a City context for the Jacumba and research and wrote a context the Mountain Meadow Dairy and Creamery's Sunshine Ranch Complex

1605 Industrial Avenue Warehouse Project. Cultural Resources Technical Report. San José, California. 2018. Acting as architectural historian, Ms. Frank co-authored the cultural resources technical report for the 1605 Industrial Avenue Warehouse project for the construction of an approximately 186,000-square foot industrial/warehouse building on an approximately 10.96-gross-acre property located in the northern part of the City. Preparation of the historical context statement involved archival research, building descriptions, historic context development, and historical significance evaluations.

Historic Resource Assessment for 955 Hancock Avenue, West Hollywood, California. 2018. Ms. Frank acted as architectural historian and sole author of the historic resource report for the City of West Hollywood. Preparation of the historic resources report involved archival research, historic context development, building feature descriptions, and historical significance evaluation for a single-family craftsman residence.

330 Cinquapin Avenue Project, Carlsbad, California. 2018. Ms. Frank served as architectural historian and co-author of the cultural resources report for the 330 Cinquapin Avenue Project. Ms. Frank contributed a building development description, archival research, historical context development, and a historical significance evaluation for the residence.

California State University, Chico, Cultural Resources Report for the College Park Demolition Project, Chico, California, 2018. As architectural historian, Ms. Frank co-authored cultural resources report for the California State University, Chico, writing ten building feature descriptions. The project proposed to demolish ten-detached single-family residences on land owned by the University.

Jefferson La Mesa Project, La Mesa, California. 2018. Ms. Frank served as architectural historian and co-author of the historical resources evaluation report for the Jefferson La Mesa Project. Ms. Frank contributed archival research and historical context development for three automotive buildings. The project proposed to demolish three industrial automotive buildings in order to redevelop the property.

Education

California State University, San Francisco Master Plan Update EIR, San Francisco, California. 2019. Acting as architectural historian, Ms. Frank participated in a survey of CSU San Francisco's Phycology and Ethnic Studies Building and conducted archival research in order to prepare an appropriate historic context for San Francisco, CSU San Francisco and the Phycology and Ethnic Studies Building. Ms. Frank conducted research on 18 buildings located on the SFSU campus, and wrote historic contexts, descriptions and lists of alterations for each.

California State University, Fresno, New Student Union, Fresno, California. 2018. As architectural historian, Ms. Frank authored the description of the Amphitheatre on the CSU Fresno campus for the historic resource evaluation report. Ms. Frank also prepared DPRs for the two buildings.

Municipal

City of San Diego Public Utility Department, Historical Context Report for the Dulzura Conduit, Upper Otay Dam, Murray Dam, Sutherland Dam, and Miramar Dam. City of San Diego, San Diego County, California (In Progress). Ms. Frank served as architectural historian and author of the cultural resources report for the City of San Diego Public Utility Department. Preparation of the historical context statement involved archival research, historic context development, engineering feature development descriptions, and historical significance evaluations. Ms. Frank evaluated five resources including the Dulzura Conduit, Upper Otay Dam, Murray Dam, Sutherland Dam and Miramar Dam

Vista E Reservoir Replacement and Pump Station Project, Vista Irrigation District, Vista, California. 2019. Acting as architectural historian, Ms. Frank authored a cultural resources technical report evaluating a 1929 reservoir in Vista, California for replacement. Ms. Frank also conducted a site survey of the property to be used in her technical report.

City of Gilroy Historic Resource Inventory Update. Gilroy, California (In Progress). Ms. Frank participated in a citywide architectural survey of over 3,400 buildings in Gilroy, California. Acting as surveyor, Ms. Frank utilized Dudek's architectural survey application on an iPad and recorded the features, alterations and photographs of historic-era buildings throughout the city.

State of California

As-Needed Historic Research Consulting Service. City of Coronado, California. (In Progress). Ms. Frank has acted as the architectural historian for the following Historical Resource Evaluation Reports: 936 J Avenue, 310 2nd Street, 718 B Avenue, 1027-1029 Orange Avenue, and 735 Margarita Avenue. As architectural historian Ms. Frank developed a historic context for the City as well as researched and wrote independent contexs for each of the above noted work orders. Additionally, she developed significance evaluations for each of the properties.

Transportation

Caltrans, Keller Road/I-215 Interchange Project, Murrieta and Menifee California, 2018. Ms. Frank acted as architectural historian, co-authoring historic resource report for the Keller Road/I-215 Interchange project for Caltrans. Preparation of the historic resource report included a site visit, archival research, historic context development of Murrieta and Menifee, building feature descriptions of six historic-era resources, and historical significance evaluations. The project proposed to construct a new full interchange and auxiliary lanes at I-215 and Keller Road in Riverside County, California.

Relevant Previous Experience

Edwardian Flats Historic Context Statement, San Francisco Planning Department, San Francisco, California During the summer of 2018 was the sole writer and researcher to complete the Edwardian Flat typology context statement for the City of San Francisco.

- 80 page context statement to aid with citywide survey efforts

Cornice Restoration Project, Restoric LLC, Chicago. Illinois Served as field technician in residential cornice restoration, project approximately 6 weeks long.

- Est. date of building construction 1920

Draft National Register Nomination, The School of the Art Institute of Chicago, Chicago, Illinois Acted as sole researcher and writer for draft NRHP nomination of the Jacques Building on Michigan Ave in Chicago, IL.

Recent Past Cook County Survey Data Clean Up, Landmarks Illinois, Chicago, IL Served as architectural historian. Conducted archival research, documented demolished buildings within survey, and generated a list of missing survey information.

- 3,756 properties in 98 municipalities individually reviewed
- 131 buildings identified as demolished since their survey date
- 25 missing architects and builders added to database

Paint and Finishes Analysis, Frances Willard House Museum and Archive, Evanston, Illinois Served as conservator. Worked with a team to determine original paint colors and finishes that correlate with room's period of significance and co-authored report of findings.

Historic American Building Survey, The School of the Art Institute of Chicago, Illinois Served as teachers assistant and illustrator of measured drawings for several sites including All Saints Episcopal Church, the Havlicek Monument, the Fountain of the Great Lakes, and the Chicago Loop Synagogue.

Publications

Frank, Nicole. 2018. "Mid-Century Glass Block: The Colored Patterned and Textured Era." Graduate Thesis. September 2018.

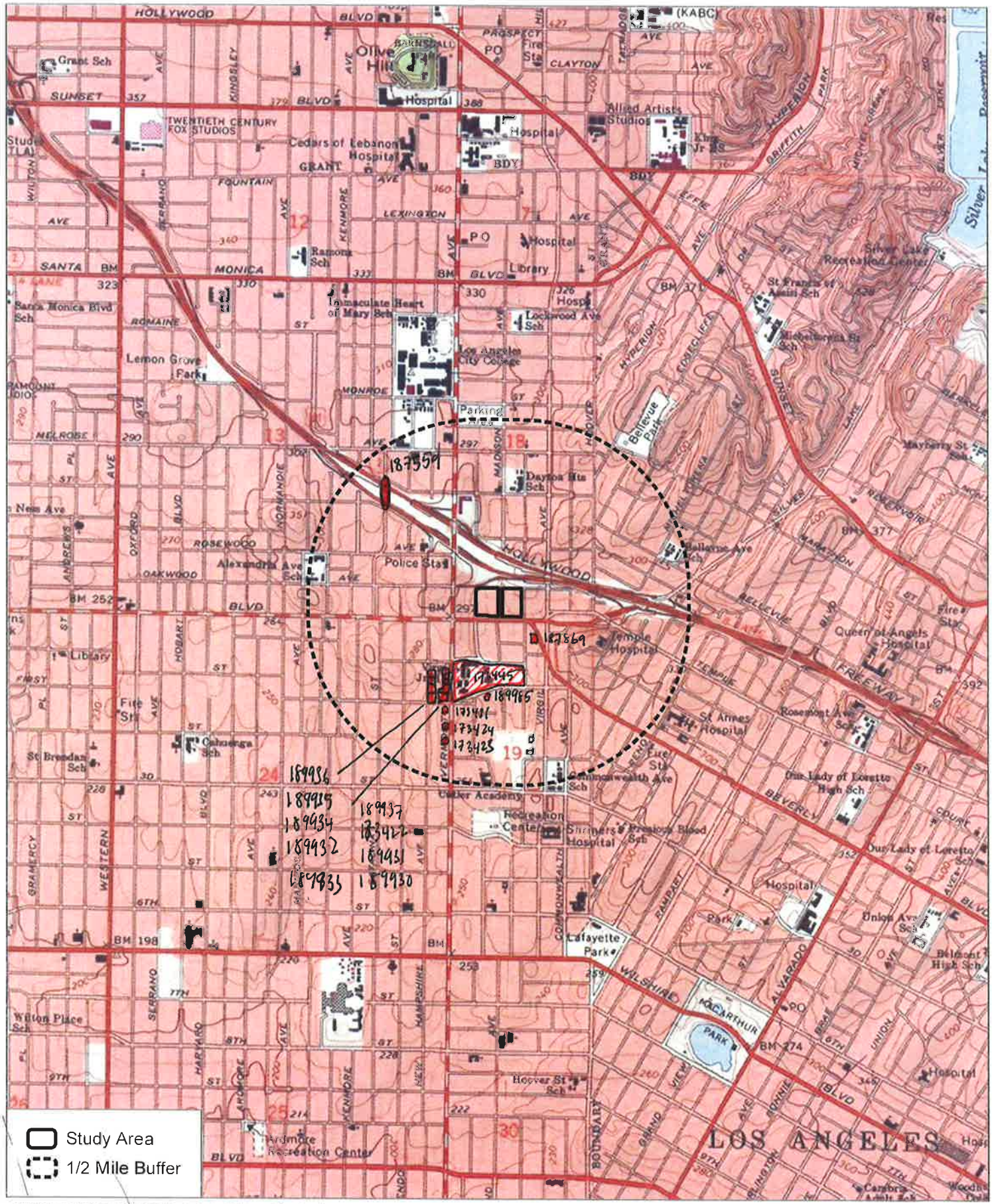
Presentations

"Mid-Century Glass Block: The Colored Patterned and Textured Era." 2018. Presented at the Association for Preservation Technology (APT) Annual Conference. Buffalo, New York

"Mid-Century Glass Block." 2018. Presented at the APT Western Great Lakes Chapter and DOCOMOMO US/Chicago 2018 Symposium: Preservation Challenges of Modernist Structures. Chicago, Illinois

Appendix C

Confidential Records Search Results



SOURCE: SOURCE: USGS 7.5-Minute Series Hollywood Quadrangle
Township 1S, Range 13W, 14W, Sections 13, 18, 19, 24

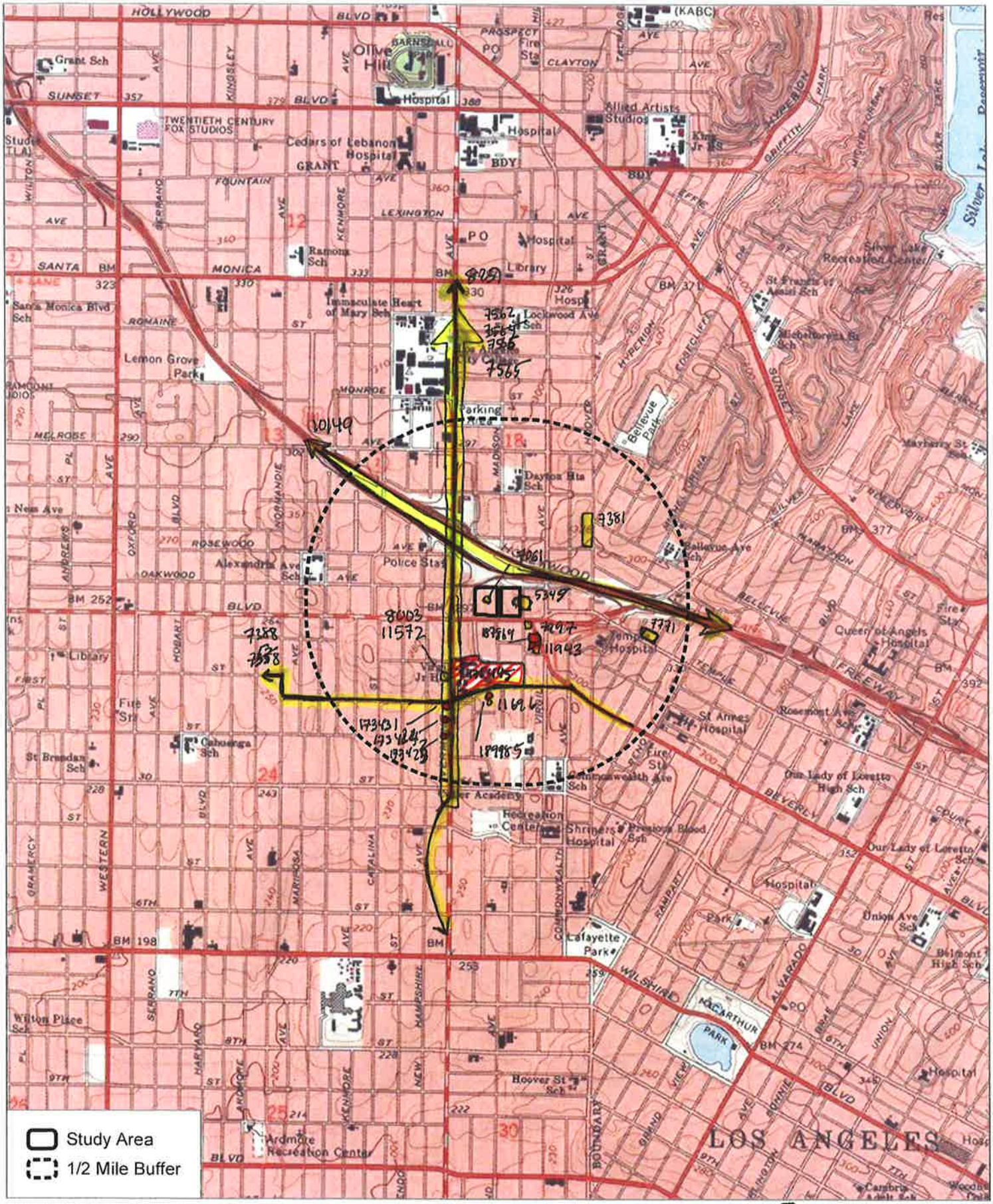
DUDEK

0 1,000 2,000 Feet
0 285 570 Meters
1:24,000

187559, 187869, 176445, 189985
173431, 173424, 173423, 189932 - 189936
189937, 189930 - 189931, 173422

Records Search

Juanita Avenue



SOURCE: SOURCE: USGS 7.5-Minute Series Hollywood Quadrangle
Township 1S; Range 13W, 14W; Sections 13, 18, 19, 24

DUDEK

0 1,000 2,000 Feet
0 285 570 Meters
1:24,000

REC = resources: 173431, 173424, 173425, 189986, 176445, 187869

YELLOW: REPORTS: 7588, 10149, 7562, 7566, 7565, 8003, 11572, 11696, 7061, 7997, 11943, 7771, 5344, 7381, 8251

Records Search

Juanita Avenue

ReportNum	Authors	CitYear	CitTitle	CitPublisher	ReportType
LA-05344	Duke, Curt	2001	Cultural Resource Assessment Cingular Wireless Facility No. Sm 057-01 Los Angeles County, California	LSA Associates, Inc.	Literature search
LA-05349	Duke, Curt	2001	Cultural Resource Assessment for At&t Fixed Wireless Services Facility Number La_057_a, County of Los Angeles, California	LSA Associates, Inc.	Archaeological, Field study
LA-05358	Sylvia, Barbara	2001	Negative Archeaological Survey Report:07-la-ha12-n/a-07-174-21980k	Caltrans District 7	Literature search
LA-07061	Duke, Curt	2001	Cultural Resource Assessment for At&t Fixed Wireless Services Facility Number La_057_a, County of Los Angeles, California	LSA Associates, Inc.	Literature search
LA-07381	Maki, Mary K.	2004	Phase 1 Archaeological Investigation of 0.34 Acre Gateways Sro Housing Project 444-450 North Hoover Street Los Angeles City & County, California	Conejo Archaeological Consultants	Archaeological, Field study
LA-07388	Snyder, T. Beth	2005	Cultural Resources Survey for the Los Angeles Department of Water and Power First Street Trunk Line Project, Los Angeles, California	Garcia and Associates	Archaeological, Field study
LA-07430	Feldman, J., Hope, A.	2004	Caltrans Historic Bridges Inventory Update: Concrete Box Girder Bridges	Myra L. Frank & Associates, Inc.	Architectural/historical, Evaluation
LA-07562	Greenwood, Roberta S.	1987	Additional Information for Dseis, Core Study Alignments 1, 2, 3, 4, and 5	Greenwood and Associates	Architectural/historical, Evaluation, Literature search
LA-07565	Unknown	1987	Technical Report Archaeology Los Angeles Rail Rapid Transit Project "Metro Rail" Core Study, Candidate Alignments 1 to 5	Greenwood and Associates	Management/planning
LA-07566	Hatheway, Roger G. and Peter, Kevin J.	1987	Technical Report Dseis, Core Study Alignments 1, 2, 3, 4, and 5	Greenwood and Associates	Archaeological, Architectural/historical, Other research
LA-07771	Wlodarski, Robert J.	2006	A Phase 1 Archaeological Study for the Proposed Regency at Robinson Affordable Housing Development Project Located at 3201-3221 W. Temple Street City of Los Angeles, County of Los Angeles, California	Historical, Environmental, Archaeological, Research, Team	Archaeological, Field study
LA-07997	Billat, Lorna	2006	Fcc Form 621 (section 106) Submittal Beverly Blvd/rs-la-0220b, Los Angeles City and County, California	EarthTouch Inc.	Archaeological, Field study

LA-08251	Gust, Sherri and Heather Puckett	2004	Los Angeles Metro Red Line Project, Segments 2 and 3 Archaeological Resources Impact Mitigation Program Final Report of Findings	Cogstone Resource Management, Inc.	Archaeological, Architectural/historical, Evaluation, Excavation, Monitoring, Other research
LA-08506	Wood, Catherine M.	2007	Archaeological Survey Report for the Rosewood Gardens Project Located at 502-508 North Berendo Street, Los Angeles, California	Jones & Stokes	Archaeological, Field study
LA-10149	Stewart, Noah M.	2009	Finding of no adverse effect: US 101 from Alameda Street Underpass to Barham Boulevard Overcrossing	Caltrans District 7	Architectural/historical, Evaluation
LA-11572	Brandman, Jason	2002	Final Environmental Impact Report Belmont New Elementary School No. 6, State Clearinghouse No. 2001101116	Michael Brandman Associates	Management/planning
LA-11680	O'Neil, Stephen	2010	Phase I Archaeological Survey for the Proposed Vermont Avenue/Highway 101 (Hollywood Freeway) Bridge Widening Project, City of Los Angeles, Los Angeles County, California	UltraSystems	Archaeological, Field study
LA-11696	Loftus, Shannon	2011	Cultural Resource Records Search and Site Survey AT&T Site LA0468-01, Good News Central Church, 3500 West First Street, Los Angeles, Los Angeles County, CA	ACE Environmental	Archaeological, Field study, Other research
LA-11943	Bonner, Wayne	2012	Cultural Resource Records Search and Site Visit Results for T-Mobile West, LLC Candidate SV11566A (Beverly Storage) 3636 Beverly Boulevard, Los Angeles, Los Angeles County, California	MBA	Archaeological, Field study
LA-12176	Bonner, Wayne and Crawford, Kathleen	2012	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate Sv00198A (SM198 Beverly View Apartments) 302 North Alexandria Avenue, Los Angeles, Los Angeles County, California	MBA	Archaeological, Field study
LA-13140	Brunzell, David	2014	Cultural Resources Assessment of the Clinton SoCal Project, Los Angeles, Los Angeles County, California (BCR Consulting Project No. TRF1412)	BCR Consulting LLC	Archaeological, Architectural/Historical, Field study

Firm: LSA | LSA ASSOCIATES, INC.
ONE PARK PLAZA, SUITE 500
IRVINE, CALIFORNIA 92614
949.553.0666 TEL
949.553.8076 FAX
OTHER OFFICES:
BERKELEY
PT. RICHMOND
RIVERSIDE
ROCKLIN

Pgs: 9
Author: Curt Duke
Type: (12) Revisit/Assessment
Acres: <1ac.
Site: Ø
Hist Bldg: Ø
Development: (5) Utilities
Quad name/#: Hollywood #1114

Date: January 8, 2001

Agency: Mr. Robert Searcy
c/o AT&T Fixed Wireless Services
18251 San Fernando Mission Boulevard
Northridge, California 91326

Title: Subject: Cultural Resource Assessment for AT&T Fixed Wireless Services Facility Number LA_057_a, County of Los Angeles, California

Dear Mr. Searcy:

LSA Associates, Inc. (LSA) is under contract to Terra Firma Services (TFS) to provide a cultural resource assessment for AT&T Fixed Wireless Services (ATTFWS) facility number LA_057_a, located at 340 Madison Avenue in the City and County of Los Angeles, California (Attachment A). The assessment was conducted to identify historic properties (prehistoric or historic sites, buildings, structures, objects, or districts listed in, or eligible for listing in, the National Register of Historic Places [National Register]), as required by 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act of 1966, as amended.

AT&T Wireless Services previously installed a telecommunications facility at this address (Attachment B). The existing facility consists of an equipment shelter and several antennas mounted to the roof of a building. No ground disturbance was associated with this installation. ATTFWS currently proposes to place four antennas on a new equipment shelter to be located on the roof of the building. There will be no ground disturbance associated with the proposed project.

A records search was conducted at the South Central Coastal Information Center, located at California State University, Fullerton; it included a review of all recorded historic and prehistoric archaeological sites within a one-half mile radius of the project area, as well as a review of known cultural resource survey and excavation reports. In addition, we examined the National Register, California Register of Historic Resources (California Register), California Historical Landmarks, and California Points of Historical Interest. The Historic Properties Directory was inspected for the address of LA_057_a.

The results of the records search (Attachment C) indicate that no previously recorded archaeological sites are located within one-half mile of LA_057_a. One cultural resource study has been conducted within one-half mile of the project area. There are no properties listed on the National Register, California Register, California Historical Landmarks, or California Points of Historical Interest,

within one-half mile of the facility. In addition, there are no properties listed in the Historic Properties Directory that match the address of LA_057_a.

Because there was no ground disturbance associated with the existing facility, there was no potential for impacts to any unrecorded archaeological sites. Because there will be no ground disturbance associated with the proposed facility, there is no potential to impact any unrecorded archaeological sites. LSA reviewed photographs of the building; its architecture is consistent with modern styles, and it does not possess unique architectural features. In addition, the records search did not list any historic resources adjacent to LA_057_a. Finally, the photographs and project description indicate that the existing antennas and equipment, as well as the proposed additions, will not alter the visual characteristic of the building. In accordance with 36 CFR Part 800, LSA has assessed the effects of this ATTFWS facility on any historic properties. The results of our assessment indicate that no historic properties were affected by the existing installation, and that no historic properties will be affected by the proposed additions.

Thank you for the opportunity to assist you on this project. If LSA can be of further assistance, or if you have any questions concerning this report, please contact me by phone at (949) 553-0666 or by e-mail at curt.duke@lsa-assoc.com.

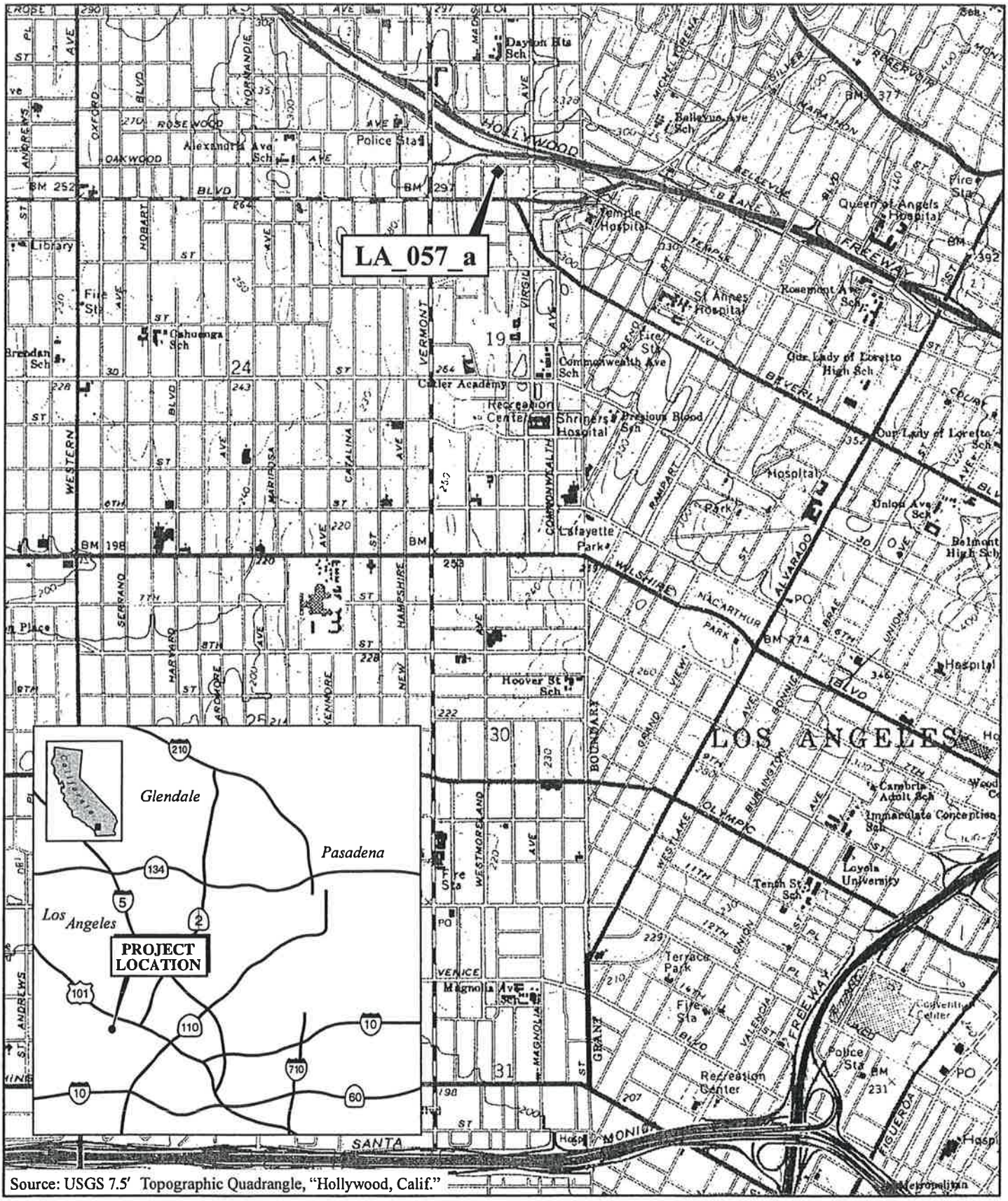
Sincerely,

LSA ASSOCIATES, INC.

Curt Duke
Archaeologist/Project Manager

Attachments: A - Project Location Map
B - Site Photographs
C - Records Search Letter

cc: California Office of Historic Preservation



Source: USGS 7.5′ Topographic Quadrangle, "Hollywood, Calif."

12/6/00(TFS930)

Figure 1

N

ATTFWS Facility LA_057_a

ISA Scale in Feet

ATTACHMENT A

PROJECT LOCATION MAP

ATTACHMENT B

SITE PHOTOGRAPHS

AT&T Wireless Services previously mounted several antennas to the roof of the building. View to the southeast.

AT&T Fixed Wireless Services proposes to place a new equipment shelter on the roof of the building. Four new antennas will be mounted to this equipment shelter. View to the northeast.

1/4/01(TFS930)

Figure 2

ATTFWS Facility LA_057_a

Site Photos

LSA

ATTACHMENT C

RECORDS SEARCH LETTER

LSA

LSA ASSOCIATES, INC.
ONE PARK PLAZA, SUITE 500
IRVINE, CALIFORNIA 92614

949.553.0666 TEL
949.553.8076 FAX

OTHER OFFICES:
BERKELEY
PT. RICHMOND
RIVERSIDE
ROCKLIN

November 21, 2000

Mr. Robert Searcy
AT&T Fixed Wireless Services
18251 San Fernando Mission Boulevard
Northridge, California 91326

Subject: Records Search Results for 19 AT&T Fixed Wireless Services Facilities

Dear Mr. Searcy:

LSA Associates, Inc. (LSA) is under contract to provide a records search for 19 AT&T Fixed Wireless Services (ATTFWS) facilities. The records search was performed at the South Central Coastal Information Center, located at California State University, Fullerton; it included a review of all recorded historic and prehistoric archaeological sites within a one-half mile radius of the project area, as well as a review of known cultural resource survey and excavation reports. In addition, we examined the California State Historic Resources Inventory (HRI), which includes: the National Register of Historic Places (NR), California Historical Landmarks (CHL), California Points of Historical Interest (CPHI), and the Los Angeles City Historic-Cultural Monuments (L.A. City). The following are the results of the records search:

ATTFWS #	USGS	Arch Sites	Reports	Built Environment
LA_029_a	*Azusa*	None	None	None
LA_056_a	*Hollywood*	None	LA1578	NR: 79000481, 83001204, 85000704, 87002291, 82002189 LA City: 567, 316, 572, 329, 315, 193, 194, 227, 334
LA_057_a	*Hollywood*	None	LA447	None
LA_081_a	*Los Angeles*	None	LA4637, LA2788, LA2727, LA4448	None
LA_106_a	*South Gate*	None	LA4615*, LA297, LA358, LA2970, LA2882	19-186110 (SP Railroad)
LA_121_a	*San Fernando*	None	LA3977*	None
LA_127_a	*Beverly Hills*	None	LA3765	None

ATTFWS #	USGS	Arch Sites	Reports	Built Environment
LA_156_a	*Baldwin Park, El Monte*	None	LA86, LA2412, LA3056, LA2894	None
LA_202_a	*Los Angeles*	None	LA4082, LA4736, LA3408	19-186112 (SP Railroad)
LA_209_a	*Van Nuys*	None	None	None
LA_303_a	*El Monte*	None	LA4594	None
LA_443_a	*Van Nuys*	None	None	None
LA_463_a	*Van Nuys*	None	None	None
LA_470_a	*Whittier, La Habra*	None	None	None
LA_504_a	*San Fernando*	None	LA3138	None
LA_505_a	*Burbank*	None	LA1678, LA3725	None
LA_513_a	*El Monte*	None	LA3436*	None
LA_615_a	*Venice*	None	LA846, LA682, LA4564, LA624, LA27, LA1157	NR: 82002193, 86001666 LA City: 270
LA_656_a	*Burbank*	None	None	CPHI: LAN-054

* Within project area

Thank you for your assistance on this project. If LSA can be of further assistance, or if you have any questions concerning this letter, please contact me at (949) 553-0666.

Sincerely,

LSA ASSOCIATES, INC.

Curt Duke
Archaeologist/Project Manager

FCC

LSA

LSA ASSOCIATES, INC.
ONE PARK PLAZA, SUITE 500
IRVINE, CALIFORNIA 92614

949.553.0666 TEL
949.553.8076 FAX

OTHER OFFICES:
BERKELEY RIVERSIDE
PT. RICHMOND ROCKLIN

NL

RECEIVED
JAN 16 2001
OHP

TRANSMITTAL

TO: Ms. Natalie Lindquist
California Office of Historic Preservation
1416 Ninth Street, Room 1442-7
Sacramento, California 95814

DATE: January 15, 2001

☒ FOR YOUR REVIEW ☐ FOR YOUR FILES
☐ AT YOUR REQUEST ☐ FOR YOUR INFORMATION
☐ FOR YOUR APPROVAL ☐ DISTRIBUTION

SUBJECT: Review of Four AT&T Fixed Wireless Facilities

PROJECT: Terra Firma

PROJECT NUMBER: TFS930

ITEMS BELOW ARE TRANSMITTED: ☒ HEREWITH ☐ UNDER SEPARATE COVER ☒ VIA: Overnight

DATE	COPIES	DESCRIPTION
January 15, 2001	1 each	Review of AT&T Fixed Wireless Facilities **LA_057_a, LA_620_a, OC_091_a, and OC_240_a**

GENERAL REMARKS: Thank You

BY: Nicole Wallock

PROJ.REVW AND RES.PROT.UNIT LOG-OUT PRINTOUT NATALIE LINDQUIST

Undertaking Identifier: FCC0101160 02/07/01 Page: 1
Undertaking Name: PBW LA 057-A
Applicant: LSA City: LOS ANGELES
County(ies): LAN

Due: 02/15/01

TRANSACTION HISTORY

DATE IN	TO		DATE OUT	BY	ACTION
01/16/01	NT	-	02/02/01	NT	B6,D7

****
****
There are no Hist. Prop. and no Arch. Sites involved in this undertaking :
****

Hollywood

STATE OF CALIFORNIA – THE RESOURCES AGENCY

GRAY DAVIS, *Governor*

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov

February 2, 2001

Reply To: FCC010116O-R

Curt Duke
LSA Associates, Inc.
One Park Plaza, Suite 500
Irvine, CA 92614-5981

Re: AT&T Fixed WirelessTelecommunication Facilities

Dear Mr. Duke:

You have provided me with the results of your efforts to determine for the benefit of the FCC, whether the following cellular installations may affect historic properties:

FCC010116O – LA_057_a, 340 Madison Avenue, Los Angeles, CA ✓
FCC010116P – LA_620_a, 6237-6241 Maywood Avenue, Huntington Park, CA
FCC010116Q – OC_091_a, 9401 Westminster Avenue, Garden Grove, CA
FCC010116R – OC_240_a, 3415 Michelson Drive, Irvine, CA

You have done this, and are consulting with me, in order to enable the FCC to comply with Section 106 of the National Historic Preservation Act and implementing regulations codified at 36 CFR Part 800.

I have reviewed the documentation furnished and considered your recommendation to the FCC that there are no historic properties that may be affected by these undertakings. Based on that review, I have the following comments:

1) The steps taken to identify historic properties that may be affected by these undertakings are satisfactory.

2) I concur in your recommendation that there are no historic properties that may be affected by these undertakings.

3) I would not object to an official finding by the FCC that there are no historic properties that may be affected by these undertakings.

4) I will assume that the FCC has made this finding unless I hear to the contrary from them within 15 calendar days after you have furnished them with a copy of this letter.

5) Be advised that under certain circumstances, such as unanticipated discovery, the FCC may have additional responsibilities for this undertaking under 36 CFR Part 800.

Thank you for considering historic properties during project planning. If you have any questions, please contact Natalie Lindquist at (916) 654-0631 or nlind@ohp.parks.ca.gov.

Sincerely,

Dr. Knox Mellon
State Historic Preservation Officer

LSA

LSA ASSOCIATES, INC.
ONE PARK PLAZA, SUITE 500
IRVINE, CALIFORNIA 92614

949.553.0666 TEL
949.553.8076 FAX

OTHER OFFICES:
BERKELEY
PT. RICHMOND
RIVERSIDE
ROCKLIN

RECEIVED
JAN 16 2001
OHP

January 8, 2001

Ms. Natalie Lindquist
California Office of Historic Preservation
1416 Ninth Street, Room 1442-7
Sacramento, CA 95814

Subject: Review of AT&T Fixed Wireless Facility LA_057_a, County of Los Angeles, California

Dear Ms. Lindquist:

LSA Associates, Inc. (LSA) is under contract to AT&T Fixed Wireless (ATTFWS) to evaluate and make recommendations to the California Office of Historic Preservation (OHP) regarding telecommunication facilities. The Federal Communications Commission (FCC) has directed ATTFWS to consult with OHP regarding the ATTFWS LA_057_a undertaking. The basis for this consultation is 36 CFR Part 800.

In order to assist the FCC in complying with Section 106 of the National Historic Preservation Act (NHPA), ATTFWS has conducted a records search through the California Historical Resource Information System (CHRIS). The records search indicates that there are no historic properties within or adjacent to facility LA_057_a. Based on these results, ATTFWS will recommend that the FCC find that no historic properties will be affected by this undertaking.

ATTFWS requests that OHP review and comment on the enclosed supporting documentation and on the recommended finding that no historic properties will be affected by this undertaking. I appreciate your assistance on this project. If you have any questions or comments regarding the letter, please contact me by phone at (949) 553-0666 or by e-mail at curt.duke@lsa-assoc.com.

Sincerely,

LSA ASSOCIATES, INC.

Curt Duke
Archaeologist/Project Manager

Attachments

1/8/01«P:\Tfs930\Attfws\Archaeo\Shpo\LA_057_a.wpd»

LA 7061

LSA

LSA ASSOCIATES, INC.
ONE PARK PLAZA, SUITE 500
IRVINE, CALIFORNIA 92614

949.553.0666 TEL
949.553.8076 FAX

OTHER OFFICES:
BERKELEY
PT. RICHMOND
RIVERSIDE
ROCKLIN

Att: Curt Duke
Pg: 13
Ty: (1) Record Search Only
Ac: 25+05-
Sites: 0 Sites 0 HB
Quad: 1114 Hollywood
Dev: (5) Utilities Cells

Da: January 8, 2001

Mr. Robert Searcy
c/o AT&T Fixed Wireless Services
18251 San Fernando Mission Boulevard
Northridge, California 91326

Ti:

Subject: Cultural Resource Assessment for AT&T Fixed Wireless Services Facility Number LA_057_a, County of Los Angeles, California

Dear Mr. Searcy:

Fi: Ag:

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AT&T Wireless Services previously installed a telecommunications facility at this address (Attachment B). The existing facility consists of an equipment shelter and several antennas mounted to the roof of a building. No ground disturbance was associated with this installation. ATTFWS currently proposes to place four antennas on a new equipment shelter to be located on the roof of the building. There will be no ground disturbance associated with the proposed project.

A records search was conducted at the South Central Coastal Information Center, located at California State University, Fullerton; it included a review of all recorded historic and prehistoric archaeological sites within a one-half mile radius of the project area, as well as a review of known cultural resource survey and excavation reports. In addition, we examined the National Register, California Register of Historic Resources (California Register), California Historical Landmarks, and California Points of Historical Interest. The Historic Properties Directory was inspected for the address of LA_057_a.

The results of the records search (Attachment C) indicate that no previously recorded archaeological sites are located within one-half mile of LA_057_a. One cultural resource study has been conducted within one-half mile of the project area. There are no properties listed on the National Register, California Register, California Historical Landmarks, or California Points of Historical Interest,

within one-half mile of the facility. In addition, there are no properties listed in the Historic Properties Directory that match the address of LA_057_a.

Because there was no ground disturbance associated with the existing facility, there was no potential for impacts to any unrecorded archaeological sites. Because there will be no ground disturbance associated with the proposed facility, there is no potential to impact any unrecorded archaeological sites. LSA reviewed photographs of the building; its architecture is consistent with modern styles, and it does not possess unique architectural features. In addition, the records search did not list any historic resources adjacent to LA_057_a. Finally, the photographs and project description indicate that the existing antennas and equipment, as well as the proposed additions, will not alter the visual characteristic of the building. In accordance with 36 CFR Part 800, LSA has assessed the effects of this ATTFWS facility on any historic properties. The results of our assessment indicate that no historic properties were affected by the existing installation, and that no historic properties will be affected by the proposed additions.

Thank you for the opportunity to assist you on this project. If LSA can be of further assistance, or if you have any questions concerning this report, please contact me by phone at (949) 553-0666 or by e-mail at curt.duke@lsa-assoc.com.

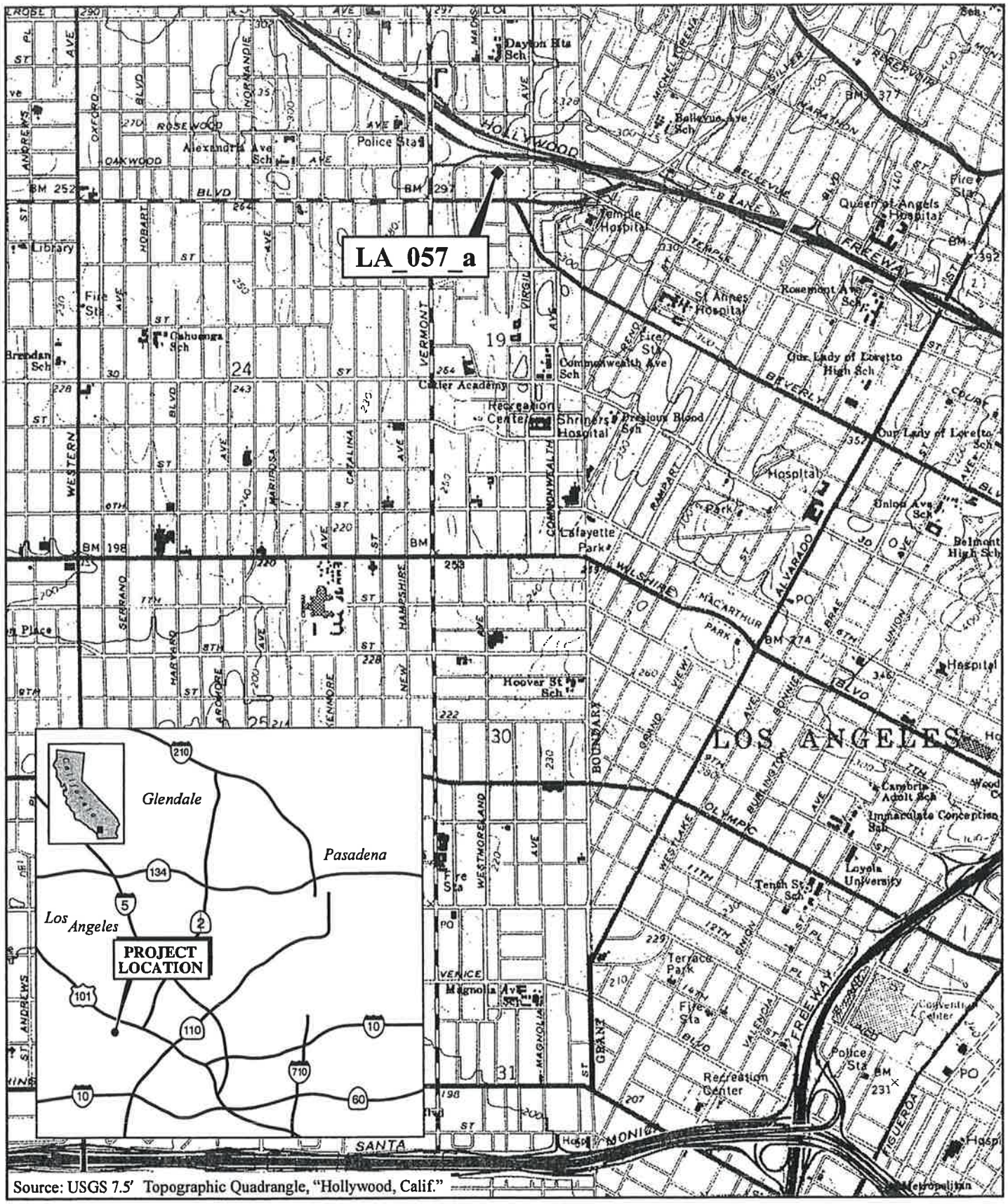
Sincerely,

LSA ASSOCIATES, INC.

Curt Duke
Archaeologist/Project Manager

Attachments: A - Project Location Map
B - Site Photographs
C - Records Search Letter

cc: California Office of Historic Preservation



12/6/00(TFS930)

LA534 9

Figure 1

N

LSA

Scale in Feet

0 1000 2000

ATTFWS Facility LA_057_a

Project Location

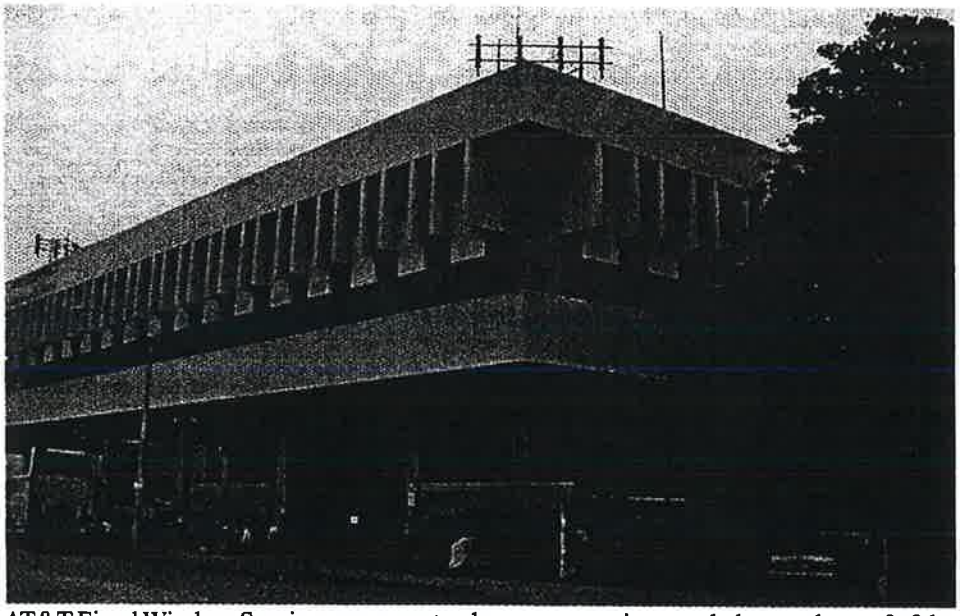
ATTACHMENT A

PROJECT LOCATION MAP

ATTACHMENT B

SITE PHOTOGRAPHS

AT&T Wireless Services previously mounted several antennas to the roof of the building. View to the southeast.



AT&T Fixed Wireless Services proposes to place a new equipment shelter on the roof of the building. Four new antennas will be mounted to this equipment shelter. View to the northeast.

1/4/01(TFS930)

Figure 2

ATTFWS Facility LA_057_a

Site Photos

LSA

ATTACHMENT C

RECORDS SEARCH LETTER

LSA

LSA ASSOCIATES, INC.
ONE PARK PLAZA, SUITE 500
IRVINE, CALIFORNIA 92614

949.553.0666 TEL
949.553.8076 FAX

OTHER OFFICES:
BERKELEY
PT. RICHMOND
RIVERSIDE
ROCKLIN

November 21, 2000

Mr. Robert Searcy
AT&T Fixed Wireless Services
18251 San Fernando Mission Boulevard
Northridge, California 91326

Subject: Records Search Results for 19 AT&T Fixed Wireless Services Facilities

Dear Mr. Searcy:

LSA Associates, Inc. (LSA) is under contract to provide a records search for 19 AT&T Fixed Wireless Services (ATTFWS) facilities. The records search was performed at the South Central Coastal Information Center, located at California State University, Fullerton; it included a review of all recorded historic and prehistoric archaeological sites within a one-half mile radius of the project area, as well as a review of known cultural resource survey and excavation reports. In addition, we examined the California State Historic Resources Inventory (HRI), which includes: the National Register of Historic Places (NR), California Historical Landmarks (CHL), California Points of Historical Interest (CPHI), and the Los Angeles City Historic-Cultural Monuments (L.A. City). The following are the results of the records search:

ATTFWS #	USGS	Arch Sites	Reports	Built Environment
LA_029_a	*Azusa*	None	None	None
LA_056_a	*Hollywood*	None	LA1578	NR: 79000481, 83001204, 85000704, 87002291, 82002189 LA City: 567, 316, 572, 329, 315, 193, 194, 227, 334
LA_057_a	*Hollywood*	None	LA447	None
LA_081_a	*Los Angeles*	None	LA4637, LA2788, LA2727, LA4448	None
LA_106_a	*South Gate*	None	LA4615*, LA297, LA358, LA2970, LA2882	19-186110 (SP Railroad)
LA_121_a	*San Fernando*	None	LA3977*	None
LA_127_a	*Beverly Hills*	None	LA3765	None

ATTFWS #	USGS	Arch Sites	Reports	Built Environment
LA_156_a	*Baldwin Park, El Monte*	None	LA86, LA2412, LA3056, LA2894	None
LA_202_a	*Los Angeles*	None	LA4082, LA4736, LA3408	19-186112 (SP Railroad)
LA_209_a	*Van Nuys*	None	None	None
LA_303_a	*El Monte*	None	LA4594	None
LA_443_a	*Van Nuys*	None	None	None
LA_463_a	*Van Nuys*	None	None	None
LA_470_a	*Whittier, La Habra*	None	None	None
LA_504_a	*San Fernando*	None	LA3138	None
LA_505_a	*Burbank*	None	LA1678, LA3725	None
LA_513_a	*El Monte*	None	LA3436*	None
LA_615_a	*Venice*	None	LA846, LA682, LA4564, LA624, LA27, LA1157	NR: 82002193, 86001666 LA City: 270
LA_656_a	*Burbank*	None	None	CPHI: LAN-054

* Within project area

Thank you for your assistance on this project. If LSA can be of further assistance, or if you have any questions concerning this letter, please contact me at (949) 553-0666.

Sincerely,

LSA ASSOCIATES, INC.

Curt Duke
Archaeologist/Project Manager

Primary String	Trinomial String	Resource Name	OtherIDs	ResType	Age	Attribs	ResourceNotes	RecordingEvents	Address
P-19-173422		Korea Times	OHP Property Number - 064891; Resource Name - Korea Times	Building	Historic	HP06 (1-3 story commercial building)	Demolished.	1986 (S. Bourstein, SCRTD)	141 N Vermont Ave Los Angeles (APN 5518-032-012)
P-19-173423		133 S Vermont Ave	OHP Property Number - 064892; Resource Name - 133 S Vermont Ave	Building	Historic	HP06 (1-3 story commercial building)		1986 (S. Bourstein, SCRTD)	133 S Vermont Ave Los Angeles (APN 5518-031-006)
P-19-173424		U S Credit Bureau	OHP Property Number - 064893; Resource Name - U S Credit Bureau	Building	Historic	HP16 (Religious building)		1986 (S. Bourstein, SCRTD)	125 S Vermont Ave Los Angeles (APN 5518-031-004)
P-19-173431		Décor Interiors	OHP Property Number - 064900; Resource Name - Décor Interiors	Building	Historic	HP06 (1-3 story commercial building)		1986 (S. Bourstein, SCRTD)	101 S Vermont Ave Los Angeles (APN 5518-031-001)
P-19-176445		Virgil Junior High School	OHP Property Number - 104587; Resource Name - Virgil Junior High School	Building	Historic	HP15 (Educational building)		1986 (S. Bourstein, SCRTD)	152 N Vermont Ave Los Angeles (APN 5501-008-908)
P-19-187559		Clinton St under US 101 Bridge	Resource Name - Clinton St under US 101 Bridge; Other - 530317L	Building	Historic	HP19 (Bridge)		2003 (C. Chasteen, D. Greenwood, Myra L Franck)	US 101 @ Clinton St Los Angeles
P-19-187869		American Storage Co	OHP Property Number - 164363; Resource Name - American Storage Co; Other - So Cal Telephone Co; Other - Pacific Telephone & Telegraph Co; Other - Public Storage	Building	Historic	HP07 (3+ story commercial building)		2006 (B. Taniguchi and R. Smith, Galvin Preservation Associates)	3636 Beverly Blvd Los Angeles (APN 5501-009-024)

P-19-189930		Korean Community Cultural Center	Resource Name - Korean Community Cultural Center; Other - Bldg #3	Building	Historic	HP06 (1-3 story commercial building)	Demolished	2002 (David M. Van Horn, MBA)	101 N Vermont Ave Los Angeles (APN 5518-032-011)
P-19-189931		Korean Community Cultural Center	Resource Name - Korean Community Cultural Center; Other - Bldg #2; Other - KFI Television Studios	Building	Historic	HP06 (1-3 story commercial building)	Demolished	2002 (David M. Van Horn, MBA)	129 N Vermont Ave Los Angeles (APN 5518-032-015)
P-19-189932		100 N New Hampshire Ave	Resource Name - 100 N New Hampshire Ave	Building	Historic	HP03 (Multiple family property)	Demolished.	2002 (David M. Van Horn, MBA)	100 N New Hampshire Ave Los Angeles (APN 5518-032-010)
P-19-189933		106 N New Hampshire Ave	Resource Name - 106 N New Hampshire Ave	Building	Historic	HP03 (Multiple family property)	Demolished	2002 (David M. Van Horn, MBA)	106 N New Hampshire Ave Los Angeles (APN 5518-032-009)
P-19-189934		112 N New Hampshire Ave	Resource Name - 112 N New Hampshire Ave	Building	Historic	HP03 (Multiple family property)	Demolished	2002 (David M. Van Horn, MBA)	112 N New Hampshire Ave Los Angeles (APN 5518-032-008)
P-19-189935		118 N New Hampshire Ave	Resource Name - 118 N New Hampshire Ave	Building	Historic	HP03 (Multiple family property)	Demolished	2002 (David M. Van Horn, MBA)	118 N New Hampshire Ave Los Angeles (APN 5518-032-007)
P-19-189936		122-132 N New Hampshire Ave	Resource Name - 122-132 N New Hampshire Ave	Building	Historic	HP03 (Multiple family property)	Demolished	2002 (David M. Van Horn, MBA)	122-132 N New Hampshire Ave Los Angeles (APN 5518-032-005); (APN 5518-032-006)
P-19-189937		Gallery Furniture	Resource Name - Gallery Furniture	Building	Historic	HP06 (1-3 story commercial building)	Demolished.	2002 (David M. Van Horn, MBA)	151 N Vermont Ave Los Angeles (APN 5518-032-017)
P-19-189985		Good News Central Church	Resource Name - Good News Central Church; Other - LA0468-1	Building	Historic	HP08 (Industrial building)		2011 (Shannon L. Loftus, ACE Environmental)	3500 W 1st St Los Angeles

Historical Significance - State Bridges

Los Angeles County

Bridge Number	District	Structure Name	Location	Historical Significance	Year Built	Year Wid/Ext
53 0301	07	MULHOLLAND OC	07-LA-101-8.75-LA	5 Not eligible for NRHP	1940	
53 0302L	07	SAN GABRIEL RIVER	07-LA-022-1.42-LBCH	5 Not eligible for NRHP	1959	
53 0302R	07	SAN GABRIEL RIVER	07-LA-022-1.42-LBCH	5 Not eligible for NRHP	1941	1953
53 0303L	07	LITTLE ROCK CREEK	07-LA-138-53.55	5 Not eligible for NRHP	1952	
53 0303R	07	LITTLE ROCK CREEK	07-LA-138-53.55	4 Hist sign not determin	1995	
53 0308	07	MARSHALL CREEK	07-LA-030-2.73-LVN	5 Not eligible for NRHP	1966	1983
53 0309	07	THOMPSON CREEK	07-LA-030-5.09	5 Not eligible for NRHP	1964	
53 0310	07	CHATSWORTH TOH	07-LA-027-19.67	5 Not eligible for NRHP	1904	1921
53 0313	07	BIG ROCK WASH	07-LA-138-63.00	5 Not eligible for NRHP	1948	
53 0314	07	BIG ROCK WASH	07-LA-138-63.04	5 Not eligible for NRHP	1948	
53 0315	07	CHAPMAN UP	07-LA-164-10.88	5 Not eligible for NRHP	1939	1971
53 0316	07	MAIN STREET OC	07-LA-001-35.07-SMCA	5 Not eligible for NRHP	1926	
53 0317L	07	CLINTON STREET UC	07-LA-101-4.58-LA	5 Not eligible for NRHP	1951	1982
53 0320	07	BIG DALTON WASH	07-LA-039-13.01-COR	5 Not eligible for NRHP	1941	1959
53 0321	07	LITTLE DALTON WASH	07-LA-039-13.79-AZU	5 Not eligible for NRHP	1959	
53 0329	07	EATON WASH	07-LA-164-7.34-TMPC	5 Not eligible for NRHP	1937	
53 0341	07	LOS ANGELES RIVER	07-LA-001-7.11-LBCH	5 Not eligible for NRHP	1957	
53 0342	07	W FORK SAN GABRIEL RIVER	07-LA-039-26.96	5 Not eligible for NRHP	1962	1968
53 0344	07	SYCAMORE GROVE POC	07-LA-110-27.64-LA	2 Br eligible for NRHP	1940	
53 0345	07	WEST POMONA OH	07-LA-071-1.31-POM	5 Not eligible for NRHP	1926	1939
53 0346	07	EAST SPADRA OH	07-LA-071-1.20-POM	5 Not eligible for NRHP	1939	
53 0347	07	HOBSON AVE OH	07-LA-001-8.34-LBCH	5 Not eligible for NRHP	1948	
53 0352	07	WILMINGTON OH	07-LA-001-9.93-LA	5 Not eligible for NRHP	1936	
53 0355	07	PIPE LINE UC	07-LA-001-8.72-LA	5 Not eligible for NRHP	1934	1948
53 0356	07	REFINERY ROAD UC	07-LA-001-8.78-LA	5 Not eligible for NRHP	1934	
53 0361	07	CASPIAN AVE STORM DRAIN	07-LA-405-7.95-LBCH	5 Not eligible for NRHP	1961	
53 0361F	07	CASPIAN AVE STORM DRAIN	07-LA-405-7.95-LBCH	5 Not eligible for NRHP	1961	
53 0363L	07	LA AQUEDUCT	07-LA-014-T027.370	5 Not eligible for NRHP	1969	
53 0363M	07	LA AQUEDUCT	07-LA-014-T027.370	5 Not eligible for NRHP	1938	
53 0364M	07	TEMESCAL CANYON CREEK	07-LA-001-38.12-LA	5 Not eligible for NRHP		1969
53 0365	07	PENA CANYON	07-LA-001-41.81-MAL	5 Not eligible for NRHP	1940	
53 0368	07	ALHAMBRA AVENUE OH	07-LA-005-18.96-LA	5 Not eligible for NRHP	1960	
53 0372	07	AVENUE 26 OC	07-LA-110-25.91-LA	2 Br eligible for NRHP	1925	1939
53 0382	07	COLLEGE STREET OC	07-LA-110-24.16-LA	5 Not eligible for NRHP	1939	
53 0388	07	PALISADES POC	07-LA-001-35.59-SMCA	5 Not eligible for NRHP	1935	
53 0389	07	RTE 60/710 SEP	07-LA-060-R3.25	5 Not eligible for NRHP	1967	
53 0392	07	CESAR E. CHAVEZ OC	07-LA-010-S0.10-LA	5 Not eligible for NRHP	1906	
53 0397Y	07	GAFFEY STREET BRIDGE	07-LA-110-R.75-LA	5 Not eligible for NRHP	1935	
53 0399	07	CLASSIFICATION ROAD UC	07-LA-001-8.43-LA	5 Not eligible for NRHP	1948	
53 0405	07	LOS ANGELES RIVER BOH	07-LA-101-0.08-LA	5 Not eligible for NRHP	1944	1955
53 0407	07	GARAPITO CREEK	07-LA-027-6.56	5 Not eligible for NRHP	1927	
53 0425	07	AVE 35 UP	07-LA-110-26.40-LA	2 Br eligible for NRHP	1940	
53 0426	07	PASADENA AVENUE OC	07-LA-110-26.48-LA	2 Br eligible for NRHP	1940	
53 0427	07	AVENUE 43 OC	07-LA-110-27.12-LA	2 Br eligible for NRHP	1939	

Appendix D

DPR forms

State of California ♿ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

Page 1 **of** 6 ***Resource Name or #:** (Assigned by recorder) 3820 Oakwood Avenue
P1. Other Identifier: MAP No. # 1
P2. Location: ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Los Angeles County **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Hollywood **Date** 1991 **T** 1S; **R** 13W; SE ¼ **of** SW ¼ **of Sec** 18; San Bernardino **B.M.**
c. Address 3820 Oakwood Avenue City Los Angeles Zip 90004
d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 380966.70 mE/ 3771513.84 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 5501-001-025. 3820 Oakwood Avenue property is comprised of an irregular 0.083-acre parcel located southeast of the Juanita Avenue and Oakwood Avenue intersection.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The parcel contains one Mid-Century Modern style, 3-story, irregular plan commercial office building on an irregular 0.083-acre located southeast of the Juanita Avenue and Oakwood Avenue intersection. Constructed in 1963 as an office for Stanley Construction, it was designed by Robert H Peterson & Associates with Stanley Construction as the general contractor (Permit 1963LA40894). It features brick and s stacked slate veneers, and (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP6 – Commercial Building
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (view, date, accession #) main (north) and east elevations, looking southwest, 04/17/2019, IMG 2556.

***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1963 (Permit 1963LA40894)

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address) Kate Kaiser, MSHP
Dudek
38 N. Marengo Ave
Pasadena, CA 91101

***P9. Date Recorded:** 5/10/2019
***P10. Survey Type:** Pedestrian

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.")
Dudek. 2019. "Historical Built Environment Report for the Juanita Avenue Project, City of Los Angeles, California." Prepared for Flexible PSH Solutions, Inc. May 2019.

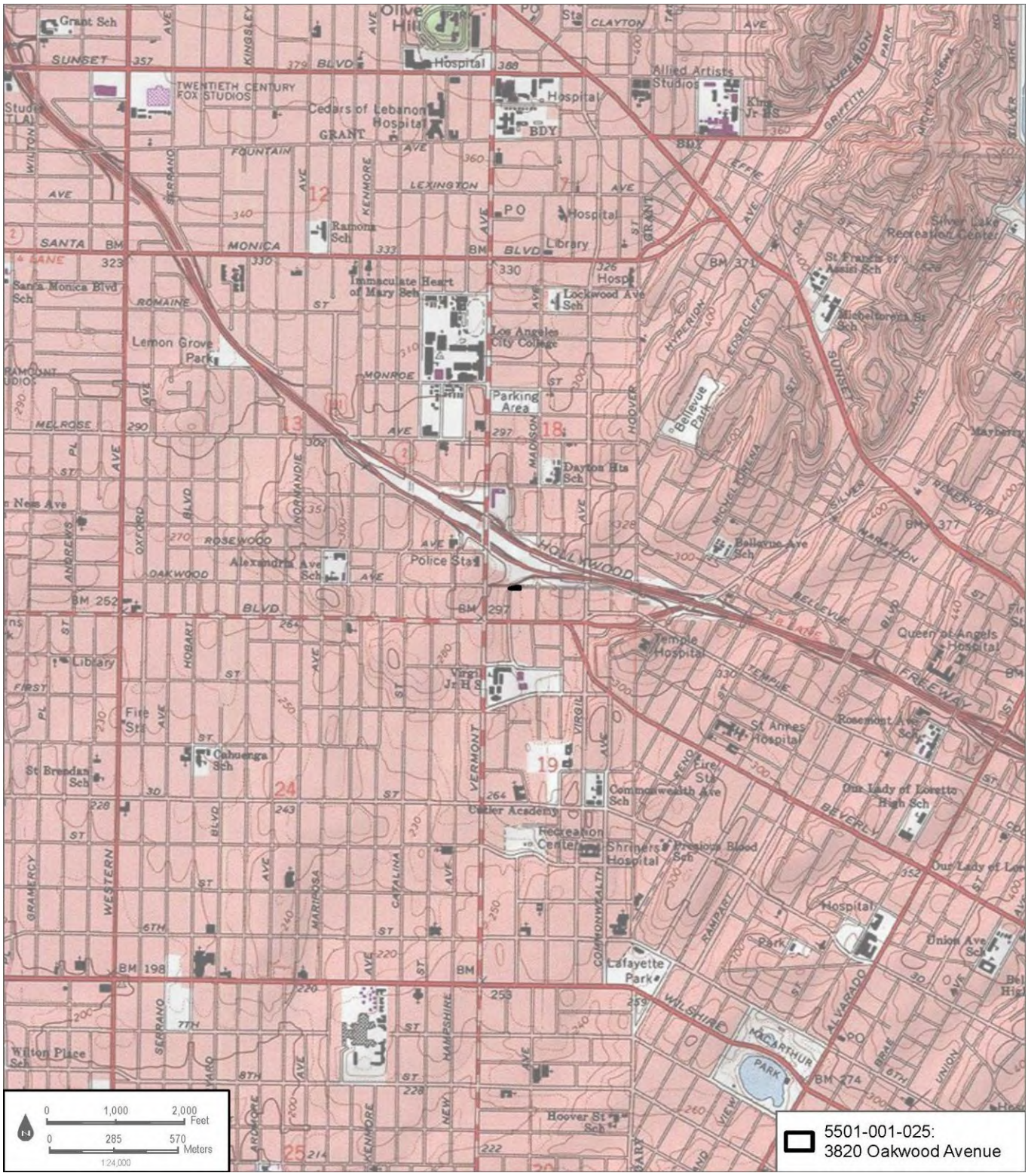
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 **of** 6 ***Resource Name or #** 3820 Oakwood Avenue
***Map Name:** Hollywood, Calif. Quadrangle ***Scale:** 1:24,000 ***Date of map:** 1991



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 3820 Oakwood Avenue ***NRHP Status Code** 6Z
Page 3 **of** 6

B1. Historic Name Stanley Construction Co.
B2. Common Name: Mackintosh & Mackintosh
B3. Original Use: office building
4. Present Use: office building
***B5. Architectural Style:** Mid-Century Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)

The subject property was constructed in 1963 (Permit 1963LA40894)
The property has few listed alterations filed with the city:

- 1984: exterior exit stair added to the building (Permit 1984LA86911)
- 1984: addition of 170 square feet added to create second floor (Permit 1984LA92125)
- 2018: reroof the building with built up roofing (Permit 2018_18016-90000-26354)

(See Continuation Sheet)

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____

***B8. Related Features:** None
B9a. Architect: Robert H. Peterson & Associates b. Builder: Stanley Construction Company
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In consideration of the proposed Project site's history and requisite integrity, the property located at 3820 Oakwood Avenue is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:**

(See Continuation Sheet)

B13. Remarks: 6Z

***B14. Evaluator:** Kate G. Kaiser
***Date of Evaluation:** 05/10/2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

P3a. Description (Continued): glass curtain walls on an exposed wood and concrete framework, with strong horizontal emphasis and rectilinear forms. The building is partially banked into the steep hillside, such that the first floor slopes towards the west side of the building. The gated, first level provides street access to a subterranean parking garage through two wide openings separated by a concrete planter. An open-air stairwell provides access to the upper floors on the east elevation. Fenestration on the upper floors consists of recessed, dark-tinted, fixed glass and steel window ribbons that run the length of the north elevation in the furthest northward section. The main entry faces westward toward Juanita Avenue. It features a glass and glass spandrel curtain wall that rises the full two stories, a recessed entry accessed by stairs with a short, covered landing. There is no fenestration on the south and east elevations.

B6. Construction History (Continued):
Originally, 3820 Oakwood Avenue was a full 50' x 150' parcel, with the 344 N Juanita Avenue Address. One dwelling on the parcel was erected in 1912 (Permit 1912LA 13127) for Carrie F. Holtman and it remained a single-family residence until the early 1940s. In 1963, the houses on the 344 N Juanita lot were demolished (Sanborn 1919, 1944; Permit 1963LA27515).

A new three-story office building for Stanley Construction Company was constructed, taking the address 3820 Oakwood Avenue (Permit 1963LA40894). Robert H. Peterson & Associates designed the building and the contractor was Stanley Construction Company. Peterson and Stanley Construction Company collaborated on several projects, including the Ray Riley Co. wholesale warehouse and office, Paramount Foodfair Market, Bellflower Foodfair Market, and Bank of American's York and Figueroa Branch in Highland Park, among others. (LAT 1963, 1965a, 1965b, 1966).

Albyn and Charles Mackintosh had been in business since 1941, but opened their engineering firm's office at the 3820 Oakwood Avenue location in 1971. Mackintosh & Mackintosh, Inc. is credited with bringing about quality standards for concrete block masonry construction, which paved the way for construction of new earthquake-safe buildings. Though both brothers passed away in the 1980s, the engineering firm remains at this location through the date of the survey. Mackintosh & Mackintosh, Inc. made several alterations to the building including added a second floor to the previously open-air entry stoop (LAT 1981; Permit 1984LA92125, 18016-90000-26354).

Identified Alterations
The offices at 3820 Oakwood Avenue have a few alterations. In 1984, an exterior exit stair was added to the building (Permit 1984LA86911). Also in 1984, there was an addition of 170 square feet added to create the second-floor (Permit 1984LA92125). The last permit for exterior alterations was filed in 2018 to reroof the building with built up roofing (Permit 2018_18016-90000-26354).

B10. Significance (Continued):

NRHP/CRHR Designation Criteria
Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not find any association with events that have made significant contributions to the broad patterns of local or regional history. The subject property was established in 1963 as Stanley Construction Company office space, during a period of commercial and industrial growth in the area. The construction of the building was merely

following this pattern of development in the area and there is no indication that the construction of this specific business marked a pivotal point in the history of Los Angeles. In 1971, the building's current occupants engineering firm Mackintosh & Mackintosh relocated to the building. Archival research did not reveal that this connection between the engineering firm and the subject property had direct associations with events that have made a significant contribution to the history of the nation, state, or city. Therefore, the property does not appear eligible under NRHP/CRHR Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate that any previous property owners including Stanley Construction Company, Mackintosh & Mackintosh people who worked for these businesses at the 3820 Oakwood Avenue property are known to be historically significant figures at the national, state, or local level. Despite the building's association with its longest occupant Mackintosh & Mackintosh, who is credited for having brought quality standards for concrete block masonry construction, the firms largest accomplishments of forming the Concrete Masonry Association and publishing a masonry standards manual occurred before they relocated to the subject property in 1971. As such, 3820 Oakwood Avenue does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Research indicates that the Stanley Construction Company built the subject property in 1963, designed by the architecture firm Robert H. Peterson & Associates. The 3820 Oakwood Avenue building displays some of the characteristics of the Mid-Century Modern architectural style; however, it is an unremarkable example. It contains only basic character defining features of the style and in comparison to other Mid-Century Modern buildings found both locally and regionally the subject property appears to be less than distinguishable. The architecture firm of Robert H. Peterson & Associates designed multiple Mid-Century Modern commercial, industrial, medical, and institutional properties in Los Angeles, during the 1960s. In 1968, then Governor of California Ronald Regan appointed Peterson to the State Board of Architectural Examiners. He was president of R.H. Peterson A.I.A. and Associates located in Los Angeles. Despite being designed by Robert H. Peterson & Associates who was a noted architect of the time, the subject property does not rise to the level that multiple of the firms other buildings do in their embodiment of distinctive characteristic of the Mid-Century Modern office building type. In addition, Mackintosh & Mackintosh, Inc. made several alterations to the building including added a second floor to the previously open-air entry stoop that compromised the integrity of the original design. For these reasons, 3820 Oakwood Avenue does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The 3820 Oakwood Avenue property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Los Angeles Historic-Cultural Monument Statement of Significance

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. The subject property at 3820 Oakwood Avenue is not an example of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Archival research did not discover an associated architect and the licensed engineer and contracting company do not rise to the level of "master." The site is not directly associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the 3820 Oakwood Avenue property is recommended not eligible for listing as a City of Los Angeles HCM.

Integrity Discussion

The building at 3820 Oakwood Avenue maintains integrity of location, as it remains in its original location and has not been moved since it was constructed in 1963. 3820 Oakwood Avenue maintains integrity of setting, as the surrounding properties had already changed from single-family residential and small-scale commercial to multi-family residential and light industrial by the time 3820 Oakwood Avenue was constructed, therefore this change does not affect integrity of setting. The subject property also retains integrity of feeling and association with the original owners, despite the 1984 second-story addition the building conveys the feeling of a 1960s office. However, 3820 Oakwood Avenue maintains a diminished integrity of design, materials, and workmanship due to its subsequent alterations. The largest alteration occurred in 1984 with the addition of a second-story. Although the alteration is was sympathetic to the Mid-Century Modern style, it introduced new materials and workmanship as well as disrupted the building's original one-story design.

B12. References (Continued):

City of Los Angeles Department of Buildings and Safety. Multiple permits.

LAT. 1963. "Warehouse and Office Unit Planned." Newspapers.com: *The Los Angeles Times*. January 6, 1963, pg. 114.

LAT. 1965a. "Shopping Center Nearly Ready." Newspapers.com: *The Los Angeles Times*. November 28, 1965, pg. 136.

LAT. 1965b. "In Highland Park." Newspapers.com: *The Los Angeles Times*. November 28, 1965, pg. 141.

LAT. 1966. "Paramount Shop Center Started." Newspapers.com: *The Los Angeles Times*. January 9, 1966, pg. 141.

LAT 1981. "Engineer's Plea for Quality Also Brought Safety." Newspapers.com: *The Los Angeles Times*. January 26, 1981, pg. 22.

Sanborn (Sanborn Fire Insurance Company Maps). 1919. "Los Angeles: Colegrove District." Volume 9, Sheets 999b [map].

Sanborn. 1944. "Los Angeles." Volume 9, Sheets 999b [map].

Sanborn. 1955. "Los Angeles." Volume 9, Sheet 999b [map].

State of California ♿ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6z

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 6 ***Resource Name or #:** (Assigned by recorder) 340 North Juanita Avenue
P1. Other Identifier: MAP No. #2
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Los Angeles County **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Hollywood **Date** 1991 **T** 1S; **R** 13W ; SE 1/4 ☐ **of** SW 1/4 ☐ **of Sec** 18; San Bernardino **B.M.**
c. Address 340 N. Juanita Ave. City Los Angeles Zip 90004
d. UTM: (Give more than one for large and/or linear resources) Zone 11S , 380961.39 mE/ 3771492.49 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 5501-001-026. 340 N. Juanita Avenue is comprised of a 0.46-acre parcel. Parcel access is granted via N. Juanita Avenue which allows entry to a gated parking lot and service yard, and restricted by the gated 316 N. Juanita Avenue parcel to the south and the irregular 3820 Oakwood Avenue Parcel to the north.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The property located at 340 N. Juanita Avenue (APN 5501-001-026) contains one, combined warehouse-and-office building on a rectangular 0.46-acre parcel (See P5a.). Parcel access is granted via N. Juanita Avenue which allows entry to a gated parking lot and service yard, and restricted by the gated 316 N. Juanita Avenue parcel to the south and the irregular 3820 Oakwood Avenue Parcel to the north. (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP6 – Commercial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) main (west) and south elevations, looking southeast,04/17/2019, IMG_2583

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
1963 (Permit 1963LA31005)

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address) Kate Kaiser, MSHP
Dudek
38 N. Marengo Ave
Pasadena, CA 91101

***P9. Date Recorded:** 5/10/2019
***P10. Survey Type:** (Describe)
Pedestrian
***P11. Report Citation**: (Cite survey report and other sources, or enter "none.")
Dudek. 2019. "Historical Built Environment Report for the Juanita Avenue Project, City of Los Angeles, California." Prepared for Flexible PSH Solutions, Inc. May 2019.

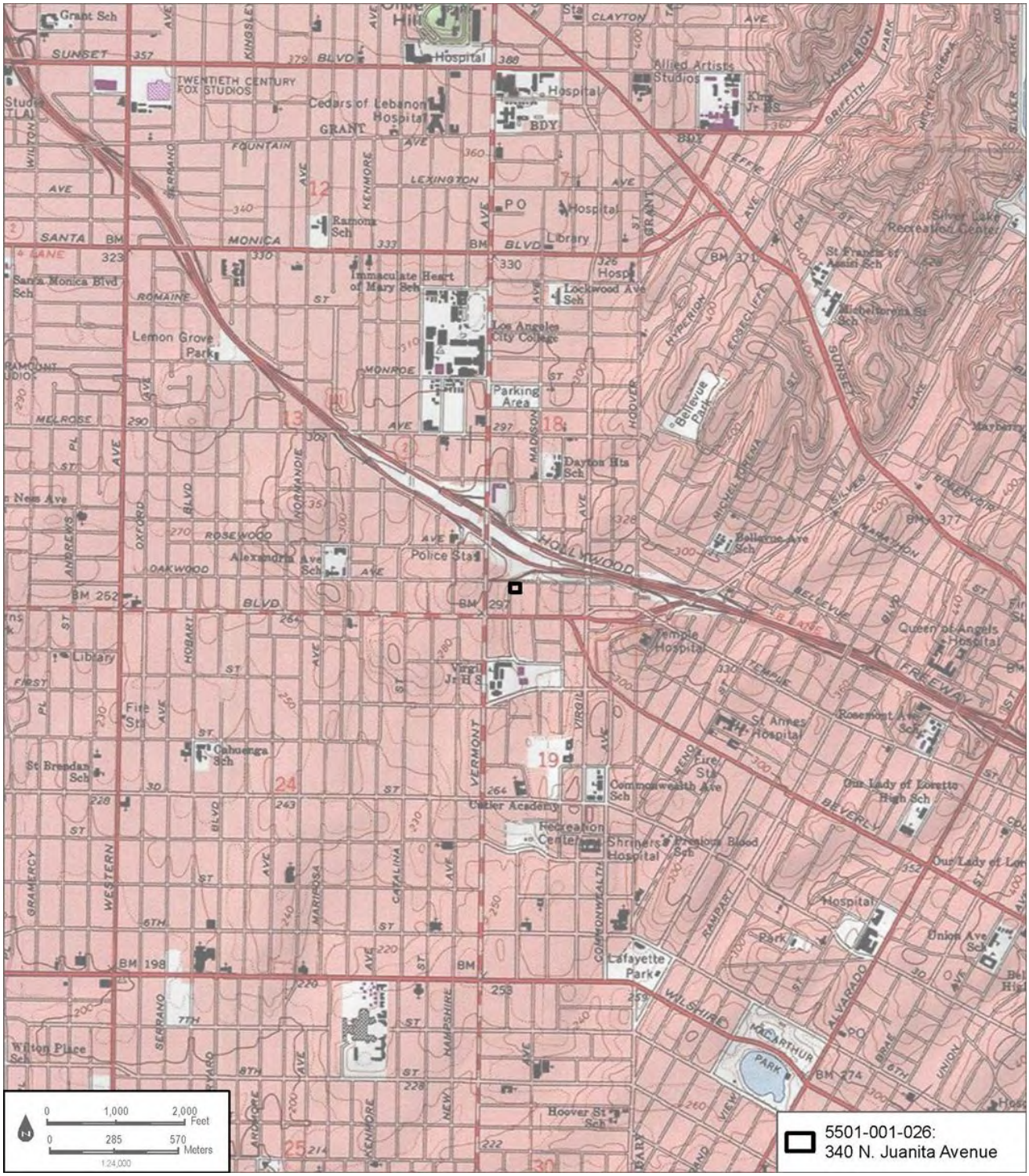
***Attachments:** ☐NONE ☒Location Map ☒Continuation Sheet ☒Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♘ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 **of** 6 ***Resource Name or #** (Assigned by recorder) 340 North Juanita Anevue
***Map Name:** Hollywood, Calif. Quadrangle ***Scale:** 1:24,000 ***Date of map:** 1991



State of California ♿ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 340 North Juanita Avenue ***NRHP Status Code** 6Z
Page 3 **of** 6

B1. Historic Name: 340 North Juanita Avenue
B2. Common Name:
B3. Original Use: Golden State Glass Commercial Glass Company
B4. Present Use: MZ Collision Center automotive repair
***B5. Architectural Style:** Mid-Century Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)

Combined warehouse and office building (1963)

- 1992: three-sided sign erected at northwest corner of property facing out onto Oakwood Avenue and Juanita Avenue (Permit 1992LA87259)
- 1992: interior alterations to restrooms (Permit 1992LA98626)
- 1996: addition to northeast corner of building (Permit 1995HO38993)

(See Continuation Sheet)

***B7. Moved?** ☐No ☐Yes ☒Unknown **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: Novikoff Engineers (engineer) b. Builder: Stanley Construction Corp
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In consideration of the proposed Project site's history and requisite integrity, the property located at 340 N. Juanita Avenue is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

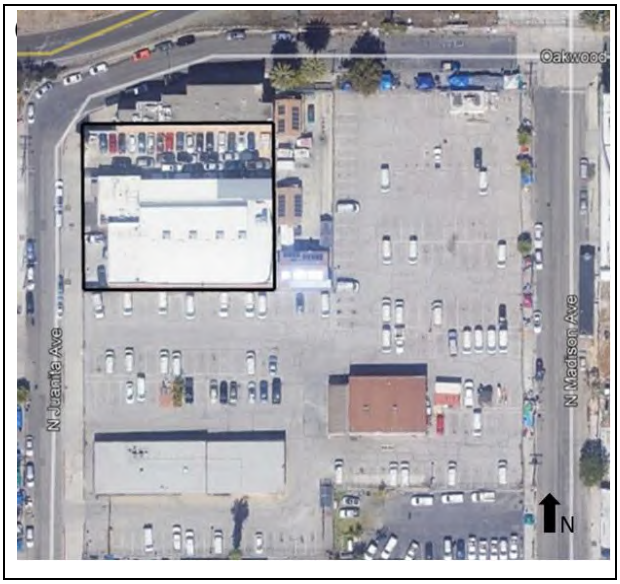
See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**
(See Continuation Sheet)

B13. Remarks:

***B14. Evaluator:** Kate G. Kaiser
***Date of Evaluation:** 05/10/2019

(This space reserved for official comments.)



P3a. Description (Continued):
The building was built in 1963, and designed by firm Novikoff Engineers, while the contractor was Stanley Construction Corp (Permit 1963LA31005). The building embodies some elements of Mid-Century Modern architectural style. The building appears as two volumes, the north volume is the shorter 1-story volume, while the south volume is 1 ½-stories. It features brick masonry construction with a parapet roof, with stacked bond brick masonry in the office volume (1-story), and a running bond in the garage volume (1 ½-story). On the main (west) elevation, the office volume fenestration consists of an entrance – two glass double doors with a glass sidelite and transom, under a flat, cantilevered metal awning. The garage volume features a roll up metal garage door. On the north elevation, fenestration consists of fixed 1-lite windows and 3 open vehicle bays for working. Further east, past the bays there is one more roll-up garage door, then no fenestration. In the half-story elevation above the vehicle bays, where the warehouse volume meets the office volume there is a row of clerestory windows, grouped into eight groups of five metal framed windows. Their number of lites, window type, or operation could not be determined during survey. There is no fenestration on the south and east elevations.

B6. Construction History (Continued):
Originally, the 340 N. Juanita Avenue parcel consisted of three individual 50' x 150' residential lots, with one-story dwellings and outbuildings on the lots established at 332 N. Juanita, 338 N. Juanita, and 340 N. Juanita Avenue. In 1963, all three residences and all outbuildings demolished and the lots consolidated by new owner Golden Properties. The building was constructed in 1963 by Stanley Construction Company and designed by firm Novikoff Engineers, (Permit 1963LA31005). Although the office for Stanley Construction is just north of this property, built the same year, and with similar brick materials research did not reveal any direct connection regarding the architect, original construction, or use of the building. In the first Los Angeles City Directory published after construction of the new building, the occupant is listed as Golden State Glass, offering glass for both buildings and vehicles as well as repair, installation, and polishing services. It appears that Golden State Glass operated from the site from 1963 to 1991. The 340 N. Juanita property was briefly a decorative stone manufacturer specializing in fountains and fireplaces. Today the site is an automotive repair shop called MZ Collision Center with front office, rear repair bays, and vehicle storage on the parcel (PT&T 1964; 1964 LAT 1991).

Identified Alterations
The warehouses and offices at 340 N. Juanita Avenue have a few alterations. In 1992, a three-sided sign was erected at the northwest corner of the property facing out onto Oakwood Avenue and Juanita Avenue (Permit 1992LA87259). Another permit was filed in 1992 for interior alterations to the restrooms (Permit 1992LA98626). Finally, in 1995, a permit was filed to construct an addition to the northeast corner of the building (Permit 1995HO38993). No other alterations were observed at the property.

B10. Significance (Continued):

NRHP/CRHR Designation Criteria
Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.
340 N. Juanita Avenue property was established in 1963 as a commercial glass company called Golden State Glass. It has subsequently been a decorative rock company and is currently an automotive repair company. The companies, all-local to this property, and lacking other City of Los Angeles or State of California locations, do not appear to have made significant contribution to the broad patterns of local or regional history. Due to a lack of significant associations with events important to history, the 340 N. Juanita Avenue does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate that any previous property owners or people who have worked at the 340 N. Juanita Avenue property that are known to be historically significant figures at the national, state, or local level. As such, 340 N. Juanita Avenue does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Research indicates that the 340 N. Juanita Avenue property was established in 1963 and does not have a listed architect. The 340 N. Juanita Avenue building embodies some of the characteristics of the Mid-Century Modern style; however, it is an unremarkable example of the style. No master architect was identified with this building, nor could any information be found through archival research about Novikoff Engineers. Stanley Construction Company, the permit-listed contractor, had offices at the neighboring property to the north and are a local contracting company, otherwise unremarkable. The building does not possess high artistic values or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, 340 N. Juanita Avenue does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The 340 N. Juanita Avenue property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Los Angeles Historic-Cultural Monument Statement of Significance

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. The 340 N. Juanita Avenue is not an example of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Archival research did not discover an associated architect and the licensed engineer and contracting company do not rise to the level of "master." The site is not directly associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the 340 N. Juanita Avenue property is recommended not eligible for listing as a City of Los Angeles HCM.

Integrity Discussion

The building at 340 N. Juanita Avenue maintains integrity of location, as it remains in its original location. 340 N. Juanita Avenue does not maintain integrity of design, or workmanship due to its alterations. However, it appears to maintain integrity of materials as the brick masonry metal fenestration components appear unchanged or changed with in-kind materials, and no new materials have been introduced. The subject property maintains integrity of setting, as the surrounding properties had already changed from single-family residential and small-scale commercial to multi-family residential and light industrial by the time 340 N. Juanita was constructed, therefore this change does not affect integrity of setting. 340 N. Juanita does not retain integrity of feeling, as it no longer conveys the feeling of a

glass manufacturing company. Finally, 340 N. Juanita Avenue does not maintain integrity of association, because, as with feeling, it is no longer associated with its original use or owner: Golden State Glass.

Summary of Evaluation Findings

In conclusion, 340 N. Juanita Avenue does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. As such, 340 N. Juanita Avenue does not appear to be a historical resource for the purposes of CEQA. This resource has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

B12. References (Continued):

City of Los Angeles Department of Buildings and Safety. Multiple permits.

LAT. 1991. Advertisement. Newspapers.com: The Los Angeles Times. March 17, 1991, pg. 597.

PT&T (Pacific Telephone and Telegraph Company). Eds. 1964. Los Angeles Street Address Directory. April 1964. Los Angeles, CA: Pacific Telephone and Telegraph Company. Hosted by Los Angeles Public Library. Accessed May 8, 2019. https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebImageViewer.jsp?doc_id=026bc4f2-52f9-4cbf-b1e4-12291b1cd6d0/LPU00000/LL000001/00000006

State of California ♿ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 10 ***Resource Name or #:** (Assigned by recorder) 3812 Oakwood Ave
P1. Other Identifier: MAP No. #3

*__P2. Location:__ ☐ **Not for Publication** ☒ **Unrestricted**

- ***a. County** Los Angeles County **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Hollywood **Date** 1991 **T** 1S; **R** 13W; SE ¼ **of** SW ¼ **of Sec** 18; San Bernardino **B.M.**
- c. Address 3812 Oakwood Avenue City Los Angeles Zip 90004
- d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 380989.40 mE/ 3771497.44 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 5501-001-023. The property at 3812 Oakwood Avenue contains three buildings and is sited on a narrow, mid-block parcel located between North Juanita Avenue and North Madison Avenue: Building A, Building B and a Two-story Garage. Building A is the northernmost and faces the Oakwood Avenue right-of-way. Building B is located in the center of the lot. The Two-story garage is located on the southernmost rear portion of the lot.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The property at 3812 Oakwood Avenue (APN 5501-001-023) contains three buildings and is sited on a narrow, mid-block parcel located between North Juanita Avenue and N. Madison Avenue: Building A, Building B and a Two-story Garage. (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP6 – Commercial Building; HP4 – Ancillary
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (view, date, accession #) east elevation, looking southwest, 04/17/2019, IMG_2519.

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
Building A (1924); Building B (1924); Two-story garage (1934)(permits)

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address) Kate Kaiser, MSHP
Dudek
38 N. Marengo Ave
Pasadena, CA 91101

***P9. Date Recorded:** 5/10/2019
***P10. Survey Type:** (Describe) Pedestrian

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.")
Dudek. 2019. "Historical Built Environment Report for the Juanita Avenue Project, City of Los Angeles, California." Prepared for Flexible PSH Solutions, Inc. May 2019.

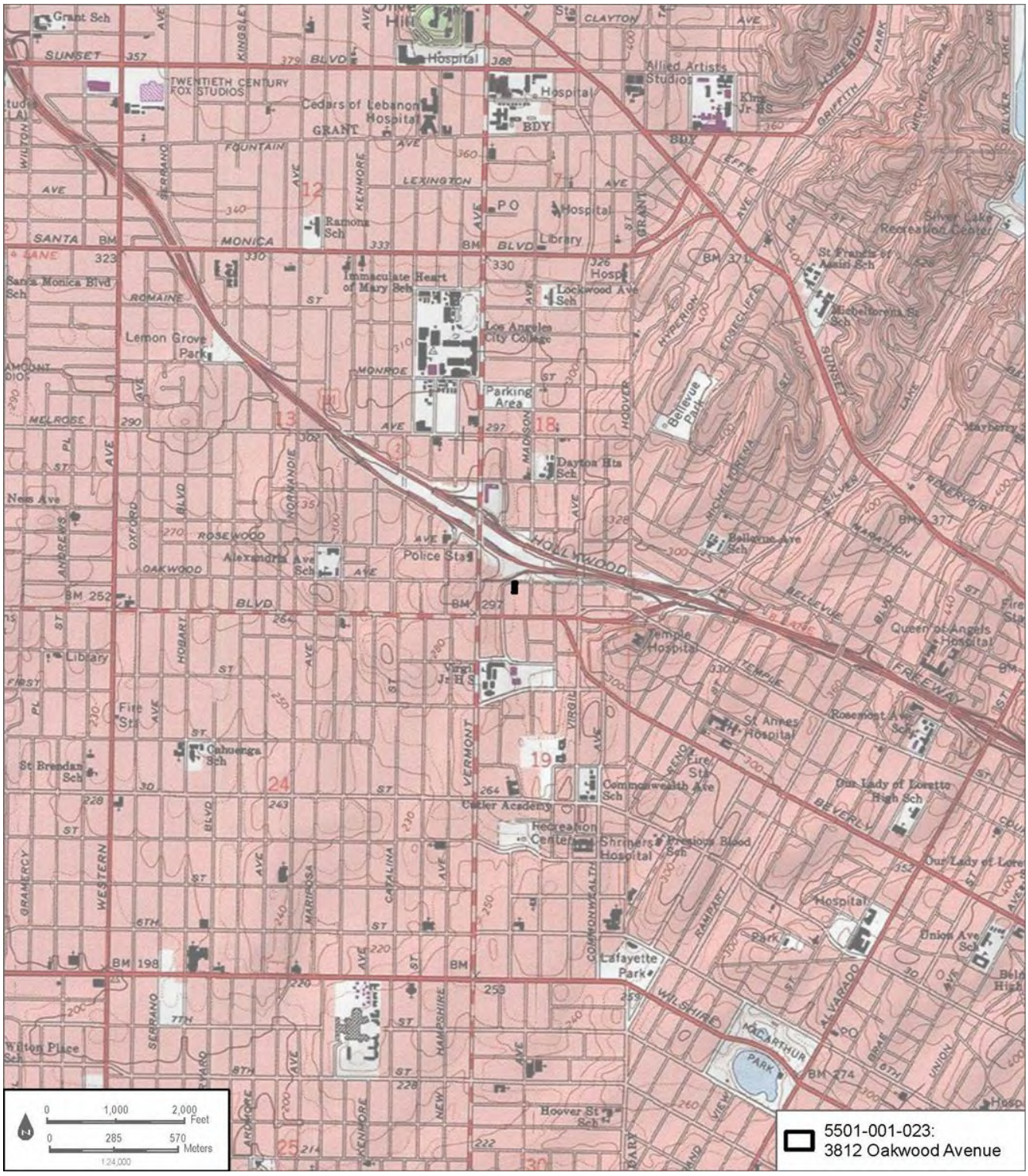
***Attachments:** ☐NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 **of** 10 ***Resource Name or #** (Assigned by recorder) 3812 Oakwood Avenue
***Map Name:** Hollywood, Calif. Quadrangle ***Scale:** 1:24,000 ***Date of map:** 1991



State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 3812 Oakwood Avenue ***NRHP Status Code** 6Z
Page 3 **of** 10

B1. Historic Name: 3812 Oakwood Avenue
B2. Common Name:
B3. Original Use: Landlord and tenant housing (1924
B4. Present Use: Commercial office and storage (since 2006)
***B5. Architectural Style:** Craftsman (Building A and Building B)
***B6. Construction History:** (Construction date, alterations, and date of alterations)

The three buildings at 3812 Oakwood Avenue have a few listed alterations filed with the city.

- 1969: demolition of the third residential structure (Permit 1969LA96387)
- 1961: conversion of the garages in the two-story building from garages to storage and offices (Permits 1961LA86284 and 06016-10000-06096)
- 1995: converting Building B from a single-family dwelling into storage (Permit 1995HO36577 and 1995HO36578)
- Undocumented alterations include new vinyl windows, new composition roofing, replacement materials in the hood over the entry at Buildings A and B, solar panels affixed to the roofs, and added metal screen security doors to all buildings.

(See Continuation Sheet)

***B7. Moved?** ☐No ☐Yes ☒Unknown **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: Pacific Ready-Cut Homes (manufacturer) b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In consideration of the proposed Project site's history and requisite integrity, the property located at 3812 Oakwood Avenue is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
(See Continuation Sheet)

B13. Remarks:

***B14. Evaluator:** Kate G. Kaiser
***Date of Evaluation:** 05/10/2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

P3a. Description (Continued):

Building A is the northernmost and faces the Oakwood Avenue right-of-way. Building B is located in the center of the lot. The Two-story garage is located on the southernmost rear portion of the lot. The buildings are located on a fully paved 50' x 150' parcel, encircled by a metal chain-link fence topped with barbed and razor wire. Access to the property was limited to areas where the buildings were from the public right-of-way.

Building A (1924): Building A comprises the northern-most building on the parcel and it was constructed in 1924 (1924LA22669). The modest wood-framed bungalow has a rectangular plan, measuring 24' x 16,' and is one-story in height. Building A is a Pacific Ready-Cut house (style unknown) according to its permit and has a restrained Craftsman style (Figure 1). Building A features a gable-ended, jerkinhead roof clad in composition shingles situated above exposed rafters. Solar panels have been installed on both the east and west slopes of the roof and decorative corner knee-brackets support the eaves at edge of the north (main) and south elevations. The building is clad in horizontal wood clapboard and fenestration throughout the building consists of replacement multi-lite, single-hung vinyl windows and a metal security door. A set of metal stairs with concrete treads leads to a small covered platform granting access to the primary door on the north (main) elevation. The door is obscured by a metal security door. The west elevation was not accessible during the course of survey.

Figure 1. 3812 Oakwood Avenue Building A main (west) and south elevations (IMG_2517)

Building B (1924): Building B is situated in the center of the parcel and features massing consistent with Building A, and was also built in 1924 (1924LA22671). Like Building A, the modest, wood framed bungalow footprint measures 24' x 16,' is one story in height, and features a gable-ended, jerkinhead roof clad in composition shingles situated above exposed rafters (Figure 2). Solar panels have been installed on both the east and west slopes of the roof and decorative corner knee-brackets support the eaves at edge of the north and south elevations. The building is clad in rough, painted stucco, and fenestration throughout the building consists of replaced, multi-light, vinyl slider windows. A set of side-facing metal stairs with concrete treads leads to a small covered platform granting access to the primary door on the north elevation which is obscured by a metal security door. A small overhang

supported by thick wooden brackets is affixed to the rear (south) elevation to shade the window below. The west elevation was not accessible during the course of survey.

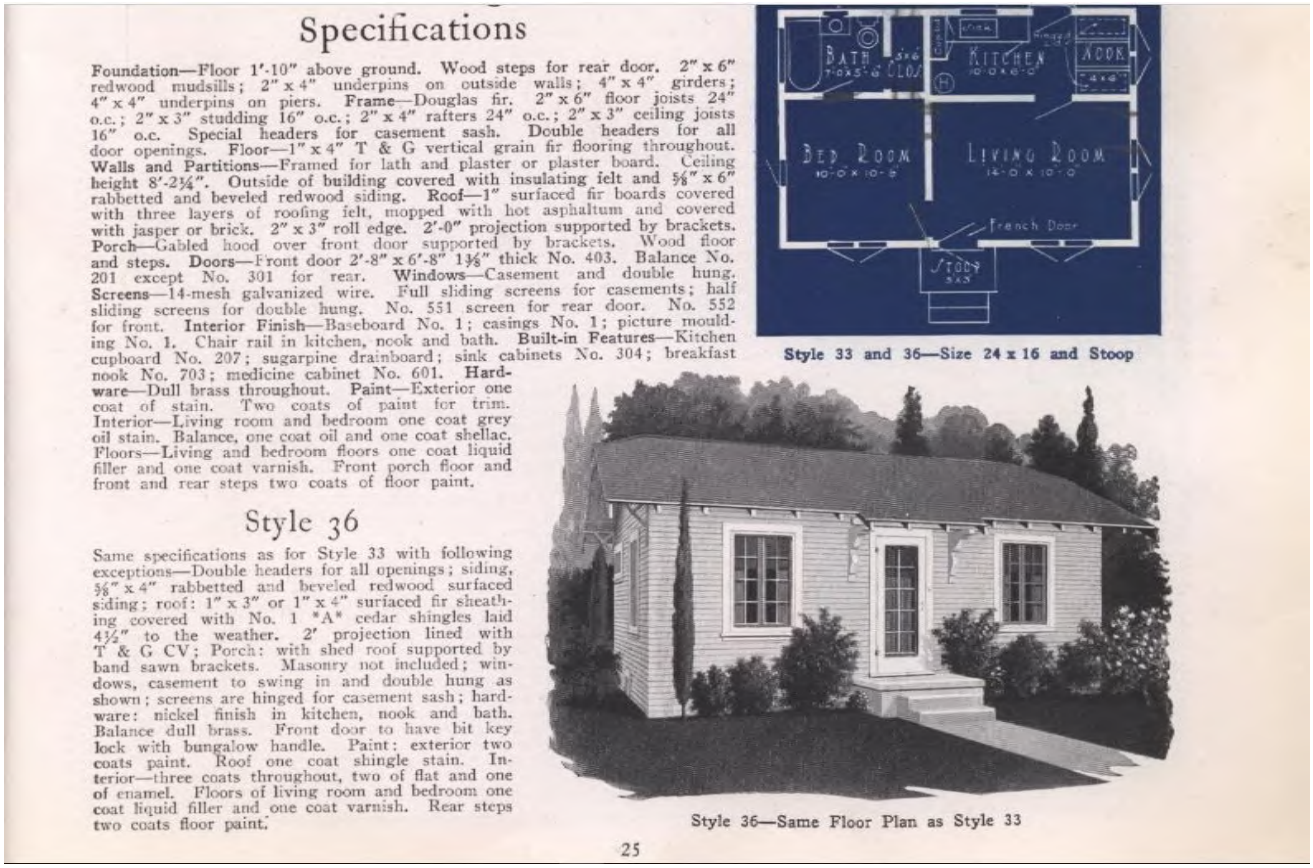
Figure 2. Building B north (main) and east elevation, with two-story garage in background, looking southwest (IMG_2519)

Two-story Garage (1934): The Two-story Garage building stretches horizontally across the lower fifth of the parcel, with the principle entrance located on the north elevation, and was constructed in 1934 (1934LA027999). The building is a two story, wood-framed structure with a side-gabled roof clad in composition tiles. Major cladding consists of stucco, with horizontal board in the gable (Figure 3). Both roof angles feature solar panels, and a shallow pitched shed roof projects from the south elevation above a rear (south) porch addition. This porch addition is clad in corrugated metal, corrugated fiberglass, and metal mesh, and it stretches nearly the length of the whole building, except an enclosed portion on the western side clad in stucco. Fenestration throughout the building is inconsistent and features a combination of original double hung windows and multi-light, vinyl replacement windows. Two modern roll-up garage doors with fan-shaped lights are present on the north elevation beside the primary entry. There is fenestration on the first floor including doors and windows but details could not be ascertained during survey due to awnings and temporary structures in front of the building. The west elevation was not accessible during the course of survey.

Figure 3. Two-story Garage south (rear) and east elevations (IMG_2508)

B6. Construction History (Continued):

Originally there was a single dwelling on this parcel established prior to 1914 (Permit 1914LA07412). This dwelling was razed in 1924 and three new bungalow houses were built at the property. The listed owner then was Mrs. Hannah L. Olincy, a nurse, who also resided in one of the homes (Permits 1924LA22669, 1924LA22670, 1924LA22671). The three houses were identical, 24' x 16' footprint, Pacific Ready-Cut Homes. Pacific Ready-Cut Homes were the third-largest mass producer of pre-cut or kit houses in the United States between 1908 and 1942, based in Los Angeles and taking advantage of a market that was ripe for industrial house production. Pacific Ready-Cut's business model involved a customer selecting a style plan by number from a catalogue, then shipping mass-produced, pre-cut lumber to the customer from their Los Angeles plant while also offering assembly for a nominal fee (Figure 4). Only three houses were erected, and Mrs. Olincy did not own a second lot, suggesting that this grouping of rentable residences were not a traditional bungalow court, which was a popular form of multi-family housing in the 1920s, but rather a proprietor and two tenant houses. (Flynn 1986; Los Angles City Directory 1929; Pacific Ready-Cut Homes 1925; Winter 1980).



Specifications

Foundation—Floor 1'-10" above ground. Wood steps for rear door. 2" x 6" redwood mudsills; 2" x 4" underpins on outside walls; 4" x 4" girders; 4" x 4" underpins on piers. **Frame**—Douglas fir. 2" x 6" floor joists 24" o.c.; 2" x 3" studding 16" o.c.; 2" x 4" rafters 24" o.c.; 2" x 3" ceiling joists 16" o.c. Special headers for casement sash. Double headers for all door openings. **Floor**—1" x 4" T & G vertical grain fir flooring throughout. **Walls and Partitions**—Framed for lath and plaster or plaster board. Ceiling height 8'-2¼". Outside of building covered with insulating felt and ⅝" x 6" rabbetted and beveled redwood siding. **Roof**—1" surfaced fir boards covered with three layers of roofing felt, mopped with hot asphaltum and covered with jasper or brick. 2" x 3" roll edge. 2'-0" projection supported by brackets. **Porch**—Gabled hood over front door supported by brackets. Wood floor and steps. **Doors**—Front door 2'-8" x 6'-8" 1⅜" thick No. 403. Balance No. 201 except No. 301 for rear. **Windows**—Casement and double hung. **Screens**—14-mesh galvanized wire. Full sliding screens for casements; half sliding screens for double hung. No. 551 screen for rear door. No. 552 for front. **Interior Finish**—Baseboard No. 1; casings No. 1; picture moulding No. 1. Chair rail in kitchen, nook and bath. **Built-in Features**—Kitchen cupboard No. 207; sugarpine drainboard; sink cabinets No. 304; breakfast nook No. 703; medicine cabinet No. 601. **Hardware**—Dull brass throughout. **Paint**—Exterior one coat of stain. Two coats of paint for trim. Interior—Living room and bedroom one coat grey oil stain. Balance, one coat oil and one coat shellac. Floors—Living and bedroom floors one coat liquid filler and one coat varnish. Front porch floor and front and rear steps two coats of floor paint.

Style 36

Same specifications as for Style 33 with following exceptions—Double headers for all openings; siding, ⅝" x 4" rabbetted and beveled redwood surfaced siding; roof: 1" x 3" or 1" x 4" surfaced fir sheathing covered with No. 1 "A" cedar shingles laid 4½" to the weather. 2' projection lined with T & G CV; Porch: with shed roof supported by band sawn brackets. Masonry not included; windows, casement to swing in and double hung as shown; screens are hinged for casement sash; hardware: nickel finish in kitchen, nook and bath. Balance dull brass. Front door to have bit key lock with bungalow handle. Paint: exterior two coats paint. Roof one coat shingle stain. Interior—three coats throughout, two of flat and one of enamel. Floors of living room and bedroom one coat liquid filler and one coat varnish. Rear steps two coats floor paint.

Style 33 and 36—Size 24 x 16 and Stoop

Style 36—Same Floor Plan as Style 33

25

Figure 4. Excerpt from 1925 Pacific Ready-Cut catalogue showing similar house style and footprint to buildings at 3812 Oakwood Avenue (Pacific Ready-Cut Homes 1925)

There were several changes to the property after 1928. In 1934, Mrs. Olincy, still the owner-occupant, filed a permit for construction of a two-story building on the rear (south) portion of the lot, with four garages on the first floor and a residence on the upper floor (1934LA02999). In 1961, a new listed owner, Maurice Gekler, converted two of the four garages to a bonded wine cellar (Permit 1961LA85131). In 1969, Gekler demolished the middle dwelling of the original three erected by Mrs. Olincy in 1924, and continued converting the garage from a dwelling into an office and storage area (Permit 1969LA96387). In 1995, new owner Juan Galindo converted the remaining two one-story dwellings from 1924 from dwellings to storage. (1995HA36577) Galindo completed the conversion over the course of several years, applying for another permit to complete the work in 2006 (Permit 06016-10000-06096). Today, the property is a gated lot with two of the 1924 houses and the two-story garage remaining at the site, but appears to function as a commercial office and storage. Several vehicles are stored on the site and the 1924 buildings appear to continue to be used as storage.

Identified Alterations

The three buildings at 3812 Oakwood Avenue have a few listed alterations filed with the city. The major alteration is the demolition of the third residence in 1969 (Permit 1969LA96387). Other alterations include the conversion of the garages in the two-story building from garages to storage and offices (Permits 1961LA86284 and 06016-10000-06096). Building B was also converted from a single-family dwelling into storage in 1995 (Permit 1995HO36577 and 1995HO36578). Observed alterations at all three buildings include new vinyl windows, new composition roofing, replacement materials in the hood over the entry at Buildings A and B, solar panels affixes to the roofs, and adding metal screen security doors to all buildings.

B10. Significance (Continued):

NRHP/CRHR Designation Criteria

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

The buildings at 3812 Oakwood Avenue property were developed between 1924 and 1934 as rentable, single-family dwellings, with proprietor on site. Buildings A and B were Pacific Ready-Cut homes, however are not part of typical residential development patterns of single-building properties or bungalow courts. Individual bungalows and bungalow courts were common in the Wilshire and Koreatown neighborhoods just south of the Project area in the 1910s and 1920s, usually executed in the Craftsman style. Within the SurveyLA Wilshire Community Plan Area-identified contexts of streetcar suburbanization 1888-1933 on account of being on the Temple Street Cable Railroad line (along Beverly Boulevard) and the Cahuenga Valley Line (Beverly Boulevard and Western Avenue), the buildings could be considered part of the housing boom culminating in the 1920s, specifically afforded by being on or adjacent to a streetcar or railroad line.
However, even though the buildings at 3812 Oakwood Avenue represent this theme, subsequent alteration, including the addition of a garage in 1934 and changing all the buildings from single-family residences to storage in the 1960s has removed all association with this theme. Due to alterations and changes from the historical use, the buildings also do not retain association with their original owner, Mrs. Hannah Olincy or her family, or an association with their original use as rentable single-family homes as well as any association with their streetcar suburb origins. Due to alteration issues and a lack of integrity of association with events important to history, the 340 N. Juanita Avenue does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate that Mrs. Hannah Olincy, or any subsequent property owners or people who have worked at the 3812 Oakwood Avenue property are known to be historically significant figures at the national, state, or local level. As such, 3812 Oakwood Avenue does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Research indicates that two of the buildings at the 3812 Oakwood Avenue property are Pacific Ready-Cut Homes, purchased and built in 1924, built in a simplified Craftsman style. Major alterations to the buildings, including the addition of a fourth 2-story garage and residence and the demolishing of the third Pacific Ready-Cut Home building have diminished association both with this home manufacturer and with the architectural style. Alterations include new windows and doors, interior alteration to the Pacific Ready-Cut interior plans, and the addition of solar panels on the roof – all of which diminish integrity of materials and workmanship, which are critical to eligibility under NRHP and CRHR Criterion C/3. The building does not possess high artistic values or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, 340 N. Juanita Avenue does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion

3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The 3812 Oakwood Avenue property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Los Angeles Historic-Cultural Monument Statement of Significance

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. 3812 Oakwood Avenue is not an example of outstanding craftsmanship due to alterations, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Archival research indicated that Buildings A and B are Pacific ready-Cut Homes, however, due to subsequent and significant alterations they can no longer convey association with this manufacturer. 3812 Oakwood Avenue is not associated with an architect, licensed engineer, or contracting company that rises to the level of "master." The site is not directly associated with a person or event important to Los Angeles history. 3812 Oakwood Avenue is not associated with important movements or trends shaping the development of Los Angeles, having lost its association with Streetcar suburban development of the 1910s and 1920s. Therefore, the 3812 Oakwood Avenue property is recommended not eligible for listing as a City of Los Angeles HCM.

Integrity Discussion

The buildings at 3812 Oakwood Avenue maintain integrity of location, as they remains in their original locations. . 3812 Oakwood Avenue does not maintain integrity of setting, as the surrounding properties changed from single-family residential and small-scale commercial to multi-family residential and light industrial after 3812 Oakwood Avenue had already been established. Furthermore, one of the original buildings on the property was demolished in 1969 and a 2-story garage building was added in 1934, completely altering the visual setting on the 3812 Oakwood Avenue property itself. 3812 Oakwood Avenue does not maintain integrity of design, workmanship, or materials due to its alterations and the introduction of modern materials including vinyl windows, metal security doors, and solar panels on all buildings. Alterations also affected the original 1924 Pacific ready-cut home designs, adding new windows, removing old entrances and exits and reconfiguring the standardized interior spaces. 3812 Oakwood Avenue does not retain integrity of feeling, as it no longer conveys the feeling of a rentable, multi-family dwelling group. Finally, 3812 Oakwood Avenue does not maintain integrity of association, because, as with feeling, it is no longer associated with its original use (single family dwellings), manufacturer (Pacific Ready-Cut Homes), or owner (Hannah Olincy).

Summary of Evaluation Findings

In conclusion, 3812 Oakwood Avenue does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack integrity necessary to convey its historical associations or architectural significance. The property also does appear eligible as a contributor to an historic district. As such, 3812 Oakwood Avenue does not appear to be a historical resource for the purposes of CEQA. This resource has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

B12. References (Continued):

Flynn, Carolyn Patricia. 1986. "Pacific Ready-Cut Homes: Mass-Produced Bungalows in Los Angeles 1908-1942." Thesis submitted to Architecture and Urban Design Department a University of California Los Angeles. Accessed May 8, 2019.

http://www.mindfulworkshops.us/images/Ready-Cut_ThesisUCLA1986.pdfLos Angeles Directory Company. 1929. Los Angeles City Directory for 1929. Los Angeles, California: Los Angeles City Directory Co.

Pacific Ready-Cut Homes. 1925. *Pacific's Book of Homes: A Notable Exhibition of California Architecture.* Deluxe Edition. Los Angeles, California: Pacific Ready-Cut Homes, Inc. Held by Association for Preservation Technology Building Technology Heritage Library. Accessed May 8, 2019. https://ia802309.us.archive.org/24/items/PacificReadyCutHomesIncPacificsbookofhomesvol250001/PacificReadyCutHomesIncPacificsbookofhomesvol250001.PDF

Winter, Robert. 1980. The California Bungalow. Santa Monica, California: Hennessey Ingalls

State of California ♿ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 10 ***Resource Name or #:** (Assigned by recorder) 316 North Juanita Avenue
P1. Other Identifier: MAP No. #4
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Los Angeles County **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Hollywood **Date** 1991 **T** 1S; **R** 13W; SE ¼ **of** SW ¼ **of Sec** 18; San Bernardino **B.M.**
c. Address 316 N Juanita
d. Ave. City Los Angeles Zip 90004
e. UTM: (Give more than one for large and/or linear resources) Zone 11S, 380990.37 mE/ 3771454.01 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 5501-001-800. 316 N. Juanita Avenue is an irregular, entirely paved 1.93-acre parcel fronting onto N. Juanita Avenue, N. Madison Avenue, and Oakwood Avenue located in the Dayton Heights neighborhood.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Pacific Telephone & Telegraph operation center located at 316 N. Juanita Avenue is a large irregular, entirely paved 1.93-acre parcel fronting onto N. Juanita Avenue, N. Madison Avenue, and Oakwood Avenue located in the Dayton Heights neighborhood, north of the Wilshire neighborhood and Koreatown, south of East Hollywood, and west of the Silver Lake and Rampart Village neighborhoods(See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP8 – Industrial Building; HP4. Ancillary Building(s)
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (view, date, accession #) South and east elevations, view looking northwest, 04/17/2019, IMG_2526

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
1959-1978 (Assessor)

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address) Kate Kaiser, MSHP
Dudek
38 N. Marengo Ave
Pasadena, CA 91101

***P9. Date Recorded:** 5/10/2019
***P10. Survey Type:** (Describe)
Pedestrian

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.")
Dudek. 2019. "Historical Built Environment Report for the Juanita Avenue Project, City of Los Angeles, California." Prepared for Flexible PSH Solutions, Inc. May 2019.

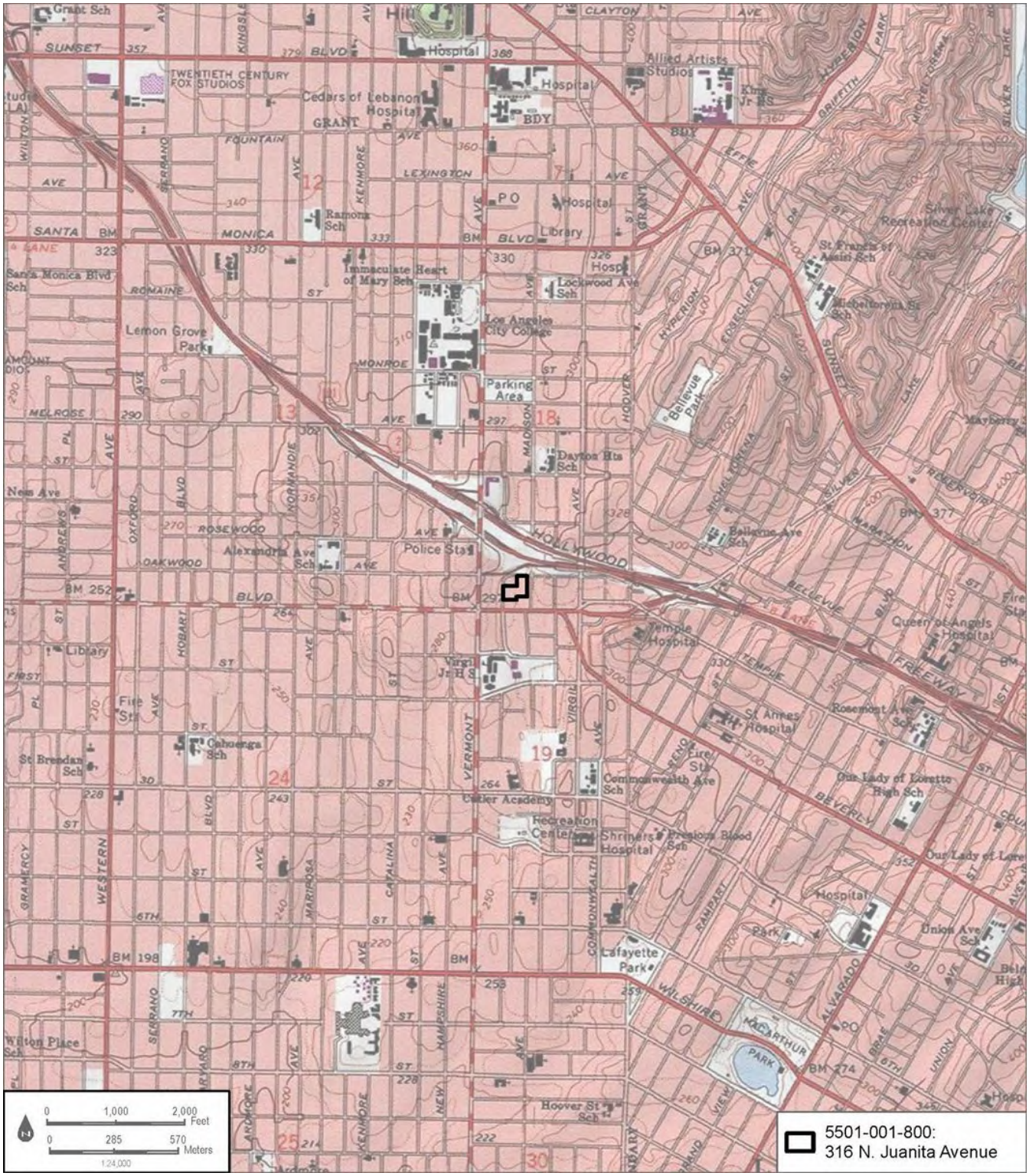
***Attachments:** ☐NONE ☒Location Map ☒Continuation Sheet ☒Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ☙ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 **of** 10 ***Resource Name or #** (Assigned by recorder) 316 North Juanita Avenue
***Map Name:** Hollywood, Calif. Quadrangle ***Scale:** 1:24,000 ***Date of map:** 1991



State of California ♉ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 316 North Juanita Avenue ***NRHP Status Code** 6Z
Page 3 **of** 10

B1. Historic Name: 316 N Juanita Avenue
B2. Common Name:
B3. Original Use: Pacific Telephone & Telegraph operation center
B4. Present Use: AT&T-owned buildings
***B5. Architectural Style:** restrained Mid-Century Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)

- Plant Operating Center (1959)
  - 1959: Rear addition (Permit 1959LA41792)
  - 1965 and 1986: interior alterations for partitioning new office spaces, plumbing new restrooms, and adding new electrical
  - Undocumented alteration: infilled garage doors in the east addition as well, on the north, east, and south elevations
- Auto Garage and Storage (1974)
  - 1976: Canopy addition to the car was area
- Equipment Storage (1978)

(See Continuation Sheet)

***B7. Moved?** ☐No ☐Yes ☒Unknown **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: Plant Operating Center: Robert H. Peterson & Associates b. Builder: Gordon T. Davidson
***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In consideration of the proposed Project site's history and requisite integrity, the property located at 316 N. Juanita Avenue is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**

(See Continuation Sheet)

B13. Remarks:

***B14. Evaluator:** Kate G. Kaiser
***Date of Evaluation:** 05/10/2019

(This space reserved for official comments.)

P3a. Description (Continued):

Parcel access is restricted by a 10-foot chain link fence and a remote entry gate. The entire parcel slopes east and is paved, with the majority of the parcel is used for vehicle parking. The portions of the parcel not used as parking are used as open-air equipment storage. The parcel contains three buildings:

- the Plant Operating Center (1959)
- the Auto Garage and Storage building (1974)
- and the Equipment Storage building (1978)

Plant Operating Center (1959): The Plant Operating Center is a one-story, rectangular plan, brick masonry building, and located closest the N. Juanita Avenue right-of-way (Figure 1 and 2). It was built in September 1959 and a rear addition was added immediately after in November 1959. The licensed engineer listed on the permit is Joseph Sheffet and contractor listed as Gordon T. Davidson (Permit 1959LA41792). The Plant Operating Center contains office spaces, restrooms, kitchen, phone bank space, warehouse space, and workshop spaces. The building features a flat, metal roof with a wide overhanging closed eave. Cladding consists features running bond oversize brick veneer over a brick structure, with some stucco infilled sections. There is a rear addition slightly downhill and east of the main volume that is just a few feet shorter than the height of the main volume. The main (west) elevation faces N. Juanita Avenue and is devoid of fenestration. On the remaining elevations fenestration consists of boarded over windows, with decorative metal grates, and recessed entry vestibules with metal doors in the main volume and metal doors flush with the wall in the read addition. Near the east-most end of the building are metal ladders (on both the north and south elevations) which provides roof access. There is evidence of an infilled garage doors in the east addition as well, on the north, east, and south elevations, which appears as a buff-colored stucco inset into the brick veneer.

Figure 1. North elevation of the Plant Operating Center, looking southeast (IMG_2502)

Figure 2.South and east elevation of the Plant Operating Center, looking northwest (IMG_2526)

Auto Garage and Storage (1974): Auto Garage and Storage building is a one-story, rectangular plan, metal-clad building with a flat, overhanging roof (Figure 3). It was built in November 1974. The licensed engineer listed on the permit is Eugene Choy of Barton Choy Associates (Permit 1974LA99705). Cladding consists of vertically aligned metal sheets. The main (west) elevation faces the Plant Operating Center, and is sheltered under flat-roof metal canopy, supported by metal posts. Fenestration consists of 9-lite metal frame fixed windows, a metal door, a 2-lite sliding window covered by a metal bars, and metal roll-up garage doors. On the east elevation is a metal ladder that provides roof access.

Figure 3. Auto Garage and Storage Building main(west) and south elevations (IMG_2482)

Equipment Storage (1978): Finally, the Equipment Storage building is a one-story, irregular plan building located in the northeast corner of the property (Figure 4). It features concrete masonry Unit (CMU) construction, and a flat metal roof with no overhang. The larger volume is on the west side and extends 1 ½ stories in height, while the smaller volume on the east side is 1-story in height. It was built in 1978, with the licensed engineer listed as L. L. Lyons (Permit 1978LA70660). Fenestration is limited to the south (main) elevation, and there is one metal door per volume. There is a metal ladder providing roof access on the larger (west) volume. This building does not meet the 45-year age threshold for CEQA.

Figure 4. Equipment Storage Building main (south) and east elevations (IMG_2466)

B6. Construction History (Continued):

Property History
Originally, the 316 N. Juanita Avenue parcel included 8 individual 50' x 150' residential lots, with several residences, garages, and outbuildings on the lots established at 322 N. Juanita, 316 N. Juanita, 312 N Juanita, 345 N. Madison, 339 N. Madison, 333 N. Madison, 317 N. Madison, and 3810 Oakwood Avenue. All residences and associated outbuildings were demolished in 1956 and their lots consolidated into a single lot by 1959. In 1959 Pacific Telephone and Telegraph filed permits to build their Plant Operating Center and addition. (Permit 1959LA41792 and 1959LA44658). Pacific Telephone and Telegraph was the product of decades of phone company competition and consolidation under national telecom American Telegraph & Telephone (AT&T) Company. Pacific Telephone and Telegraph incorporated in 1945 after having changed its name from Southern California Telephone, using the name of its San Francisco branch-counterpart. Building construction between the end of World War II (WWII) and 1974 was categorized by a company emphasis on plain, simplistic architecture without non-functional ornament, meant to house fewer works than previous decades with more technologically advanced equipment. In 1974, AT&T the parent company was forced to break up due to anti-monopoly laws. The same year, a motor vehicle maintenance building was added to the 316 N. Juanita Avenue property and in 1978, an equipment storage building was also added (Permits 1974LA99705, 197870660). After 1974, the Juanita Avenue location's owner is listed on permits as Pacific Telephone Co., then later Pacific Bell, both still local subsidiaries of AT&T (Permits 1978LA70660, 1986LA30421, and 09016-10000-18864). Today the site is operated by parent company AT&T (Prosser 2018).

Identified Alterations
No permits were filed for the alterations to the exterior of the Plant Operating Center. Interior alterations were filed for partitioning new office spaces, plumbing new restrooms, and adding new electrical in 1965 and 1986 (Permits 1965L 06497, 1986LA30421, 1986LA34325). Observed alterations to the Plant operating Center include the infilling of garage door-sized

openings on the north, east, and south elevations with stucco. No date can be surmised for these observed alterations. The original equipment storage building, located where the Auto Garage and Storage building is located was built in 1959 and demolished in 1974. One alteration is record for the Auto Garage and Storage Building, in 1976 a canopy addition was made to the car wash area, adding to the existing 36' x 60' building.

B10. Significance (Continued):

NRHP/CRHR Designation Criteria

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Research indicates that the 316 N. Juanita Avenue property was established in 1959 as a Pacific Telephone & Telegraph operation center. The existing SurveyLA historic context statement for Telephone History and Development indicates that the construction date places the property within "The Era of Technological Innovation, 1945-1974" which spans from the end of WWII to 1974, when the AT&T telecom monopoly was forced to break up. According to this context, telephone industry related buildings may be eligible under Criterion A or C in the areas of Communications, Community Planning and Development or Architecture.
Important Associative events within the "The Era of Technological Innovation, 1945-1974" context include the invention of coaxial cable in the late 1940s; transistor tubes in place of vacuum tubes that were used for long-distance dialing in the mid-1950s; or the introduction of microwave transmission that replaced coaxial cable in the 1960s. The Juanita Avenue property appears utilitarian in nature and is not known as a site where technological innovations were pioneered, utilized, or advanced. Therefore the 316 N. Juanita Avenue property cannot be considered significant under the Communications Area of Significance.
For the Community Planning and Development Area of Significance, resources must "show how a key urban service grew to provide for the needs of residents in new districts, and constructed facilities in those districts that served as landmarks due to their size and placement in highly visible locations" (Prosser 2018: 29). However, the 316 N. Juanita Avenue property did not bring new service to the Dayton Heights neighborhood, as one had already been established in 1924 at 1251-1255 North Vermont Avenue, Hollywood just one mile to the north. It was also not a large facility nor on a major right-of-way and may not be considered a landmark due to size or prominent location. Therefore the 316 N. Juanita Avenue property cannot be considered significant under the Community Planning and Development Area of Significance.
Outside of the Telephone History and Development historic context for Los Angeles, the 316 N. Juanita Avenue property is not individually related to events which have made a significant contribution to the broad patterns of history. Due to a lack of significant associations with events important to history, the 316 N. Juanita Avenue does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

Archival research did not indicate that any previous property owners or people who have worked at the 316 N. Juanita Avenue property are known to be historically significant figures at the national, state, or local level. As such, this property is not known to have any historical associations with people important to the nation's or state's past. Furthermore, to be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. 316 N. Juanita Avenue does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack

individual distinction.

Research indicates that the 316 N. Juanita Avenue property was established in 1959 and designed by Robert H. Peterson & Associates in a restrained Mid-Century Modern style for the operation center, and utilitarian style for the remaining buildings. The existing SurveyLA historic context statement for Telephone History and Development indicates that the construction date places the property within "The Era of Technological Innovation, 1945-1974" which spans from the end of WWII to 1974, when the AT&T telecom monopoly was forced to break up. According to this context, telephone industry related buildings may be eligible under wither Criterion A or C in the areas of Communications, Community Planning and Development, or Architecture. Properties built during this period tended to be administrative, service buildings, or exchange buildings, and employed restrained Late Modern, Mid-Century Modern, or Brutalist architectural styles. The exchange buildings tended to house to local switching equipment and operators, though in the Era of Technological Innovation, many of these exchanges became windowless as the company relied more heavily on electronic operators.
Though the 316 N. Juanita Avenue operation center building was built in the typical commercial architectural pattern of the period (1959, Mid-Century Modern), it does not employ the distinctive characteristics of the Mid-Century Modern style. The building has also been highly altered by subsequent infill and window coverings, diminishing the integrity of the operation center. The Auto Garage and Storage Building and equipment Storage are utilitarian buildings and do not embody a specific architectural style or method of construction. Robert H. Peterson & Associates does not rise to the level of master architect and the Plant Operating Center may not be said to represent his works, which usually consisted of supermarkets and grocery store plazas. The buildings do not possess high artistic values or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, none of the buildings on the property appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The 316 N. Juanita Avenue property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Los Angeles Historic-Cultural Monument Statement of Significance
Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. The 316 N. Juanita Avenue buildings are not an example of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Its architect, Robert H Peterson & Associates typically designed supermarkets and warehouses and does not rise to the level of "master" architect. The site is not directly associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the 316 N. Juanita Avenue property is recommended not eligible for listing as a City of Los Angeles HCM.

Integrity Discussion
The buildings at 316 N. Juanita Avenue maintain integrity of location, as they remain it their original locations. They also retain integrity of association, as the buildings are owned by AT&T a "descendant" of Pacific Telephone and Telegraph Company and subsequent companies established after the AT&T monopoly was broken up in 1974. The property does not maintain integrity of feeling or setting, as the surrounding properties have changed from single-family residential and small-scale commercial to multi-family residential light industrial, and thus cannot evoke the feeling of being a local service center in a new neighborhood. Finally, the

buildings do not maintain integrity of design, materials or workmanship due to multiple alterations.

Summary of Evaluation Findings

In conclusion, the subject property does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. As such, the buildings located at 316 N. Juanita Avenue does not appear to be a historical resources for the purposes of CEQA. This property has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

B12. References (Continued):

City of Los Angeles Department of Buildings and Safety. Multiple permits.

Prosser, Daniel. 2018. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT Context: Public and Private Institutional Development, 1950-1980 Sub-Context: Communications Theme: Telephone History and Development, 1881-1974" Survey LA: Los Angeles Historic Resource Survey. Los Angeles, CA: Department of City Planning, Office of Historic Resources.

State of California ◆ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

Page 1 **of** 6 ***Resource Name or #:** (Assigned by recorder) 3725 Beverly Boulevard
P1. Other Identifier: MAP No. #5

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted**
- ***a. County** Los Angeles County **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Hollywood **Date** 1991 **T** 1S; **R** 13W; SE ¼ **of** SW ¼ **of Sec** 18; San Bernardino **B.M.**
- c. Address 3725 Beverly Boulevard City Los Angeles Zip 90004
- d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 380966.54 mE/ 3771396.99 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 5501-001-019. 3725 Beverly Boulevard is located on the southeast corner of Beverly Boulevard and N. Juanita Avenue.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property on the southeast corner of Beverly Boulevard and N. Juanita Avenue carries the address of 3725 Beverly Boulevard. The property contains a one-story commercial building with a flat roof constructed in 1960 with Mid-Century Modern-influenced detailing (Permit 1960LA50838). The building is rectangular in plan, with exterior walls clad in painted rough textured stucco. A metal awning wraps the corner of the building's east and south (main) elevations with two, backlit, metal signs attached above the awning.
(See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP6 – Commercial Building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (view, date, accession #) 3725 Beverly Boulevard main (south) and east elevations, looking northwest, 04/17/2019, IMG_2546.

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
1960 (Permit 1960LA50838)

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address) Kate Kaiser, MSHP
Dudek
38 N. Marengo Ave
Pasadena, CA 91101

***P9. Date Recorded:** 5/10/2019

***P10. Survey Type:** (Describe) Pedestrian

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.")
Dudek. 2019. "Historical Built Environment Report for the Juanita Avenue Project, City of Los Angeles, California." Prepared for Flexible PSH Solutions, Inc. May 2019.

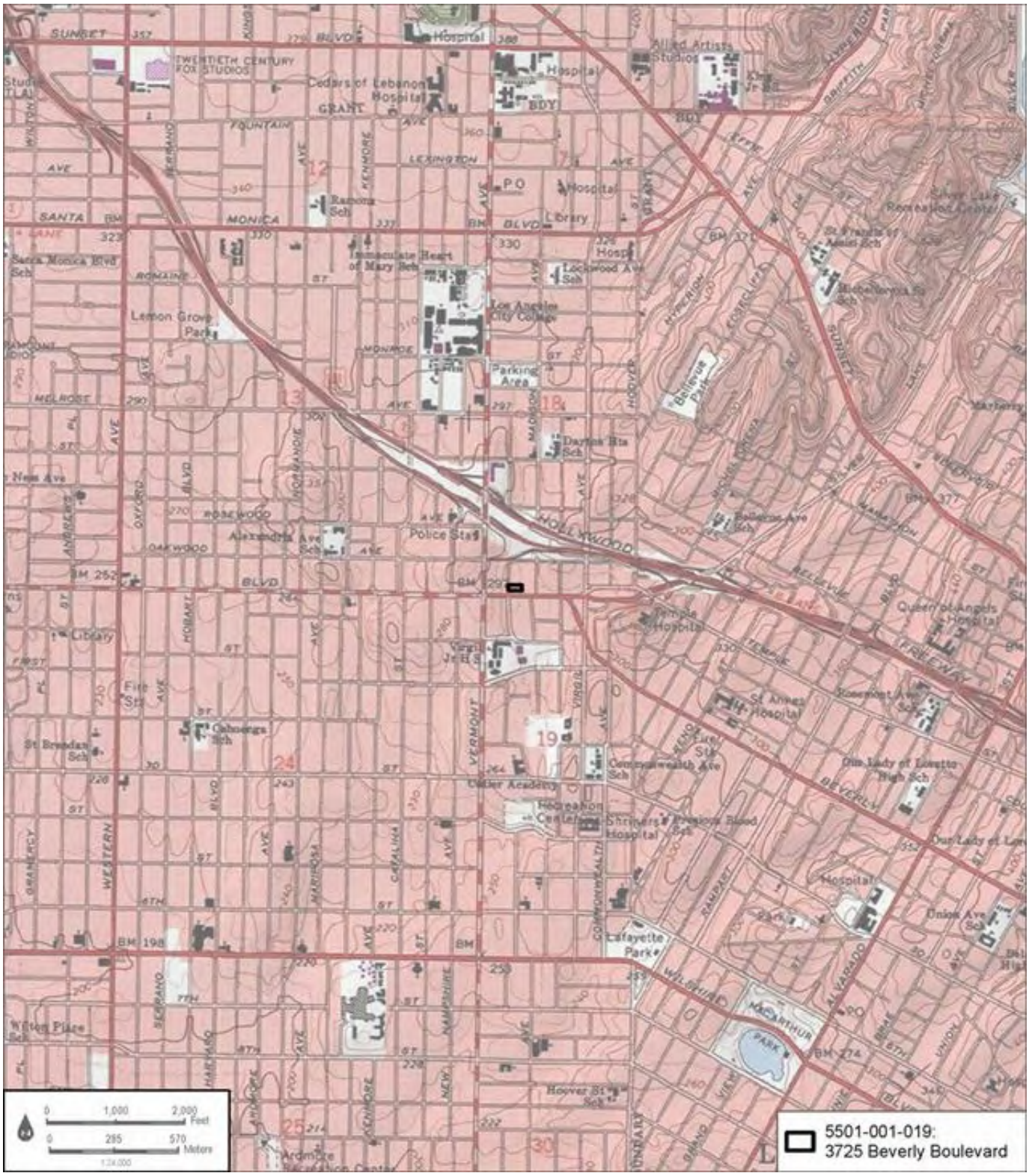
***Attachments:** ☐NONE ☒Location Map ☒Continuation Sheet ☒Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 **of** 6 ***Resource Name or #** (Assigned by recorder) 3725 Beverly Boulevard
***Map Name:** Hollywood, Calif. Quadrangle ***Scale:** 1:24,000 ***Date of map:** 1991



State of California ♿ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 3725 Beverly Boulevard ***NRHP Status Code** 6Z
Page 3 **of** 6

B1. Historic Name: 3725 Beverly Boulevard
B2. Common Name:
B3. Original Use: Magnum Oil Co. service station (1960); Humble Oil Company gas station (1963); gas station and auto repair (1966); converted gas station canopies to enclosed car wash (1983); building changed to auto sales and leased to Midway Ford(1995)
B4. Present Use: Midway Auto Center car rental facility (since 2014)
***B5. Architectural Style:** Mid-Century Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)

In 1960, Magnum Oil Co service station, which was constructed in 1951, was relocated to the subject property from 2051 Bellflower along with the construction of new signs and fuel station canopies (Permits 1960LA50838, 1960LA55019, 1960LA56455.)

- 1963: new service station and signs for Humble Oil Co (Permit 1963LA49909)
- 1965: new fuel shelter and signs added (Permit 1965LA88947)
- 1966: change in use from service station to auto repair and service station
- 1983: change in use with the enclosure of the auto repair shop into a car wash (Permit 1983LA75089)
- 1995: change in use with car wash and automotive shop becoming car rental facility (Permit 1995HO39110)

(See Continuation Sheet)

***B7. Moved?** ☐No ☒Yes ☐Unknown **Date:** 1960 **Original Location:** 2051 Bellflower
***B8. Related Features:**

B9a. Architect: none b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In consideration of the proposed Project site's history and requisite integrity, the property located at 3725 Beverly Boulevard is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation.

(See Continuation Sheet)

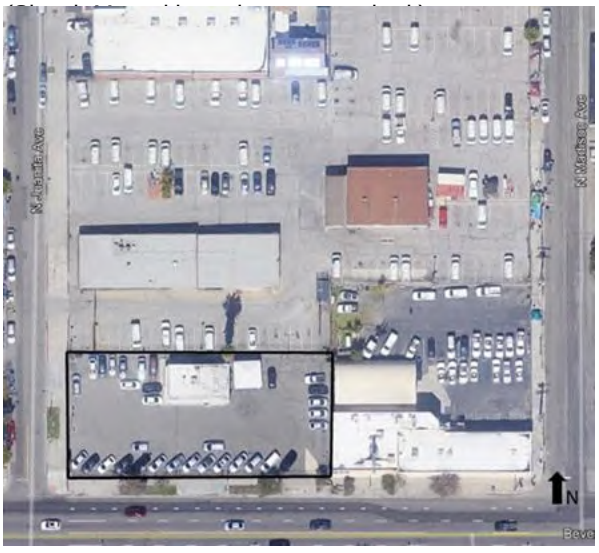
B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**

(See Continuation Sheet)

B13. Remarks:

***B14. Evaluator:** Kate G. Kaiser
***Date of Evaluation:** 05/10/2019

(This space reserved for official comments.)



P3a. Description (Continued):
There is a short curb running the length of the main (south) elevation, rising a few inches above the paved surface of the lot. Fenestration around the building includes replacement single-pane storefront windows, single-leaf full lite entry doors, single-leaf entry doors, and small rectangular picture windows. On the south elevation, there are three original-looking, two lite, aluminum frame sliding windows oriented horizontally, that span the elevation length (See P5a).

B6. Construction History (Continued):
The subject property was initially developed as a residence, then as a drive-in lunch stand in the 1930s, owned by Harry P. Sims and wife. The Sims' original drive in lunch stand was demolished in 1959 (Permit 1959LA49650) and in 1960, Magnum Oil Co. service station was relocated to the subject property from 2051 Bellflower along with the construction of new signs and fuel station canopies. In 1963 new owner, Humble Oil Company took over, continuing to operate the site as a gas station. Humble Oil Co. operated the site through 1965, and ownership changed again in 1966, when Patrick Rohan is the listed owner. Rohan filed to add auto repair to the permitted use of the site that year retaining the main building for the service station for auto repair (Permit 1966LA25014). Rohan maintained the property as a joint repair shop and service station through the 1970s. In 1983, new owner Charles Shooster converted the gas station canopies to an enclosed car wash (FAS 1968; Teledyne Geotronics 1971, 1976, 1979; Permit 19873LA75089).

The site operated as a service station and car wash until 1995, when new owner Hankey Investment Co, changed the building use again to auto sales. The gasoline pump and car wash canopies were removed in 1995, retaining only the main auto repair building on the north portion of the lot (Permits 1995HO39109, 1995HO39110). The conversion of the property took two years, completing in 1997, when it was leased as a sales lot to Midway Ford. Hankey Investment leased it as "Midway Auto Center" in 2014. Hankey Investments retains the 3725 Beverly Boulevard property through the date of the survey, 2019.

Identified Alterations
In 1960, Magnum Oil Co service station, which was constructed in 1951, was relocated to the subject property from 2051 Bellflower along with the construction of new signs and fuel station canopies (Permits 1960LA50838, 1960LA55019, 1960LA56455). The following alterations were made to the current building throughout its history: new service station and signs were constructed in 1963 for Humble Oil Co (Permit 1963LA49909), a new fuel shelter and signs were added in 1965 (Permit 1965LA88947), a change in use occurred in 1966 from a service station to an auto repair and service station, a change of use in occurred in 1983 with the enclosure of the auto repair shop into a car wash (Permit 1983LA75089), and the final change of use occurred in 1995 with the car wash and automotive shop becoming a car rental facility (Permit 1995HO39110).

B10. Significance (Continued):
NRHP/CRHR Designation Criteria
Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

3725 Beverly Boulevard property was established in 1960 as a commercial gas company called Magnum Oil Co. service station after being moved from 2051 Bellflower. It has subsequently been modified for use as a car wash and is currently Midway Auto Center, a car rental facility. Archival research did not reveal that the companies of both Magnum Oil Co. and Midway Auto Center made a significant contribution to the broad patterns of our history. They merely follow the trend of automotive facilities that began to become popular in the 1950s and 1960s throughout the City of Los Angeles and the State of California. Due to a lack of significant associations with events important to history, the subject property at 3725 Beverly Boulevard does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate that any previous property owners or people who have worked at the 3725 Beverly Boulevard property are known to be historically significant figures at the national, state, or local level. As such, 3725 Beverly Boulevard does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Research indicates that the 3725 Beverly Boulevard property was established in 1960 and does not have a listed architect because it was relocated to the subject property after its initial construction in 1951. The 3725 Beverly Boulevard building embodies some of the characteristics of the Mid-Century Modern style; however, it is an unremarkable example of the style. Important character defining features of the Mid-Century Modern style have also been altered or removed over time. No master architect was identified with this building, nor could any information be found through archival research about the builder or contractor. The building does not possess high artistic values or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, 3725 Beverly Boulevard does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The 3725 Beverly Boulevard property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Los Angeles Historic-Cultural Monument Statement of Significance

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. The property at 3725 Beverly Boulevard is not an example of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Archival research did not discover an associated architect and the licensed engineer and contracting company do not rise to the level of "master." The site is not directly associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the 3725 Beverly Boulevard property is recommended not eligible for listing as a City of Los Angeles HCM.

Integrity Discussion

The building at 3725 Beverly Boulevard does not maintain integrity of location. The building was originally constructed at 2051 Bellflower in 1951. In 1960, the building was moved to its current site, eliminating the subject properties integrity of location. 3725 Beverly Boulevard does not maintain integrity of design, materials or workmanship due to its alterations. Over time, these alterations have included the conversion of the gas station into an enclosed car wash and the elimination of multiple original materials including windows and doors. 3725 Beverly Boulevard maintains integrity of setting, as the surrounding properties had already changed from single-family residential and small-scale commercial to multi-family residential and light industrial by the time 3725 Beverly Boulevard was

constructed, therefore this change does not affect integrity of setting. 3725 Beverly Boulevard does not retain integrity of feeling, as it no longer conveys the feeling of a gas station due to subsequent alterations. Finally, 3725 Beverly Boulevard does not maintain integrity of association, because, as with feeling, it is no longer associated with its original use or owner: Magnum Oil Co.

Summary of Evaluation Findings

In conclusion, 3725 Beverly Boulevard does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. As such, 3725 Beverly Boulevard does not appear to be a historical resource for the purposes of CEQA. This resource has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

B12. References (Continued):

City of Los Angeles Department of Buildings and Safety. Multiple permits.

FAS. 1968. Aerial photograph. Flight Number TG-2400, frame 1-215. 1:28,800 scale. February 29, 1968. Aerial Photograph Collection, Map and Imagery Laboratory, University of California Santa Barbara. Accessed April 17, 2019, http://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=TG-2400

Teledyne Geotronics. 1971. Aerial photograph. Flight Number TG-2755, frame 19-30. 1:10,400 scale. February 28, 1971. Aerial Photograph Collection, Map and Imagery Laboratory, University of California Santa Barbara. Accessed April 17, 2019, http://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=TG-2755

Teledyne Geotronics 1976. Aerial photograph. Flight Number TG-7600, frame 11-32. 1:24,000 scale. January 31, 1976. Aerial Photograph Collection, Map and Imagery Laboratory, University of California Santa Barbara. Accessed April 17, 2019, http://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=TG-7600

Teledyne Geotronics. 1979. Aerial photograph. Flight Number TG-3800, frame 17-37. 1:24,000 scale. June 30, 1979. Aerial Photograph Collection, Map and Imagery Laboratory, University of California Santa Barbara. Accessed April 17, 2019, http://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=TG-3800

State of California ♿ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z / 5S3

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 16 ***Resource Name or #:** (Assigned by recorder) Dewey Pest Control Complex
P1. Other Identifier: MAP No. #6
*__P2. Location:__ ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Los Angeles County **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Hollywood **Date** 1991 **T** 1S; **R** 13W; SE ¼ **of** SW ¼ **of Sec** 18; San Bernardino **B.M.**
c. Address 307 Madison Ave. City Los Angeles Zip 90004
d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 381005.25 mE/ 3771403.55 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 5501-001-027 - located on the west side of Madison Avenue, between Oakwood Avenue and Beverly Boulevard.
APN: 5501-001-028 - located on the southeast corner of Beverly Boulevard and N. Madison Avenue.
APN: 5501-002-009 - located on the southwest corner of Beverly Boulevard and N. Madison Avenue.
APN 5501-001-016 – located on the west side of N. Madison Avenue between Oakwood Avenue and Beverly Boulevard.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Dewey Pest Control Complex consists of four parcels that include three buildings and a parking area.
(See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP4, HP6, HP8, HP39 – Other: Parking Lot
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) View looking west; 04/17/2019 IMG 2552

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

***P6. Date Constructed/Age and Source:** ☒Historic ☐ Prehistoric ☐ Both
Quonset Hut: 1948 (Permit 1948LA29984)
Office Building: 1928 (Permit 1928LA27685)
Service Garage: 1965 (Permit 1965LA85413)

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address Kate Kaiser, MSHP
Dudek
38 N. Marengo Ave
Pasadena, CA 91101

***P9. Date Recorded** 5/10/2019
***P10. Survey Type:** (Describe)
Pedestrian

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.")
Dudek. 2019. "Historical Built Environment Report for the Juanita Avenue Project, City of Los Angeles, California." Prepared for Flexible PSH Solutions, Inc. May 2019.

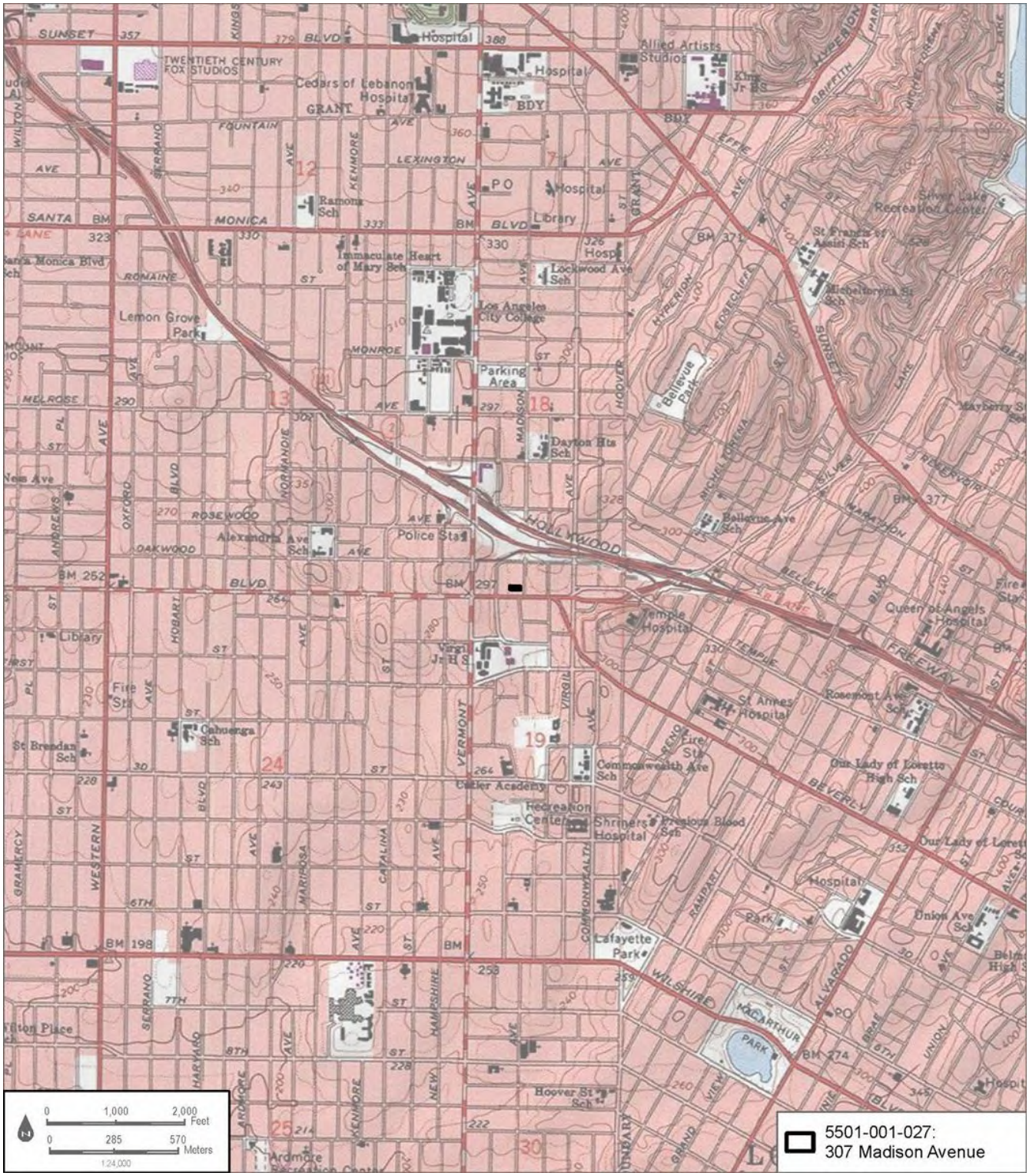
***Attachments:** ☐NONE ☒Location Map ☒Continuation Sheet ☒Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♘ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 **of** 16 ***Resource Name or #** (Assigned by recorder) Dewey Pest Control Complex
***Map Name:** Hollywood, Calif. Quadrangle ***Scale:** 1:24,000 ***Date of map:** 1991



State of California ♿ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Dewey Pest Control Complex ***NRHP Status Code** 6Z / 5S3
Page 3 **of** 16

B1. Historic Name: Dewey Pest Control
B2. Common Name: Dewey Pest Control
B3. Original Use: Commercial/Light Industrial B4. Present Use: Same
***B5. Architectural Style:** Multiple
***B6. Construction History:** (Construction date, alterations, and date of alterations)

Like the other properties in the study, the parcels that now comprise the Dewey Pest Control Complex were first developed as part of a residential neighborhood in the early 1900s. Specifically, the parcel where the company's Office Building currently stands contained a single-family residence as early as 1914 (Permit 1914LA21305).

(See Continuation Sheet)

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:**

B9a. Architect: Multiple) b. Builder: (See Continuation Sheet)
***B10. Significance: Theme** Historic Property Type **Area** Architecture

Period of Significance 1948 **Property Type** Light business industrial Complex/Quonset hut
Applicable Criteria N/A Complex, LAHCM 3 (Quonset hut) (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In consideration of the Dewey Pest Control Complex history and requisite integrity, the property as a whole is recommended not eligible for listing in the NRHP, CRHR, or as a City of Los Angeles HCM based on the following significance evaluation. However, the Quonset Hut building located at 307 N. Juanita Avenue (1948) does appear individually eligible for listing in the CRHR or as a City of Los Angeles HCM under Criterion C/3/3 for being an excellent, local example of a post-WWII Quonset hut utilized as a local business with excellent integrity, based on the following significance evaluation.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____
***B12. References:**

(See Continuation Sheet)

B13. Remarks:

***B14. Evaluator:** Kate G. Kaiser and Kathryn Haley
***Date of Evaluation:** 05/10/2019

(This space reserved for official comments.)

P3a. Description (Continued):

The buildings, APNs, and addresses associated with Dewey Pest Control operations are as follows:

- Quonset hut (1948), 307 N. Madison Ave, APN 5501-001-027
- Office building (1928/1965 substantially altered), 3701-3711 Beverly Blvd. APN 5501-001-028
- Service Garage (1965), 306 N. Madison, APN 5501-002-009
- Parking Area, No Structures, 311 N. Madison Ave, APN 5501-001-016

Quonset hut (1948): The parcel identified as 307 N. Madison Avenue contains a single building, which abuts the 3701 Beverly Boulevard building located on the adjacent parcel to the south (Figure 1). The building is set back in the rear (west) portion of the lot and is surrounded on the three remaining sides by striped asphalt used for parking, and a small area planted with grass. The building is a well-preserved example of a steel Quonset hut which was erected on the site in 1948 (Permit 1948LA29984). The Quonset hut measures approximately 41' x 60' and it sits atop a poured concrete foundation. The north and south elevations represent the building's long, cylindrical axis, while the east and west comprise the half-circle end elevations. The long, cylindrical elevations present as uninterrupted sections of overlapping corrugated steel sheets, which form the majority of the building's mass and materials, and feature no fenestration. The south elevation appears to be physically connected to the Office Building and the view to this side of the Quonset Hut is mostly obscured. The east (main) elevation is clad in corrugated sheet metal and it contains the only access into the building, via either a centered, corrugated metal roll-up door and a windowless metal door to the left of the central roll up door. Three, six-light, metal frame windows, where the middle two lites operate as an awning window are present on this elevation. The window lites have been painted over using the same color as the remainder of the building. A large vent sits in the center at the apex of the hut's arch on this elevation. The west elevation is clad in corrugated metal and fenestration consists only of another metal vent in the apex of the hut's arch.

Figure 1. 307 N. Madison Ave main (north) elevation (IMG_2551)

Office Building (1928/1965 substantially altered): The subject property is comprised of one commercial/light industrial building located on the southeast corner of Beverly Boulevard and N. Madison Avenue, originally constructed in 1928 and designed by Earl C. Rahn (Figure 2 and 3). The building appears altered beyond recognition and does not have a distinguishable architectural style. The building is irregular in plan with a flat roof and a tall rectangular sign with a squared frame located on the main (south) elevation. The original building was a one-story, rectangular plan clad with rough textured stucco (Permit 1928LA27685). In 1965 there was a two-story addition added to the west side (Permit 1965LA06160) of the one story building. This addition features rough-textured stucco and stacked bond brick on the west and east elevations. The building's fenestration is irregular and includes replacement picture windows, replacement small rectangular awning windows, and three metal entry doors. None of the fenestration appears original. A partially enclosed stairwell on the building's northeast corner provides exterior access to the upper floor. The stairwell is constructed of concrete with metal railings. The 3701-3711 Beverly Boulevard property is directly related to the 307 N. Madison Avenue property, a one story Quonset hut constructed in 1966 (Los Angeles County Assessor). This building is described below.

Figure 2. 3701 Beverly Boulevard main (south) elevation (IMG_2587)

Figure 3. 3701 Beverly Boulevard east and north elevation, looking southwest (IMG_2550)

Service Garage (1965): The parcel identified as 306 N. Madison Avenue contains a single commercial/light industrial garage building surrounded by striped asphalt parking areas encircled by a combination of chain-link and concrete masonry unit (CMU) fencing. The Utilitarian one-story, rectangular building is located in roughly the center of the north-most of the two lots, set back significantly from Madison Avenue, with the north elevation of the building meeting the property line that is shared with the adjacent parcel located at 310 N. Madison Avenue (Figure 4). The 48' x 27' building completed in 1965, is constructed from CMUs atop a concrete foundation and features a flat roof with modest parapets clad in rolled composition material (Permit 1965LA85413). The main elevation faces west onto Madison Avenue and features prominent painted signage for "Dewey Pest Control" above the main entry area. A single, metal framed door on the left side of the building grants access to the space. Beside the main entry is a double-width metal roll-up door followed by a single-width roll-up door. The remainder of the building elevations contain no fenestration.

Figure 4. 306 N. Madison Avenue, Service Garage, west elevation of the building and parking area (Photo courtesy of Google Earth, 2018)

B6. Construction History (Continued):

This property was owned by the Yarotski family (with several alternate spellings on the permits including Jaroche, Jarocki, Jarotsky, Yarosky and others). In 1928, Anton Yarotski filed two permits to move the residence and to construct a commercial building to be used as a market, taking advantage of the frontage on Beverly Boulevard. At this time, Beverly Boulevard had a streetcar and several businesses were developing along the Beverly Boulevard corridor, clustered near the Vermont Avenue intersection. Yarotski's Gordon Market was a masonry building designed by architect Earl C. Rahn and built by local contractors Brockman & Son (Permit 1928LA27685). By 1935, the building use changed to an ice cream retailer: Pacific Ice Cream Co (Permit 1935LA08268). A new owner, Curries Ice Cream Co, moved into the building in 1937 and filed permits to add partitions separating the space into individual stores in 1945 (Figure 5) (Permit 1945LA11528). By the mid-1960s, this building would be folded into what evolved into the existing Dewey Pest Control Complex.

Figure 5. Currie's Ice Cream on Beverly and Madison, ca. 1938, photographer: Herman Schultheis, showing the original 1-story building designed by Earl C. Rahn (Los Angeles Photographer's Photo Collection, Los Angeles Public Library)

Ray M. Dewey had founded his extermination and pest control business in 1929, as a one-man operation. Originally operating as a door-to-door service, Dewey found the pest control business to weather the Great Depression years well. Early products included moth crystals and ant baits. Eventually Dewey's regular clients referred him to do pest control for commercial businesses including kitchens and restaurants. Dewey served in WWII and when he returned in 1945, began preparing to purchase a brick-and-mortar store location for his pest control business. Originally named, Dewey Services & Products first opened a Palm Springs Branch advertised as early as 1948, but simultaneously purchased the property at 307 N. Madison Avenue. That same year, the existing Quonset hut was assembled as the first of three properties that would come to comprise the Dewey Pest Control Complex near Beverly Boulevard and N. Madison Avenue intersection (Desert Sun 1948; KRLA 2018; Permit 1948LA29984).

The Quonset hut at 307 N. Madison was originally constructed in February 1948, under permit by Ray M. Dewey, founder of Dewey Pest Control (Permit 1948LA29984). Archival research indicates that this may be the first physical location of Dewey Pest Control services. Early photographs displayed on the Dewey Pest Control Website feature the Quonset hut, and an interview with current company owners Chip and Brock Dewey indicate that the Quonset hut was likely the first retail sales location and base of operations for the vehicle fleet (Figure 6) (KRLA 2018).

Figure 6. Picture of the Quonset hut, clearly being used by Dewey Pest Control with Ray M. Dewey in suit in center, circa 1950 (Dewey Pest Control website)

Quonset huts in general were a relatively new invention, pioneered during WWII by the United States. military at Quonset Point, Rhode Island, in 1941 by the George A. Fuller and Company. Fuller and Company's Quonset hut improved upon the design of the British military's Nissen hut, designed by Peter Nissen in 1916 for WWI. After WWII, the US military attempted to sell off surplus buildings including Quonset huts. One of the major manufacturers of Quonset huts was the Stran-Steel Division of the Great Lakes Steel Corporation in Detroit continued to produce huts for both the United States military and the private sector until the Korean War. Stran-Steel was the manufacturer of Dewey's Quonset hut (Decker and Chiei 2005; Fowler et al. 2015).

Following WWII, Quonset huts found second lives as quick and inexpensive housing and commercial buildings at sites like the Rodger Young Village. According to the SurveyLA context for Quonset huts, veterans were often given the first option of purchasing Quonset huts which were put up for sale when the buildings were decommissioned. Archival research failed to indicate if the Dewey Pest Control Quonset Hut was a newly manufactured building or a previously manufactured building that was relocated by Dewey after his military service. By the 1960s, the post-WWII housing boom had begun to subside and Quonset huts began to be viewed as nuisances, in part because of their quick and affordable materials and construction (Fowler et al. 2015). The 307 N. Madison property remains a Dewey Pest Control-owned building and appears largely unchanged since 1948 photographs. Though not recorded in permits, there are a few minor observed alterations to the Quonset hut since construction in 1948 including the painting over of the windows on the front elevation, painting over the "Dewey Pest Control Co. sign on the front elevation, and replacing the original wood door with a corrugated metal roll-up door.

In 1951 Ray M. Dewey, acquired the commercial building located at 3701-3711 Beverly Boulevard, directly south of the Quonset Hut. In the early 1950s, the commercial space was renovated to accommodate his growing business needs. He split the existing building designed by Rahn up with interior partitions (Permit 1951LA15076). He also added partitions to the store spaces to create offices, file storage, and a sales department in 1952.

In the late 1950s, Dewey also opened a second location in Van Nuys, successfully embedding his business in the Los Angeles regional market (Desert Sun 1948; KRLA 2018).

Using the 3701 to 3711 Beverly Boulevard property as his company's main sales office, Dewey altered the building from its 1938 appearance (see Figure 6) in 1960 where he applied for permits to re-do the "front" (presumably the Beverly Boulevard and Madison Avenue) elevations in stucco. The result was a more contemporary, modernist façade devoid of decoration or the original fenestration. In 1965, Dewey continued to modify the property with a two-story addition on the west side of the existing building (Figure 7) (KRLA 2018; Permits 1960LA70752, 1960LA75006); Sanborn 1944, 1955).

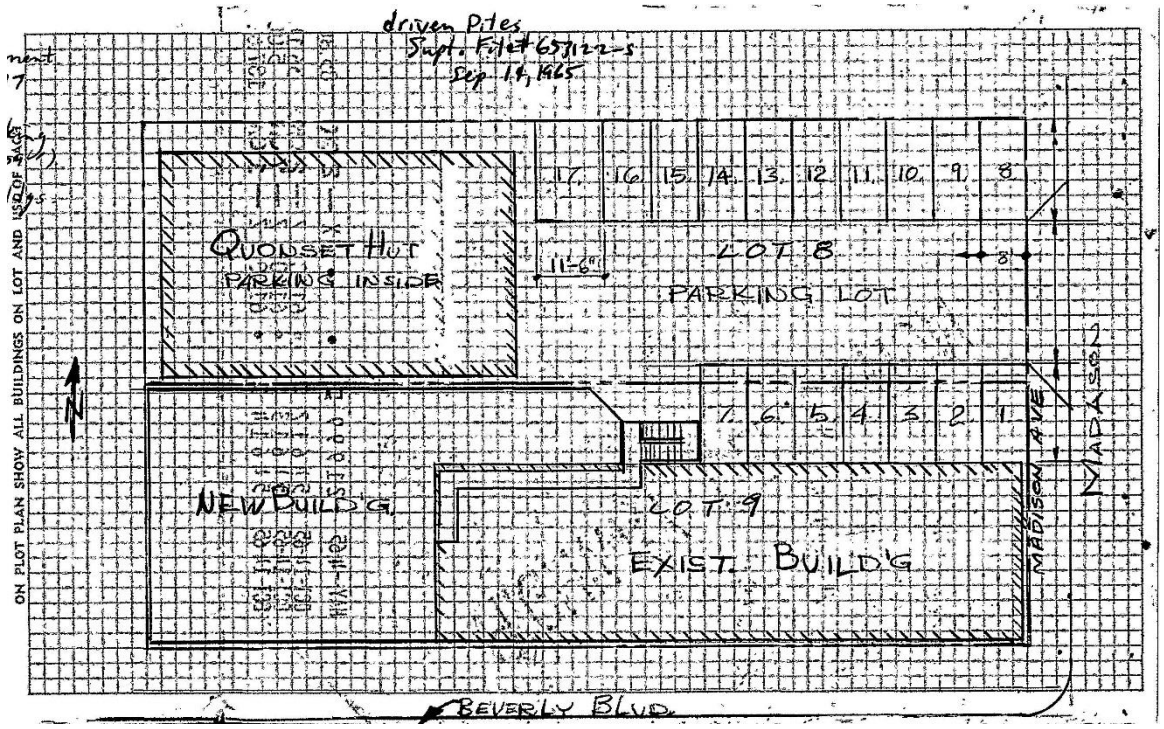


Figure 7. 1965 Permit showing new addition to existing building and Quonset hut (Permit 1965LA06160)

That same year, Dewey also purchased the property across the street of the Office Building, on the east side of Madison Avenue, at 306 N. Madison (Permit 1965LA85413). A Lucky Food Market grocery store was located at the site prior to the construction of the Service Garage was designed by architect Art Davis and constructed under the supervision of engineer, John J. Miles (Permit 1965LA85413). The building was designed to be used as a service garage for the fleet of Dewey Pest Control vehicles, for which purpose it is still presently used. A Certificate of Occupancy dating from September 16, 1965 indicates that the property was occupied by this point in time (1965LA85413 Cert. of Occupancy). By 1977, Stephen Dewey bought Dewey Pest Control from his father Ray M. Dewey and Ray Dewey retired. Stephen Dewey expanded the company across the state to a total of 32 locations. The company is now owned by Chip and Brock Dewey the grandchildren of Ray M. Dewey and continues to operate out of the Beverly Boulevard and Madison Avenue properties (KRLA 2018).

Identified Alterations

Quonset Hut: The 307 N. Madison Avenue has no permits filed for alterations to the building. Observed alterations include only the painting over of windows and the original "Dewey Pest Control Co" sign, as well as replacing the wood garage door with a metal roll-up garage door. In addition, the south elevation of the building appears to be connected to the Office

Building. No other alterations were observed.

Office Building: 3701 Beverly Boulevard was originally constructed in 1928 as a one-room market building, designed by Earl C. Rahn, executed in the Spanish Colonial Revival style. Major alterations include the 1960 complete remodeling of the front (south) façade, which removed all windows and Spanish Colonial revival decorative elements (Permit 196075006) and the 1965 two-story addition on the west side of the original 1928 building (Permit 1965LA06160). Minor alterations included additional awnings (1928LA33001, 1930LA25008, 1961LA90783); adding signs (Permits 1935LA08268, 1947LA11528, 1971LA36613); interior partitions dividing the space into multiple shops (Permits 1929LA18746, 1945LA11528, 1952LA40956, 1957LA80422, 1980LA06960); minor exterior damage to the building by vehicles (Permits 1955LA31455, 1980LA05280); and seismic upgrades in 2011 (Permit 11016-10000-13811).

Service Garage: he 306 N. Madison Avenue has no permits filed for alterations to the building and no alterations were observed.

B10. Significance (Continued):

NRHP/CRHR Designation Criteria

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

The SurveyLA Wilshire Community Plan Area context identifies Commercial Development with Commercial Identity 1850-1980 subtheme as "individual properties and one commercial historic district (along Beverly Boulevard) associated with longstanding local businesses. Some of the properties had ties to distinct ethnic/cultural groups, particularly the Jewish community in the western part of the Survey Area (such as Canter's Delicatessen, bottom left). Property types evaluated under this Context/Theme included restaurants, theaters, bakeries, retail stores and a night club" (ARG 2015:43).

The Dewey Pest Control Complex, essentially established between 1948 and 1965, falls within this historic context. Although the Office Building was originally constructed in 1928, and was used as a grocery store and then an ice cream parlor by the mid-1930s, the building no longer retains any associate ties to its initial construction and use period due to the substantial alterations completed by Dewey Pest Control in efforts to covert the building's use to office space. As such, the office building, the Quonset Hut, and the Service Garage, all have historical association with Dewey Pest Control.

Although the Dewey Pest Control Complex still falls within the period of significance for the Commercial Identity subtheme (1850-1980) and qualifies as a long-standing local business, it has no ties to distinct ethnic or cultural groups. Additionally, the Dewey Pest Control business cannot be said to have shaped or influence the commercial corridor already established along Beverly Boulevard. It post-dates this period and is not related to the streetcar corridor commercial businesses (1880-1930). Therefore, it cannot be said that the Dewey Pest Control Complex was associated with an important movement or trend that shaped national, state, or local history. The site also post-dates the intensive commercial and residential development of the area and is therefore not associated with important historic events that shaped the growth or development of Los Angeles or even its own Dayton heights neighborhood. The complex is also not known to be associated with innovations in the pest management business. Therefore, the Dewey Pest Control Complex cannot be considered representative of or making a significant contribution to the history of local business, or broader patterns of commercial development along Beverly Boulevard. Due to a lack of significant associations with events important to history, the Dewey Pest Control Complex does not appear eligible under NRHP Criterion A or CRHR Criteria 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. The subject property is known to be associated with Ray M. Dewey, the founder of

long-standing local business Dewey Pest Control. The pest control business, founded in 1929 as a door-to-door sales operation, was likely first physically established at the subject property site in the Quonset hut. Like many business in Southern California the Dewey Pest Control boomed in the 1950s and 1960s as part of the State's post WWII population expansion. Although, Dewey was clearly a successful local business owner, he was one of many, and not known to be specifically associated with any notable historical events or a pattern of events that reach the threshold of local, state, or national historical significance. As such, the Dewey Pest Control Complex does not appear to be associated with any individual's important historic work, and therefore does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The buildings that comprise the Dewey Pest Control Complex do not rise to a level of significance architecturally under NRHP/CRHR Criterion C/3. The Office Building, originally built in 1928, was designed by Earl C. Rahn in the Spanish Colonial Revival style. Earl C. Rahn may be considered a master architect however, subsequent alterations, including a non-conforming 2-story addition on the main (south) elevation and removal of decorative elements and all fenestration for the main (south) elevation façade in the original 1928 building volume, disqualify the building from being considered characteristic of the Spanish Colonial Revival style. Ultimately, the changes made to the building after 1951 by Dewey Pest Control resulted in a creating a building with no discernable architectural style. As such, there is no longer any association with the structure's original architect, Earl C. Rahn and the building's original architectural style.

The Utilitarian Service Garage built in 1965, is common building type prevalent across the State and Nation in light industrial and commercial business areas. The building is associated with architect Art Davis. Research revealed very little about this architect who appears to be a relatively anonymous draftsman who worked in the greater Los Angeles Area during the 1960s, 1970s and 1980s Overall, this building is not representative of the work of a master architect, nor does it possess high artistic values or represent a significant and distinguishable entity whose components exhibit individual distinction.

The Quonset hut located at 307 N. Madison Avenue appears individually locally eligible under Los Angeles HCM Criterion 3 for being an excellent example of a Quonset hut property type, constructed in 1948 (See section 5.7.2 Los Angeles HCM Statement of Significance, below). However, at the state and national level, this common and ubiquitous building type is commonly found in industrial and agricultural areas throughout the Nation and California. Overall the building lacks distinction and high artistic values and as such does not rise to level of significance necessary to be found eligible under NRHP/CRHR Criterion C/3. In summary, lacking association with a master architect and architectural distinction, none of the buildings that comprise the Dewey Pest Control complex appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The Dewey Pest Control Complex property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Los Angeles Historic-Cultural Monument Statement of Significance

Because the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. With

the exception of the Quonset hut structure located at 307 N. Madison Avenue, the other buildings associated with the Dewey Pest Control Complex are not examples of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and do not have a distinguishable role in the development or history of Los Angeles. Archival research indicates that architect Earl Rahn may rise to the level of "master" architect, however the Office Building has been altered beyond recognition from its original design, massing, size, and 1928 appearance. The Service Garage Building is associated with architect Art Davis, who is not known as a master architect at the national or regional level. Although the complex is directly associated with Ray M. Dewey, founder of Dewey Pest Control, this association does not rise to a level of significance and the property is not associated with events important to Los Angeles history. Overall, the subject property is not associated with important movements or trends shaping the development of Los Angeles.

While the property overall and other buildings components are recommended not eligible for listing as a City of Los Angeles HCM, the Quonset hut located at 307 N. Madison Avenue is recommended eligible as a local landmark. See below for a discussion of Los Angeles Historic-Cultural Monument eligibility.

SurveyLA has developed specific evaluation criteria for Quonset hut property types, as follows (Fowler et al. 2015: 8-9):

Property Sub-type Significance:

A Quonset hut (or Quonset hut-type structure) is significant as an important World War II-era building type and method of construction, notable for its simple construction, distinctive shape, use of prefabricated materials, and flexible interior plan. Intact examples represent the design and development of a low-cost and highly-versatile structure by the U.S. Navy for military use during World War II, and its adaptive reuse for housing and other uses during the postwar years.

Eligibility Standards:

- Was originally constructed during the period of significance
- Exemplifies the Quonset hut building type
- Retains the essential physical features of the type, including its semi-cylindrical shape and corrugated metal cladding
- Includes Quonset huts developed by the military, as well as Quonset hut-type structures manufactured by private contractors

Character-Defining/Associative Features:

- Half-cylinder shape, with wood or metal rib framing
- Rectangular plan
- Clad in corrugated metal sheeting
- Oversized doors
- Steel-frame industrial windows, typically divided-light
- For the National Register, a property must possess exceptional importance of less than 50 years of age

Integrity Considerations:

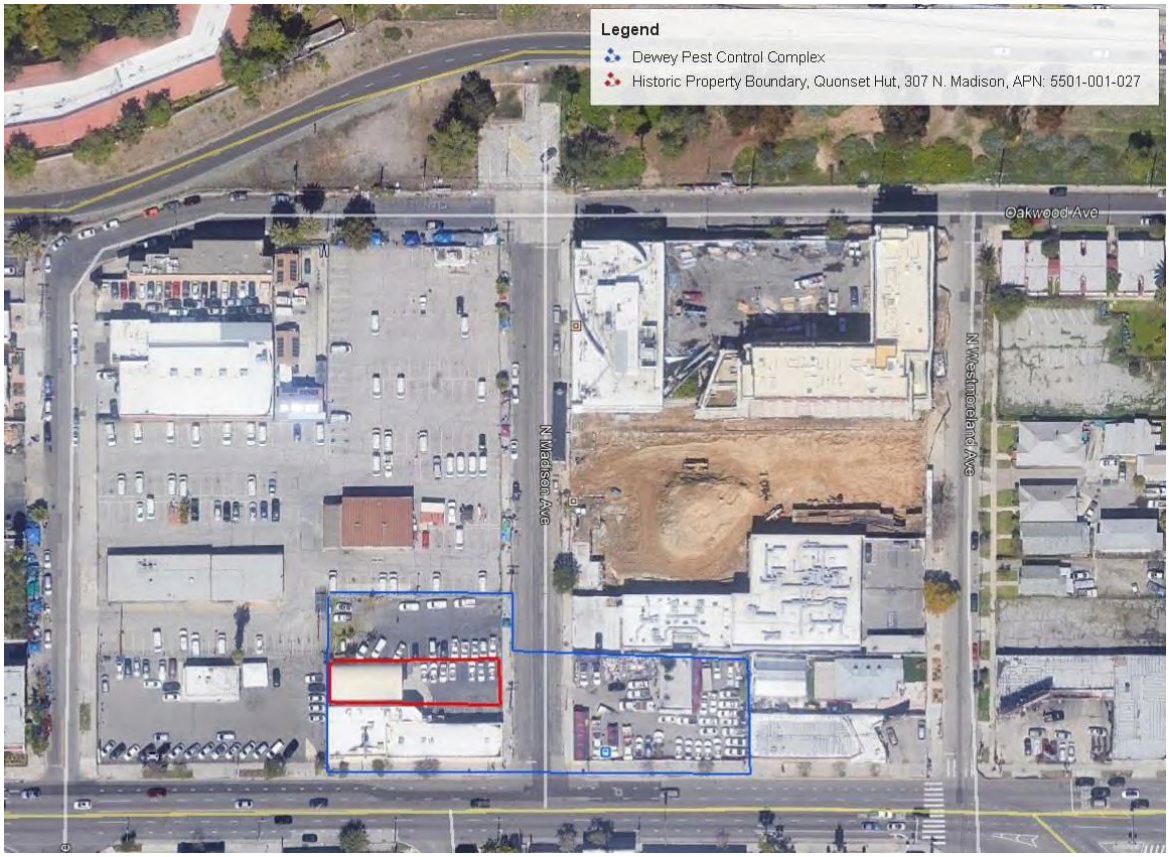
- Must retain integrity of design, materials, workmanship, feeling and association
- May have been relocated, due to the portability of the type
- May have a different use, due to the versatility of the type
- End façade may have been altered, particularly if it is the street-facing façade
- Doors and windows may have been replaced
- Small additions may be acceptable, if the Quonset hut remains clearly discernable
- Security features, such as metal gates or window bars, may have been added

307 N. Madison Avenue is locally eligible under Los Angeles HCM Criterion 3 for being an excellent and minimally altered example of a Quonset hut property type, constructed in 1948 and developed by national manufacturer Stran-Steel, the military Quonset hut manufacturer. The building meets the eligibility criteria for this property type given by SurveyLA (Fowler et al. 2015); it was constructed in 1948, which falls within the 1941-1965 period of significance; it exemplifies the Quonset hut building type as well by retaining essential

physical features such as the semi-cylindrical shape; corrugated cladding; steel-framed, divided lite fenestration; and over-sized doors.

The building did not influence the design or architecture of other buildings in the City of Los Angeles, but is an outstanding example of a Quonset hut and is part of an historical trend of adaptive reuse of military Quonset huts and the rising popularity of prefabricated buildings in Los Angeles. Archival research did not indicate an associated architect, engineer, or contractor that rose to the level of "master." However archival research did indicate that it was common for the Stran-Steel Quonset huts, to be made for customer assembly or resold, preassembled, from military surplus.

The building has minimal alterations, including painting over of the "Dewey Pest Control Co" sign, which had been painted directly onto the east elevation, painted over windows, replacement of the wood garage door with a metal roll up door, and the south elevation has been connected to the Office Building next door. Despite these minor modifications, the Quonset hut located at 307 N. Madison Avenue retains a high degree of integrity of location, design, materials, workmanship, feeling, and association. As discussed above, it is an excellent example of the Quonset hut building type, retaining all of its essential, character-defining features outlined in Fowler et al. 2015 and thus may be considered eligible under Los Angeles HCM Criterion 3 for embodying this distinctive building type. Quonset huts are somewhat rare in Los Angeles, so among the available building stock, 307 N. Madison Avenue is exceptional. The Quonset hut's location within the Dewey Pest Control Complex is illustrate in Figure 25. The historic property boundary for the Quonset hut is limited to its legal parcel (APN 5501-001-027) which represents both its current and original 1948 location. **In summary,**



the Quonset hut located at 307 N. Madison Avenue property is recommended eligible for listing as a City of Los Angeles HCM under Criterion 3.

Figure 8 Quonset hut location within the Dewey Pest Control Complex and the building's historic property boundary (Aerial Courtesy of Google Earth).

Integrity Discussion
The Dewey Pest Control Complex maintains integrity of location, setting, feeling, and association with the Dewey Pest Control business. The complex overall does not maintain integrity of design, materials, or workmanship due to its extensive alterations and non-conforming additions and alterations over time, primarily on the Office Building. Despite having retained a relatively high degree of historic integrity, the overall complex lacks significance under any NRHP/CRHR Criteria and as such is not eligible for listing.

Summary of Evaluation Findings
In conclusion, the Dewey Pest Control Complex overall does not appear eligible for listing in the NRHP, CRHR, or City of Los Angeles HCM due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. . As such, the complex does not appear to be a historical resource for the purposes of CEQA. This resource has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation). However, the Quonset hut, located at 307 N. Madison Avenue does appear eligible for listing in under City of Los Angeles HCM Criteria, as an excellent example of a Quonset hut property type and meeting the thresholds for significance and integrity as outlined in Fowler et al.'s 2015, "Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, 1850-1980, Sub-Context: Engineering, 1900-1980 Theme: Technological Developments in Construction, 1900-1980, Subtheme: The Quonset Hut, 1941-1965."

As such, the Quonset hut structure located at 307 N. Madison Avenue appears to be a historical resource for the purposes of CEQA. The historic boundary for this property is limited to its legal parcel (APN 5501-001-027). This resource has been assigned a California Historical Resource Status Code of 5S3 (Appears to be individually eligible for local listing or designation through survey evaluation).

B12. References (Continued):

ARG (Architectural Resources Group). 2015. *Historic Resources Survey Report: Wilshire Community Plan Area*. Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Pasadena, California: Architectural Resources Group, Inc. Accessed May 4, 2019. http://preservation.lacity.org/sites/default/files/SurveyLAWilshire_SurveyReport_.pdf

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ght/

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Sanborn. 1955. "Los Angeles." Volume 9, Sheet 999b [map].

APPENDIX B:

CULTURAL RESOURCES

B.2: Dudek,
Archaeological and Paleontological Resources Assessment
for the Enlightenment Plaza/Juanita Avenue Project,
Los Angeles, Los Angeles County, California,
April 22, 2020.

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April 22, 2020 11822

Flexible PSH Solutions, Inc.
2102 Century Park Lane, Suite 413
Los Angeles, California 90067
Contact: John Molloy

Subject: ***Archaeological and Paleontological Resources Assessment for The Enlightenment Plaza/Juanita Avenue Project, Los Angeles, Los Angeles County, California***

Mr. Molloy:

This letter documents the archaeological and paleontological resources assessment conducted by Dudek for The Enlightenment Plaza/Juanita Avenue Project (proposed Project), located in the City of Los Angeles (City), California. The proposed Project proponent is Flexible PSH Solution, Inc. The City is the lead agency responsible for compliance with the California Environmental Quality Act (CEQA).

All cultural resources fieldwork and reporting for this proposed Project has been conducted by staff meeting the Secretary of the Interior's Professional Qualifications Standards. Archaeological findings and recommendations were drafted by Erica Nicolay, MA. Dudek archaeologist, Linda Kry, BA, contributed to the present report and provided management oversight. Report finalization and review for regulatory compliance was completed by Adam Giacinto, MA, RPA. Paleontological findings and recommendations were prepared by Michael Williams, PhD and Sarah Siren, MS. The present study documents the results of a California Historical Resources Information System (CHRIS) records search conducted at the South Central Coastal Information Center (SCCIC), a Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search, a paleontological records search completed by Natural History Museum of Los Angeles County (LACM) staff, as well as geological and paleontological sensitivity desktop research.

PROJECT LOCATION AND PRESENT USE

The proposed Project site is located in the Wilshire Community Plan Area and in the northwest corner of the Rampart Village neighborhood of the City of Los Angeles, approximately 12.4 miles northeast of the Pacific Ocean (Figure 1). The proposed Project site, located at 312-328 North Juanita Avenue, 317-345 North Madison Avenue, and 3810-3838 West Oakwood Avenue includes approximately 7,499.9 square feet of lot area (1.93 acres). The proposed Project site is bound by Oakwood Avenue to the north, Beverly Boulevard to the south, North Madison Avenue to the east, and North Juanita Avenue to the west. For the purposes of this report, the entire block where the proposed Project site is situated is considered the Study Area. The Study Area falls on public land survey system (PLSS) Section 18 of Township 1 South, Range 13 West, within the *Hollywood*, CA 7.5-minute USGS Quadrangle.

The Study Area is located within a fully urbanized area devoted mainly to residential and commercial developments immediately south of the Hollywood Freeway (US-101). Surrounding uses in the immediate vicinity of the proposed Project site include commercial uses to the east, west, and south and residential uses to the north. The Study Area encompasses eight parcels and include Assessor's Parcel Numbers (APNs) 5501-001-016, -019, -023, -025, -026, -027, -028, and -800 (Figure 2). Of these eight parcels, three parcels are within the proposed Project site (APNs 5501-001-023, -025, and -800). The Study Area is currently developed with a total of 11 buildings while the undeveloped portions are covered with an asphalt parking lot. Of these 11 extant buildings, seven are within the proposed Project site. Table 1, below, provides a summary of all 11 extant buildings within the Study Area and identifies which of those properties are within the proposed Project site.

Table 1. Extant Buildings Within the Study Area

APN	Street Address	Current Uses	Number of Buildings Present	Within Proposed Project Site?
5501-001-016	311 North Madison Ave	Commercial: Dewey Pest Control	None	No
5501-001-019	3725 Beverly Boulevard	Commercial: Midway Car Rental Hollywood	1 Building	No
5501-001-023	**3812 Oakwood Avenue**	**Residential**	**3 Buildings**	**Yes**
5501-001-025	**3820 Oakwood Avenue**	**Commercial: Mackintosh & Mackintosh Structural Engineer**	**1 Building**	**Yes**

Table 1. Extant Buildings Within the Study Area

APN	Street Address	Current Uses	Number of Buildings Present	Within Proposed Project Site?
5501-001-026	340 North Juanita Avenue	Commercial: MZ Collision Center	1 Building	No
5501-001-027	307 Madison Avenue	Commercial: Dewey Pest Control	1 Quonset Hut Structure	No
5501-001-027	3701 Beverly Boulevard	Commercial: Dewey Pest Control	1 Building	No
5501-001-800	**316 North Juanita Avenue**	**Commercial: AT&T Yard**	**3 Buildings**	**Yes**

PROJECT DESCRIPTION

The Project proposes to redevelop an approximate 94,623 square foot (2.17 acre) area located at 312 - 328 N. Juanita Avenue, 317 - 345 N. Madison Avenue, and 3810 - 3838 W. Oakwood Avenue in the Wilshire Community Plan of the City of Los Angeles (the "Project Site"). The Project Site is located in the M1-1 zone with a Limited Industrial General Plan land use designation. The Project Site is also located within Subarea D of the Vermont/Western Transit Oriented District Station Neighborhood Area Specific Plan (the "SNAP"), a Specific Plan established by Ordinance No. 173,749 in 2001. The Project Site is currently improved with light industrial/commercial buildings, residential dwelling units and accessory surface parking.

The Project proposes to demolish the existing buildings and construct a new Permanent Supportive Housing development consisting of approximately 454 dwelling units and approximately 11,772 square feet of supportive services (the "Project" and "Enlightenment Plaza"). Exclusive of the five managers' units, the Project would be 100% Restricted Affordable housing serving Extremely Low to Low Income individuals, and available only to target population members.

REGULATORY CONTEXT

This section includes a discussion of the applicable state laws, ordinances, regulations, and standards governing cultural resources, which must be adhered to before and during construction of the proposed project.

State

The California Register of Historical Resources (CRHR)

In California, the term "historical resource" includes, but is not limited to, "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code (PRC), Section 5020.1(j)). In 1992, the California legislature established the CRHR "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below. According to PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

(2) Is associated with the lives of persons important in our past.

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

(4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 California Code of Regulations [CCR] 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and

properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further, the following CEQA statutes (PRC Section 21000 et seq.) and CEQA Guidelines (14 CCR 15000 et seq.) are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- PRC Section 21083.2(g) defines "unique archaeological resource."
- PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a) defines "historical resources." In addition, CEQA Guidelines Section 15064.5(b) defines the phrase "substantial adverse change in the significance of an historical resource"; it also defines the circumstances when a project would materially impair the significance of a historical resource.
- PRC Section 21074(a) defines "tribal cultural resources."
- PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- PRC Sections 21083.2(b) and 21083.2(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures. Preservation in place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context, and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource" (PRC Section 21084.1; CEQA Guidelines Section 15064.5(b)). If a site is listed or eligible for listing in the CRHR, or included in a local register of historic resources, or identified as significant in a historical resources survey (meeting the requirements of PRC Section 5024.1(q)), it is an "historical resource" and is presumed to be historically or culturally significant for purposes of CEQA (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A "substantial adverse change in the significance of an historical resource" reflecting a significant effect under CEQA means "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (CEQA Guidelines Section 15064.5(b)(1); PRC Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project does any of the following:

(1) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or

(2) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(3) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA (CEQA Guidelines Section 15064.5(b)(2)).

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any "historical resources," then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (PRC Sections 21083.2(a)–(c)).

Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

(1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.

(2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.

(3) Is directly associated with a scientifically recognized important prehistoric or historic event or person (PRC Section 21083.2(g)).

Impacts on nonunique archaeological resources are generally not considered a significant environmental impact (PRC Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a nonunique archaeological resource qualifies as a TCR (PRC Sections 21074(c) and 21083.2(h)), further consideration of significant impacts is required.

CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in PRC Section 5097.98.

California State Assembly Bill 52

Assembly Bill (AB) 52 of 2014 amended PRC Section 5097.94 and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 established that TCRs must be considered under CEQA and also provided for additional Native American consultation requirements for the lead agency. Section 21074 describes a TCR as a site, feature, place, cultural landscape, sacred place, or object that is considered of cultural value to a California Native American Tribe and that is either:

- On or determined to be eligible for the California Register of Historical Resources or a local historic register; or
- 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 Section 5024.1.

AB 52 formalizes the lead agency–tribal consultation process, requiring the lead agency to initiate consultation with California Native American groups that are traditionally and culturally affiliated with the project site, including tribes that may not be federally recognized. Lead agencies are required to begin consultation prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report.

Section 1 (a)(9) of AB 52 establishes that "a substantial adverse change to a tribal cultural resource has a significant effect on the environment." Effects on TCRs should be considered under CEQA. Section 6 of AB 52 adds Section 21080.3.2 to the PRC, which states that parties may propose mitigation measures "capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural

resource." Further, if a California Native American tribe requests consultation regarding project alternatives, mitigation measures, or significant effects to tribal cultural resources, the consultation shall include those topics (PRC Section 21080.3.2[a]). The environmental document and the mitigation monitoring and reporting program (where applicable) shall include any mitigation measures that are adopted (PRC Section 21082.3[a]).

California Health and Safety Code Section 7050.5

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the county coroner has examined the remains (Section 7050.5(b)). PRC Section 5097.98 also outlines the process to be followed in the event that remains are discovered. If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact NAHC within 24 hours (Section 7050.5(c)). NAHC will notify the "most likely descendant." With the permission of the landowner, the most likely descendant may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the most likely descendant by NAHC. The most likely descendant may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

Paleontological Resources

Paleontological resources are limited, nonrenewable resources of scientific, cultural, and educational value and are afforded protection under state (CEQA) laws and regulations. This study satisfies project requirements in accordance with CEQA (13 PRC, 2100 et seq.) and Public Resources Code Section 5097.5 (Stats 1965, c 1136, p. 2792). This analysis also complies with guidelines and significance criteria specified by the Society of Vertebrate Paleontology ([SVP] 2010).

Paleontological resources are explicitly afforded protection by CEQA, specifically in Section VII(f) of CEQA Guidelines Appendix G, the "Environmental Checklist Form," which addresses the potential for adverse impacts to "unique paleontological resource[s] or site[s] or … unique geological feature[s]." This provision covers fossils of signal importance – remains of species or genera new to science, for example, or fossils exhibiting features not previously recognized for a given animal group – as well as localities that yield fossils significant in their abundance, diversity, preservation, and so forth. Further, CEQA provides that generally, a resource shall be considered "historically significant" if it has yielded or may be likely to yield information important in

prehistory (PRC 15064.5 [a][3][D]). Paleontological resources would fall within this category. The PRC, Chapter 1.7, sections 5097.5 and 30244 also regulates removal of paleontological resources from state lands, defines unauthorized removal of fossil resources as a misdemeanor, and requires mitigation of disturbed sites.

Local Regulations

Los Angeles Historic-Cultural Monuments

Local landmarks in the City of Los Angeles are known as Historic-Cultural Monument (HCMs) and are under the aegis of the Planning Department, Office of Historic Resources. They are defined in the Cultural Heritage Ordinance as follows (Los Angeles Municipal Code Section 22.171.7, added by Ordinance No. 178,402, effective April 2, 2007):

> Historic-Cultural Monument (Monument) is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or which is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

This definition has been broken down into four HCM designation criteria that closely parallel the existing NRHP and CRHR criteria – the HCM:

1. Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community; or
2. Is associated with the lives of Historic Personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values; or
4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

City of Los Angeles General Plan

The Conservation Element of the City of Los Angeles General Plan specifically addresses potential impacts to archaeological, paleontological, cultural, and historical resources (City of Los Angeles 2001). The General Plan addresses the City's rich archaeological and paleontological history; discusses regulations for site protection; and provides the following objectives, policies, programs:

> "Objective: protect the city's archaeological and paleontological resources for historical, cultural, research and/or educational purposes.
>
> Policy: continue to identify and protect significant archaeological and paleontological sites and/or resources known to exist or that are identified during land development, demolition or property modification activities.
>
> Program: permit processing, monitoring, enforcement and periodic revision of regulations and procedures.
>
> Responsibility: departments of *Building and Safety, *City Planning and Cultural Affairs and/or the *lead agency responsible for project implementation."

BACKGROUND RESEARCH

SCCIC Records Search

On April 8, 2019, Dudek completed a CHRIS records search conducted at the SCCIC, located on the campus of California State University, Fullerton of the Study Area and a 0.5-mile (804 foot) record search area. This search included their collections of mapped prehistoric, historic, and built environment resources, Department of Parks and Recreation Site Records, technical reports, and ethnographic references. Additional consulted sources included historical maps of the Study Area, the NRHP, the CRHR, the California Historic Property Data File, and the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility. The results of the records search are presented in Confidential Appendix A.

Previously Conducted Cultural Resource Studies

The SCCIC records indicate that 22 cultural resources investigations have been conducted within a half (0.5)-mile of the Study Area (Table 2). Of these, two studies have been conducted within a portion of the Study Area, including LA-05349 and LA-07061. Both of these reports are cultural resource studies prepared by LSA Associates, Inc. in support of a proposed wireless

service facilities to be developed by AT&T Fixed Wireless Services. Neither study identified archaeological resources within a 0.5-mile of the Study Area and neither project required ground disturbance. Therefore, it was determined that there would be no potential to impact any unrecorded archaeological resources (Duke 2001a, Duke 2001b).

Table 2. Previous Cultural Resources Investigations Within 0.5-Mile of the Proposed Study Area

SCCIC Report Number (LA-)	Title	Author	Year	Proximity to Study Area
05344	Cultural Resource Assessment Cingular Wireless Facility No. Sm 057-01 Los Angeles County, California	Duke, Curt	2001	Outside
05349	**Cultural Resources Assessment for AT&T Fixed Wireless Services Facility Number LA_057_a, County of Los Angeles, California**	**Duke, Curt**	**2001**	**Within**
05358	Negative Archaeological Survey Report:07-la-ha12-n/a-07-174-21980k	Sylvia, Barbara	2001	Outside
07061	**Cultural Resource Assessment for AT&T Fixed Wireless Services Facility Number La_057_a, County of Los Angeles, California**	**Duke, Curt**	**2001**	**Within**
07381	Phase 1 Archaeological Investigation of 0.34 Acre Gateways SRO Housing Project 444-450 North Hoover Street Los Angeles City & County, California	Maki, Mary K.	2004	Outside
07388	Cultural Resources Survey for the Los Angeles Department of Water and Power First Street Trunk Line Project, Los Angeles, California	Snyder, T. Beth	2005	Outside
07430	Caltrans Historic Bridges Inventory Update: Concrete Box Girder Bridges	Feldman, J., Hope, A.	2004	Outside
07562	Additional Information for Dseis, Core Study Alignments 1, 2, 3, 4, and 5	Greenwood, Roberta S.	1987	Outside
07565	Technical Report Archaeology Los Angeles Rail Rapid Transit Project "Metro Rail" Core Study, Candidate Alignments 1 to 5	Unknown	1987	Outside
07566	Technical Report Dseis, Core Study Alignments 1, 2, 3, 4, and 5	Hatheway, Roger G. and Peter, Kevin J.	1987	Outside
07771	A Phase 1 Archaeological Study for the Proposed Regency at Robinson Affordable Housing Development Project Located at 3201-3221 W. Temple Street City of Los Angeles, County of Los Angeles, California	Wlodarski, Robert J.	2006	Outside
07399	Cultural Resources Records Search Results and Site Visit for Cingular Wireless Site EL-089-02 (Longview), 318 North Mariposa Avenue, Los Angeles, Los Angeles County, California	Michael Brandman Associates	2005	Outside

Table 2. Previous Cultural Resources Investigations Within 0.5-Mile of the Proposed Study Area

SCCIC Report Number (LA-)	Title	Author	Year	Proximity to Study Area
07997	Fcc Form 621 (section 106) Submittal Beverly Blvd/rs-la-0220b, Los Angeles City and County, California	Billat, Lorna	2006	Outside
08003	Historic American Building Survey Report Conducted in Conjunction With the Kehe/kfi Radio Broadcast Studio Building Hans/haer Program, 141 North Vermont Avenue, City of Los Angeles, California	Van Horn, David M., White, Laurie S., and White, Robert S.	2002	Outside
8020	Technical Report: Cultural Resources Los Angeles Rail Rapid Transit Project "Metro Rail" Core Study; Draft Supplemental Environmental Impact Statement, Draft Subsequent Environmental Impact Report	Southern California Rapid Transit District	1987	Outside
08251	Los Angeles Metro Red Line Project, Segments 2 and 3 Archaeological Resources Impact Mitigation Program Final Report of Findings	Gust, Sherri and Heather Puckett	2004	Outside
10149	Finding of no adverse effect: US 101 from Alameda Street Underpass to Barham Boulevard Overcrossing	Stewart, Noah M.	2009	Outside
11572	Final Environmental Impact Report Belmont New Elementary School No. 6, State Clearinghouse No. 2001101116	Brandman, Jason	2002	Outside
11696	Cultural Resource Records Search and Site Survey AT&T Site LA0468-01, Good News Central Church, 3500 West First Street, Los Angeles, Los Angeles County, CA	Loftus, Shannon	2011	Outside
11943	Cultural Resource Records Search and Site Visit Results for T-Mobile West, LLC Candidate SV11566A (Beverly Storage) 3636 Beverly Boulevard, Los Angeles, Los Angeles County, California	Bonner, Wayne	2012	Outside
12176	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate Sv00198A (SM198 Beverly View Apartments) 302 North Alexandria Avenue, Los Angeles, Los Angeles County, California	Bonner, Wayne and Crawford, Kathleen	2012	Outside
13140	Cultural Resources Assessment of the Clinton SoCal Project, Los Angeles, Los Angeles County, California (BCR Consulting Project No. TRF1412)	Brunzell, David	2014	Outside

Previously Recorded Cultural Resources

SCCIC records indicate that a total of 16 previously recorded cultural resources fall within the records search area, none of which are within the Study Area. All 16 resources are historic-era buildings or structures. Table 3, below, summarizes all 16 resources. No prehistoric or historic archaeological sites or resources have been previously recorded within a 0.5 mile of the Study Area.

Table 3. Previously Recorded Archaeological Resources Within 0.5 Mile of the Study Area

Primary Number (P-19-)	Age and Type	Description	NRHP Eligibility	Recorded By and Year	Proximity to Study Area
173422	Historic: Built Environment	Korea Times; OHP Property Number - 064891	Originally 2S2 (Individual Property determined eligible for NR by a consensus through Section 106 process. Listed in the CR) Has since been demolished	1986 (S. Bourstein, SCRTD)	Outside
173423	Historic: Built Environment	133 S Vermont Ave; OHP Property Number - 064892	6Y (not eligible for NRHP; not evaluated for CRHR or local)	1986 (S. Bourstein, SCRTD)	Outside
173424	Historic: Built Environment	U S Credit Bureau; OHP Property Number - 064893	6Y (not eligible for NRHP; not evaluated for CRHR or local)	1986 (S. Bourstein, SCRTD)	Outside
173431	Historic: Built Environment	Décor Interiors; OHP Property Number - 064900	6Y (not eligible for NRHP; not evaluated for CRHR or local)	1986 (S. Bourstein, SCRTD)	Outside
176445	Historic: Built Environment	Virgil Junior High School	7J (Received by OHP for Evaluation or action but not yet evaluated)	1986 (S. Bourstein, SCRTD)	Outside
187559	Historic: Built Environment	Clinton St under US 101 Bridge	5 (Not eligible for the NR)	2003 (C. Chasteen, D. Greenwood, Myra L Franck)	Outside
187869	Historic: Built Environment	American Storage Co	2S2 (Individual property determined eligible for the NR by consensus through Section 106 process. Listed in CR)	2006 (B. Taniguchi and R. Smith, Galvin Preservation Associates)	Outside
189930	Historic: Built Environment	Korean Community Cultural Center	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside

Table 3. Previously Recorded Archaeological Resources Within 0.5 Mile of the Study Area

Primary Number (P-19-)	Age and Type	Description	NRHP Eligibility	Recorded By and Year	Proximity to Study Area
189931	Historic: Built Environment	Korean Community Cultural Center	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189932	Historic: Built Environment	100 N. New Hampshire Ave	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189933	Historic: Built Environment	106 N. New Hampshire Ave	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189934	Historic: Built Environment	112 N. New Hampshire Ave	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189935	Historic: Built Environment	118 N. New Hampshire Ave	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189936	Historic: Built Environment	122-132 N. New Hampshire Ave	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189937	Historic: Built Environment	Gallery Furniture	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189985	Historic: Built Environment	Good News Central Church	3S (Appears eligible for CR as an individual property through survey evaluation)	2011 (Shannon L. Loftus, ACE Environmental)	Outside

Geological Setting and Map Review

The proposed Project is located within the northernmost Peninsular Ranges geomorphic province (Norris and Webb 1990; California Geological Survey [CGS] 2002; Harden 2004). This geomorphic province is characterized by northwest trending mountain ranges and valleys that extend over 900 miles from the tip of the Baja Peninsula to the Transverse Ranges (i.e. the San Bernardino and San Gabriel Mountains in southern California). Regionally, the Peninsular Ranges are bounded to the east by the Colorado Desert and the west by the continental shelf and offshore islands (Santa Catalina, Santa Barbara, San Nicholas, and San Clemente) (Norris and Webb 1990; CGS 2002; Harden 2004). Regional mountain ranges in the Peninsular Ranges geomorphic province include the Santa Ana, San Jacinto, and Santa Rosa Mountains. Geologically, these mountains are dominated by Mesozoic, plutonic igneous and metamorphic rocks that are part of the Peninsular Ranges batholith (Southern California batholith) (Jahns 1954; Harden 2004).

More specifically, the proposed Project site is located within the central structural block of the Los Angeles Basin (Yerkes et al. 1965). The Los Angeles Basin (also called the coastal plain) extends from the Santa Monica Mountains in the north to the San Joaquin Hills of Orange County in the south and is a structural basin that in some areas has been subsiding and filling with sediments since the late Cretaceous (Yerkes et al. 1965). The Los Angeles Basin is characterized by alluvial coastal plains, underlain by older alluvial and marine sediments, and punctuated by uplifted highlands owing to the numerous faults underlying the Basin. These faults, which include the Newport-Inglewood fault zone in the south and the Sierra Madre fault zone in the north, are part of the greater San Andreas fault system, characterized by numerous strike-slip faults.

According to surficial geological mapping by Dibblee and Ehrenspeck (1991) at a scale of 1:24,000, the majority of the proposed Project parcel contains surface deposits of Holocene (< 11,700 years ago) younger Quaternary alluvium (map unit Qa). Late Miocene (~11.63 million years ago [mya] – 5.33 mya) unnamed shale (Puente Formation or upper Modelo Formation of some authors) is mapped in the northeast corner and along the western boundary of the western proposed Project site (Dibblee and Ehrenspeck 1991).

LACM Paleontological Records Search

Dudek requested a paleontological records search through the LACM on April 04, 2019 and the results were received on April 18, 2019. The results of this search are provided within Confidential Appendix C. The records search indicated that the museum does not have any vertebrate fossil localities recorded within the proposed Project site boundaries; however, they do have localities within the one-half mile buffer and outside the buffer but nearby from the same sedimentary deposits that occur subsurface. Below the surficial Quaternary alluvium, which is generally too

young to preserve fossils, there are likely Pleistocene or Ice Age (~2.58 mya – 11,700 years ago) older Quaternary deposits and/or late Miocene shale deposits that have the potential to produce significant fossils. The closest vertebrate fossil locality from older Quaternary deposits, LACM 3250, produced a fossil mammoth (*Mammuthus*) less than one-half kilometer north of the proposed Project near the intersection Madison Avenue and Middlebury Street from approximately eight feet below the street surface (McLeod 2019 – Appendix C). The LACM reported a fossil mastodon (Mammutidae) from approximately five to six feet below the ground surface (bgs) near the intersection of Western Avenue and Council Street, just south of west of the proposed Project site.

The following localities from the Miocene shale deposits were recovered during construction of the MTA Metrorail Red Line Project that included abundant and diverse fossil fishes (McLeod 2019 – Appendix C). The closest vertebrate fossil, LACM 6946, is situated immediately south of west of the proposed Project, within the one-half mile radius buffer along Vermont Avenue from approximately Beverly Boulevard to Hollywood Boulevard (McLeod 2019 – Appendix C). The next closest localities, situated further to the northwest to north-northwest of the proposed Project, are LACM 6947 and LACM 6948 that produced fossil fish remains from near Vermont Avenue and Santa Monica Boulevard and Vermont Avenue and Sunset Boulevard Stations (McLeod 2019 – Appendix C). The fish remains included a new species of croaker (*Genyonemus whistleri*), which was describe by Takeuchi and Huddleston (2008). Vertebrate fossil localities LACM 6198-6201, which were recovered near MacArthur Park south the of proposed Project, yielded fossil needlefishes (Belonidae), moras (Moridae), lanternfishes (Myctophidae), mackerels (Scombridae), slickheads (Alepocephalidae), deep sea smelts (*Bathylagus*), and bristlemouth (*Cyclothone*) (McLeod 2019 – Appendix C). Southwest of the proposed Project site, near the intersection of Vermont Avenue and Wilshire Boulevard, the LACM reported two fossil localities collected between 60 and 80 feet bgs that produced dozens of fish taxa during excavations for the Metrorail Wilshire/Vermont station (see McLeod 2019 – Appendix C for a complete list of specimens).

The LACM recommended paleontological monitoring below the upper few feet of alluvium and collection of sediment samples to determine the microvertebrate fossil productivity.

Native American Correspondence

NAHC Sacred Lands File Search

Dudek contacted the NAHC on April 4, 2019 and requested a review of the SLF. The NAHC replied via email on April 25, 2019 stating that the SLF search was completed with negative results. Because the SLF search does not include an exhaustive list of Native American cultural resources, the NAHC suggested contacting Native American individuals and/or tribal organizations who may

have direct knowledge of cultural resources in or near the proposed Project site. No additional tribal outreach was conducted by Dudek. The Project is not subject to compliance with AB 52..

Review of Historic Aerials and Topographic Maps

Dudek consulted historic maps and aerial photographs to understand development of the Study Area and surrounding properties. Topographic maps are available for the years 1894, 1896, 1898, 1900, 1902, 1904, 1906, 1908, 1910, 1913, 1915, 1921, 1928, 1931, 1932, 1955, 1963, 1968, 1975, 1982, 1995 and 2012 (NETR 2019a). Historic Aerial maps are available for the years 1927, 1941, 1948, 1952, 1954, 1956, 1960, 1962, 1964, 1965, 1968, 1971, 1972, 1976, 1979, 1980, 1983, 1989, 1994, 2003, 2004, 2005, 2009, 2010, 2012, and 2014 (Aerial Map Industries 1983; Fairchild Aerial Survey 1927, 1927, 1941, 1952, 1956, 1960, 1962, 1965, 1968; Teledyne Geotronics 1971, 1976, 1979; U.S. Geological Survey 1994; NETR 2019b).

The first USGS topographic map showing the Study Area dates to 1894 and shows that there was at least one structure within the Study Area and a few other structures in the general vicinity. Additionally, the topographic map from 1894 shows a railroad line running in an east-west alignment south of the Study Area and several streets in the general vicinity. Topographic maps show no changes to the Study Area or the general vicinity until 1921. The 1921 map shows a dramatic increase in development within the Study Area and the general vicinity. In 1921, the Study Area was extensively developed and the extant streets had been laid out. Between 1921 and 1928 there was a general increase in development throughout the area. There are no discernible changes to the Study Area visible on the 1928 map. The next visible changes to the Study Area and vicinity can be seen on the 1955 map which shows that the entire area had been completely built out and that the US-101 freeway had been developed immediately to the north of the Study Area. Topographic maps from later decades do not show extensive changes within the Study Area aside from a general increase in density in the city overall.

The historic aerial from 1927 shows the Study Area as completely developed with many small residential structures. The quality of the aerial makes it difficult to determine the exact number of structures within the Study Area. The next aerial, dating to 1941, shows that the Study Area has been developed with approximately 15 residential structures, some of which have associated ancillary buildings. The three extant residential structures developed within APN 5501-0001-023 are visible on this aerial. In addition to the homes, there is one rectangular building present on the southeast corner of the Study Area, in APN 5501-001-028, depicted on the 1941 aerial. This building appears to be part of the extant building, which was later expanded to include an addition along the western wall. The 1941 aerial indicates that there is some type of commercial development in the southeast corner, consisting of a large parking lot, a small hexagon-shaped structure, and a small building. There are two large areas of undeveloped land in the central

portion and in the southeast quadrant of the Study Area, both of these undeveloped sections of the Study Area are within the proposed Project site. The aerial from 1948 shows the Study Area in much the same state as in 1941. To the northeast of the Study Area the initial demolitions associated with the development of the US-101 Freeway are visible on the 1948 aerial. The aerial from 1952 shows the US-101 Freeway in its current state. By 1952, the Quonset Hut, in APN 5501-001-027, is visible. There is still one large vacant area in the center of the Study Area, within a portion of the proposed Project site. There are no discernible changes to the Study Area or general vicinity visible on the 1954 or 1956 aerial.

The most extensive changes to the Study Area occurred between 1956 and 1960; these changes consisted of the demolition of all of the structures within the site except for the extant structures in the southeast corner and several residential structures in the northwest corner. One of these extant structures, the rectangular building in APN 5501-001-028, was expanded to its current extant during this time. The majority of the site was paved, the rectangular building within the center of APN 5501-001-800 was built, and three rectangular structures within APN 5501-001-019, one of which is the extant structure, were built. Additionally, there were two structures directly north of the Quonset Hut visible on the 1960 aerial. Between 1962 and 1965, all but the three existing houses in the northwest corner were demolished and the existing structures were built. There are no visible changes on the aerials between 1965 or 1972 aerial. Between 1972 and 1976 the small rectangle building in the center of the Study Area, in APN 5501-001-800, was built. Between 1980 and 1989 the small shed like structure in the northeastern most corner of the Study Area within APN 5501-001-800 was built. There are no discernible changes on the aerials until 2003, when it appears that four structures, two in the southwest corner of the Study Area and two in the southeast, had been demolished. The remaining aerials do not show any significant changes to the Study Area.

The review of historic aerials and topographic maps indicates that of the seven structures existing within the proposed Project site, the three extant residential structures at 3812 Oakwood Avenue in APN 5501-001-023, were constructed by at least 1941. At 316 North Juanita Avenue, within APN 5501-001-800 there are currently three structures. The rectangle structure along the western boundary, associated with was built between 1956 and 1960. The smaller rectangle structure in the center of APN 5501-001-800, directly east of the building developed between 1956 and 1960, was built after 1972. Prior to this time the center of APN 5501-001-800 was paved or undeveloped. The small shed-like structure in the northeastern most corner of APN 5501-001-800 was built between 1980 and 1989. The seventh building within the proposed Project site, located at 3820 Oakwood Avenue, within APN 5501-001-025 was built between 1962 and 1965.

Within the Study Area, the large structure currently associated with the MZ Collision Center, within APN 5501-001-026 was built between 1965 and 1972. The rectangular structure currently

associated with Dewey Pest Control within APN 5501-001-027 was initially developed between 1927 and 1941 and was later renovated between 1956 and 1960. The Quonset Hut currently associated with Dewey Pest Control, within APN 5501-001-028, was built between 1948 and 1952. Finally, the building currently associated with Midway Car Rental Hollywood, within APN 5501-001-019, was built between 1956 and 1960.

Geomorphology

Potential for yet identified cultural resources in the vicinity was reviewed against soil, geologic, and topographic GIS data for the area and information from other near-by projects. The "archaeological sensitivity," or potential to support the presence of a buried prehistoric archaeological deposits, is generally interpreted based on geologic landform, environmental parameters (i.e., distance to water and landform slope), and an area's history of use.

Soils within the proposed Project site are classified as urban land-Ballona-Typic Xerorthents, fine substratum complex and urban land-Montebello complex in the east (map unit symbols 1137 and 1238, respectively) and urban land-Dapplegray complex in the west and northeast (map unit symbol 1240) (USDA 2019). While the Urban land-Ballona Typic Xerorthents and urban land-Montebello complex soils are characterized by 0 to 5 percent slope angles, the urban land-Dapplegray complex soils are characterized by 5 to 20 percent slope angles (USDA 2019). These soils are likely derived from an assortment igneous, metamorphic, and metasedimentary parent materials weathered and eroded from the foothills and San Gabriel Mountains to the north. With the exception of the westernmost and northeastern portions of the proposed Project site where Miocene marine rocks are mapped, sediment formation in this location would likely have occurred primarily since the Holocene given the young age of the deposits on the surface.

The close proximity of elevated areas on the western edge and northeastern proposed Project site, make the proposed Project site vicinity potentially important to prehistoric inhabitants. Currently, the proposed Project site contains commercial and residential buildings and parking lots. Based on the disturbed context and lack of a subsurface component to the proposed Project, the area is considered to have a low to moderate potential to contain unknown intact cultural and a moderate to high potential to contain paleontological deposits.

SENSITIVITY ANALYSIS

Archaeological Sensitivity

No archaeological resources were identified within the proposed Project site or the Study Area through the SCCIC records or NAHC SLF search. Additionally, no archaeological resources have been identified within a 0.5-mile of the Study Area. Historic topographic maps indicate that the

Study Area was initially developed in the early 20th century and was redeveloped between the 1950s and the 1960s. Historic era features, such as trash deposits, or structural remnants from the earlier buildings, may still be present within the proposed Project site; however, through a review of historic aerials, it appears that a large portion in the center of the proposed Project site remained undeveloped through much of the twentieth century, before being paved in the late 1950s. The development and redevelopment of the Study Area have likely impacted any surficial deposits that may have contained prehistoric archaeological deposits. However, there have been no subterranean structures, such as a basement or below ground parking lot, within the proposed Project site. As such, there is a slim possibility that intact cultural deposits could persist in some areas below the surface. The proposed Project site is predominately covered with an asphalt parking lot, suggesting ground disturbance may have been less severe than other areas with developed structures. The absence of previously identified archaeological resources within the proposed Project site or a 0.5-mile radius suggests the area does not have an elevated sensitivity for archaeological resources relative to the surrounding region. Considering these factors, the potential for buried prehistoric-era and historic-era archaeological deposits to exist within the proposed Project site is considered to be relatively low.

Paleontological sensitivity

No paleontological resources were identified within the proposed Project site during the paleontological records search through the LACM or desktop research conducted by Dudek. However, several fossil localities were reported by the LACM within the one-half mile radius buffer. The proposed Project site is immediately underlain by recent Quaternary alluvium that is generally too young to contain significant paleontological resources. However, at depths greater than five feet below the original surface, there is a greater likelihood of encountering sediments that are old enough to contain significant paleontological resources, such as Pleistocene alluvium and/or Miocene marine rocks. For instance, during the construction of an apartment complex on Virgil Avenue near 6th Street, less than 1-mile south of the proposed Project site, dozens of fossil fish specimens were recovered from the Unnamed Miocene shale deposits mapped on the surface and adjacent to the proposed Project (Williams, pers. obs. 2015). The fossil fish fauna was recovered below the depth of alluvium where present and on the surface where the unnamed shale was present on the surface. This locality was recovered within the 1-mile buffer of the project alignment, just to the south-southwest of the southern terminus of the trunk line alignment.

The buildings that currently occupy the proposed Project site will be demolished, but are likely underlain by fill and/or disturbed sediments. The LACM recommended monitoring below the upper few feet within the proposed Project site. Considering these factors, the likelihood for paleontological resources to be impacted within the proposed Project site is considered low above a depth of five feet below the original ground surface in areas underlain by Holocene alluvium,

increasing to moderate or high below five feet and high in areas of the proposed Project underlain by Miocene marine rocks.

SUMMARY AND MANAGEMENT CONSIDERATIONS

Dudek initially completed cultural resources technical work for this project in August of 2019. In April of 2020, Dudek revisited the cultural resources studies for this project to ensure report findings were consistent with the updated project plans and description. All data and findings presented in this study reflect April 2020 project data.

No archaeological or paleontological resources were identified within the proposed Project site or immediate vicinity as a result of the CHRIS records search, LACM paleontological records search, or NAHC SLF records search. Moreover, based on geomorphological evidence, the area has a relatively low potential to contain unanticipated cultural or paleontological resources. However, it is always possible that intact archaeological deposits or paleontological resources are present at subsurface levels. As such, no additional archaeological or paleontological efforts are recommended to be required beyond standard considerations for the management of unanticipated resources. Management recommendations to reduce potential impacts to unanticipated archaeological and paleontological resources and human remains during construction activities are provided below. With the implementation of these measures, impacts to archaeological and paleontological resource as a result of the proposed Project will be less than significant.

Unanticipated Archaeological Resources

All construction crews should be alerted to the potential to encounter archaeological resources. In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities involving ground disturbance for the proposed Project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified specialist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether additional study is warranted. This avoidance buffer may be adjusted following inspection of this area by that qualified specialist. Prehistoric archaeological deposits may be indicated by the presence of discolored or dark soil, fire-affected material, concentrations of fragmented or whole shell, burned or complete bone, non-local lithic materials, or the characteristic observed to be atypical of the surrounding area. Common prehistoric artifacts may include modified or battered lithic materials; lithic or bone tools that appeared to have been used for chopping, drilling, or grinding; projectile points; fired clay ceramics or non-functional items; and other items. Historic-age deposits are often indicated by the presence of glass bottles and shards, ceramic material, building or domestic refuse, ferrous metal, or old features such as concrete foundations or privies. Depending upon the significance of the find under CEQA (14

CCR 15064.5(f); PRC Section 21082), the archaeologist may simply record the find and allow work to continue. Feasible options for avoidance must also be considered. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted.

Paleontological Resources Recommendations

In accordance with the paleontological records search results and recommendations and background geological and paleontological literature and map review, the following mitigation is recommended to reduce potential impacts to significant paleontological resources. Incorporation of this mitigation would reduce impacts to below a level of significance per the CEQA guidelines.

Prior to commencement of any grading activity on-site, the applicant shall retain a qualified paleontologist per the Society of Vertebrate Paleontology (SVP) (2010) guidelines. The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the project. The PRIMP shall be consistent with the SVP (2010) guidelines and should outline requirements for preconstruction meeting attendance and worker environmental awareness training, where monitoring is required within the project area based on construction plans and/or geotechnical reports, procedures for adequate paleontological monitoring and discoveries treatment, and paleontological methods (including sediment sampling for microvertebrate fossils), reporting, and collections management. The qualified paleontologist shall attend the preconstruction meeting and a paleontological monitor shall be on-site during all rough grading and other significant ground-disturbing activities in previously undisturbed, fine-grained Holocene alluvial deposits below a depth of 5 feet bgs and all excavations in areas mapped as Miocene marine deposits. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor will temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery will be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor will remove the rope and allow grading to recommence in the area of the find.

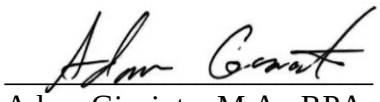
Unanticipated Human Remains

In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the county coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the county coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the county coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code,

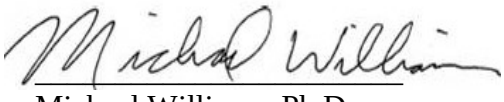
Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete his/her inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

Should you have any questions relating to this report and its findings please do not hesitate to contact me directly at agiacinto@dudek.com or Michael J. Williams by email at mwilliams@dudek.com or phone at (225) 892-7622.

Sincerely,



Adam Giacinto, M.A., RPA
Archaeologist



Michael Williams, Ph.D.
Paleontologist

cc: Linda Kry, Erica Nicolay, Sarah Siren, Micah Hale, Dudek

Att: Figure1. Project Location Map
Figure 2. Project Site Map
Appendix A (Confidential): SCCIC Records Search Information
Appendix B: NAHC Search Results
Appendix C (Confidential): LACM Paleontological Records Search Results

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APPENDIX A (CONFIDENTIAL)

SCCIC Records Search Results

APPENDIX B

NAHC Sacred Lands File Search

APPENDIX C (CONFIDENTIAL)

LACM Paleontological Records Search

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone: (916) 373-3710
Email: nahc@nahc.ca.gov
Website: http://www.nahc.ca.gov
Twitter: @CA_NAHC

April 25, 2019

Erica Nicolay
Dudek

VIA Email to: enicolay@dudek.com

RE: Juanita Avenue Project, Los Angeles County

Dear Ms. Nicolay:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: steven.quinn@nahc.ca.gov.

Sincerely,

Steven Quinn
Associate Governmental Program Analyst

Attachment

APPENDIX C:

ENERGY DEMAND ANALYSIS WORKSHEETS

Water Budget Calculations
Maximum Applied Water Allowance (MAWA) [a]

Project: **Enlightenment Plaza**
Scenario: **Proposed Project Conditions**
Equation: MAWA = (Eto) (0.62) [(0.7 x LA) + (0.3 x SLA)]

Where:

MAWA= Maximum Applied Water Allowance
Eto= 50.1 Reference Evapotranspiration from Appendix C (inches per year) [b]
0.55 ET Adjustment Factor
LA= 7,627 Landscaped Area includes Special Landscaped Area (square feet) [c]
0.62= Conversion Factor (to gallons per square foot)
SLA= Portion of the landscaped area identified as Special Landscape Area (square feet) [d]
0.45= the additional ET Adjustment Factor for Sepcial Landscape Area (1.0 - 0.55 = 0.45)

Maximum Applied Water Allowance = 130,300 **gallons per year**

Calculations:

MAWA= (50.1) (0.62) [(0.55* 7,627) + (0.45 x 0)]

130,300 gallons per year (gpy)
357 gallons per day (gpd)
0.40 acre-feet per year (AF/y)

Notes:
[a] *City of Los Angeles Green Building Code, Sec. 99.04.304, Outdoor Water Use.*
[b] *See Appendix C - Reference Evapotransporation (Eto) Table (attached).*
[c] *See Enlightenment Plaza Project Landscape Concept Plan, Submittal Sheet L100, dated November 18, 2019.*
[d] *No Special Landscaped Area was applied.*

Source: *Parker Environmental Consultants, 2020*

Total Diesel Usage From Construction Equipment

Phase	Off-Road Equipment Type	Units	Hours	HP	Load Factor	Ave. Daily Factor	Number of Days	Diesel Usage (gallons)
Site Preparation	Grader	1	8	187	0.41	0.6	20	1398
Site Preparation	Tractor/Loader/Backhoe	1	7	97	0.37	0.6	20	151
Site Preparation	Scraper	1	8	187	0.41	0.6	20	1398
Demolition	Concrete/Industrial Saws	1	8	81	0.73	0.6	10	142
Demolition	Tractor/Loader/Backhoe	3	8	97	0.37	0.6	10	86
Demolition	Rubber Tired Dozer	1	8	247	0.4	0.6	10	237
Grading	Rubber Tired Dozer	1	8	247	0.4	0.6	44	1043
Grading	Tractor/Loader/Backhoe	2	7	97	0.37	0.6	44	332
Grading	Grader	1	8	187	0.41	0.6	44	810
Building Construction	Cranes	1	8	231	0.29	0.6	350	5627
Building Construction	Forklifts	2	7	89	0.2	0.6	350	1308
Building Construction	Tractor/Loader/Backhoe	1	6	97	0.37	0.6	350	2261
Building Construction	Generator Sets	1	8	84	0.74	0.6	350	5221
Building Construction	Welders	3	8	46	0.45	0.6	350	1739
Architectural Coating	Air Compressors	4	6	78	0.48	0.6	95	640
Architectural Coating	Aerial Lifts	4	6	63	0.31	0.6	95	334
Paving	Cement and Mortar Mixers	1	8	9	0.56	0.6	10	12
Paving	Pavers	1	8	130	0.42	0.6	10	131
Paving	Rollers	2	8	80	0.38	0.6	10	73
Paving	Tractor/Loader/Backhoe	1	8	97	0.37	0.6	10	86
							TOTAL	**20,083**

Sources: Equipment usage (hours and total days), horsepower (HP) and load factors are per the CalEEMod Worksheets; Fuel rate calculation is per the SCAQMD Air Qulaity Handbook (1993).

Electricty Usage from Watering During Construction (AQMD Rule 403: Fugitive Dust)

Phase	Watering Days	Ave. Daily Acreage Disturbed		Water Use (gallons)		Electricty (kWhr)
Grading	44	3		398,640		3,877.57
					TOTAL	**3,877.57**

Notes:

1. Water Application Rate= 3,020 gal/acre/day per Air & Waste Management Association Air Pollution Engineering Manual (1992 Edition).
2. kWhr equivalent = 0.01 kWhr
3. Electricity consumption per water useage = 0.009727 kWhr/gallon.

Construction Worker and Vendor Gasoline Consumption

Phase	Daily Trips			Total Trips		Trip Length		Ave. Daily Factor	Gasoline Usage (gallons)	Diesel Usage (gallons)
	Worker	Vendor	Days	Worker	Vendor	Worker	Vendor			
Demolition	13	0	10	130	0	14.7	6.9	0.6	40	-
Site Preparation	8	0	20							
Grading	10	0	44	440	0	14.7	6.9	0.6	3,881	-
Building Construction	327	49	350	114450	17150	14.7	6.9	0.6	1,011,953	80,391
Architectural Coatings	65	0	95	6175	0	14.7	6.9	0.6	54,464	-
Paving	15	0	10	150	0	14.7	6.9	0.6	1,323	-
TOTAL	**438**	**49**	**529**	**121345**	**17150**				**1,071,661**	**80,391**

Notes: Assumes an average fuel efficiency of 28.35 miles per gallon (mpg) for gasoline and 6.27 mpg for diesel per Table 7, Statewide Vehicle Fuel Economy Miles Per Gallon, 2007 California Motor Vehicle Stock Travel and Fuel Forecast (May 2008).

Haul Truck Diesel Consumption

Phase	Days	Haul Trips	Trip Length	Diesel Usage (Gallons)
Demolition	10	43	8	55
Site Preparation	20	120	25	478
Grading	44	435	25	1,734
	74	598		**2,267**

Notes: Assumes an average fuel efficiency of 28.35 miles per gallon (mpg) for gasoline and 6.27 mpg for diesel per Table 7, Statewide Vehicle Fuel Economy Miles Per Gallon, 2007 California Motor Vehicle Stock Travel and Fuel Forecast (May 2008).

Enlightenment Plaza - Existing Conditions (to be demolished)
Operational Fuel Calculations

Land Use	Units	Average Daily Trip Rate			Annual VMT
		Weekday	Sat	Sunday	
Light Manufacturing	7.81 ksf	140.58	140.58	140.58	622,527
SF Residential	3 DU	25.56	25.56	25.56	96,847
		166.14	**166.14**	**166.14**	**719,374**

Fleet Mix	
LDA	0.549559
LDT1	0.042893
LDT2	0.201564
MDV	0.118533
LHD1	0.015569
LHD2	0.005846
MHD	0.021394
HHD	0.034255
OBUS	0.002099
UBUS	0.001828
MCY	0.004855
SBUS	0.000709
MH	0.000896

	Fleet Factor	VMT	Fuel (gallons)
Diesel	0.06	43,162.44	**6,883.96**
Gas	0.94	676,211.56	**23,852.26**
		719,374.00	

Notes: Assumes an average fuel efficiency of 28.35 miles per gallon (mpg) for gasoline and 6.27 mpg for diesel per Table 7, Statewide Vehicle Fuel Economy Miles Per Gallon, 2007 California Motor Vehicle Stock Travel and Fuel Forecast (May 2008).

Enlightenment Plaza
Operational Fuel Calculations

Land Use	Units	Average Daily Trip Rate			Annual VMT
		Weekday	Sat	Sunday	
Apartments (Mid Rise)	454	576.58	576.58	576.58	1,970,261
		576.58	**576.58**	**576.58**	**1,970,261**

Fleet Mix	
LDA	0.549559
LDT1	0.042893
LDT2	0.201564
MDV	0.118533
LHD1	0.015569
LHD2	0.005846
MHD	0.021394
HHD	0.034255
OBUS	0.002099
UBUS	0.001828
MCY	0.004855
SBUS	0.000709
MH	0.000896

	Fleet Factor	VMT	Fuel (gallons)
Diesel	0.06	118,215.66	**18,854.17**
Gas	0.94	1,852,045.34	**65,327.88**
		1,970,261.00	

Notes: Assumes an average fuel efficiency of 28.35 miles per gallon (mpg) for gasoline and 6.27 mpg for diesel per Table 7, Statewide Vehicle Fuel Economy Miles Per Gallon, 2007 California Motor Vehicle Stock Travel and Fuel Forecast (May 2008).

Geotechnologies, Inc.
Consulting Geotechnical Engineers
439 Western Avenue
Glendale, California 91201-2837
818.240.9600 • Fax 818.240.9675

May 22, 2019
File Number 21783

Flexible PSH Solutions, Inc.
1100 South Hope Street, Suite 103
Los Angeles, California 90015

Attention: John Molloy

Subject: Geotechnical Engineering Investigation
Proposed Apartment Development
312 through 328 North Juanita Avenue and 317 through 345 North Madison Avenue, Los Angeles, California

Dear Mr. Molloy:

This letter transmits the Geotechnical Engineering Investigation for the subject site prepared by Geotechnologies, Inc. This report provides geotechnical recommendations for the development of the site, including earthwork, seismic design, retaining walls, excavations and foundation design. Engineering for the proposed project should not begin until approval of the geotechnical investigation is granted by the local building official. Significant changes in the geotechnical recommendations may result due to the building department review process.

The validity of the recommendations presented herein is dependent upon review of the geotechnical aspects of the project during construction by this firm. The subsurface conditions described herein have been projected from limited subsurface exploration and laboratory testing. The exploration and testing presented in this report should in no way be construed to reflect any variations which may occur between the exploration locations or which may result from changes in subsurface conditions.

Should you have any questions please contact this office.

Respectfully submitted,
GEOTECHNOLOGIES, INC.

REGISTERED PROFESSIONAL ENGINEER
GREGORIO VARELA
No. 81201
Exp. 9/30/19
CIVIL
STATE OF CALIFORNIA

GREGORIO VARELA
R.C.E. 81201

GV:km

Distribution: (4) Addressee

Email to: [wade@kfalosangeles.com]

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GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED APARTMENT DEVELOPMENT
312 THROUGH 328 NORTH JUANITA AVENUE AND
317 THROUGH 345 NORTH MADISON AVENUE
LOS ANGELES, CALIFORNIA

INTRODUCTION

This report presents the results of the geotechnical engineering investigation performed on the subject site. The purpose of this investigation was to identify the distribution and engineering properties of the geologic materials underlying the site, and to provide geotechnical recommendations for the design of the proposed development.

This investigation included five exploratory excavations, collection of representative samples, laboratory testing, engineering analysis, review of published geologic data, review of available geotechnical engineering information and the preparation of this report. The exploratory excavation locations are shown on the enclosed Plot Plan. The results of the exploration and the laboratory testing are presented in the Appendix of this report.

PROPOSED DEVELOPMENT

Information concerning the proposed development was furnished by the office of KFA, LLP. The site is proposed to be developed with four apartment structures. The proposed structures will be seven stories in height, and will be built at-grade. The location and alignment of the proposed structure is shown on the enclosed Plot Plan. Column loads are estimated to be between 400 and 800 kips. Wall loads are estimated to be between 5 and 20 kips per lineal foot.

Any changes in the design or location of the relocated structure, as outlined in this report, should be reviewed by this office. The recommendations contained herein should not be considered valid until reviewed and modified or reaffirmed subsequent to such review.

SITE CONDITIONS

The site is located at 312 through 328 North Juanita Avenue and 317 through 345 North Madison Avenue, in the City of Los Angeles, California. The site is just over two acres in area, bounded by Oakwood Avenue to the north, Madison Avenue to the east, Beverly Boulevard to the south, and Juanita Avenue to the west. The site is shown relative to nearby topographic features in the enclosed Vicinity Map.

Based on review of the topographic survey prepared by AEI Consultants, dated May 20, 2019, the site grade descends gently to the east. The topographic relief observed across the site is on the order of 10 feet, ranging from elevation 279 feet along the western property line, to elevation 269 along the eastern property line. With the exception of six relatively small buildings, the majority of the site is currently developed with asphalt-paved parking lots. Five of the existing buildings are one-story in height, while only one of the buildings is two stories in height. The existing grade elevations and site development is shown in the enclosed Survey Plan.

Vegetation at the site is non-existent. Drainage across the site appears to be by sheetflow to the city streets to the east.

Previous Site Topography

Based on review of the 1928 Edition of the Los Angeles California Topographic Map (USGS, 1927), the site used to be a part of a swale, which extended beyond the site limits. A copy of this map is attached as “Historical Topographic Map (1928)”. This swale was backfilled and graded sometime in the first half of the past century. Based on review of the 1928 topographic map, the

bottom of the swale had an elevation of approximately 255 feet. The bottom of the swale is located within the southcentral portion of the site. It is estimated that the soils placed for the backfill of this swale extend up to a depth of 18 feet below the current site grades.

LOCAL GEOLOGY

The subject site is located in the foothills near the western edge of the Elysian Park Hills, which are predominantly underlain by sandstones and siltstones of the upper Miocene Puente Formation (Lamar, 1970). The borings drilled by this firm on the western portion of the site (Borings B1 and B2) encountered bedrock at depths of 9 and 18 feet. Varying thicknesses of fill and older alluvial soils overlay the bedrock.

Bedrock in the site vicinity has undergone gentle folding, with multiple fold axes trending in a northwest-southeast direction. Bedding mapped in the vicinity of the site dips predominantly to the northwest, as indicated on the enclosed Local Geologic Map (Lamar, 1970).

RESEARCH

This firm has conducted research at the City of Los Angeles Department of Building and Safety Records Department. The following documents were found, which pertain to previous explorations conducted within the subject site, and its immediate vicinity.

Converse Foundation Engineering, November 6, 1959, Exploratory Boring, Proposed Operating Center, 316 North Juanita Avenue, Los Angeles, California, Project Number 59-639-E, prepared for the Pacific Telephone and Telegraph Company.

This document presents the findings from an exploratory boring drilled within the northcentral portion of the subject site. The boring was drilled to a depth of 33.5 feet with the aid of a bucket auger. In the boring, fill materials were observed to extend to a depth of 18.5 feet below grade.

The fill was observed to be underlain by alluvial soils; bedrock was observed at a depth of 22 feet below grade. Water seepage was observed at a depth of 18 feet. The location of this boring is shown in the enclosed Plot Plan and Survey Plan. The log for this borings may be found in the Appendix of this report.

Donald R. Warren Company, May, 1963, Foundation Investigation for proposed Office Building, 344 Juanita Street, Los Angeles, California, Project Number 63-651, prepared for Stanley Construction Company.

This foundation investigation pertains to the design and construction of the single-story warehouse structure located immediately to the north of the subject site, at 344 North Juanita Avenue. A total of five exploratory borings are presented in this investigation. The borings were drilled to depths ranging between 16 and 26 feet below grade. The materials observed in the borings consisted of fill, alluvium and bedrock. Groundwater was observed in one of the borings at a depth of 10 feet. According to the consultant, fill was only observed in two of the five borings. However, it is the opinion of this firm that this is a misrepresentation, as the site had been previously a part of a mass grading operation for the backfill of a swale, resulting in fill materials being placed throughout this property. The consultant encountered bedrock in all five borings, at depths ranging between 5 and 25 feet below grade. The location of the borings is shown in the enclosed Plot Plan and Survey Plan, and their logs may be found in the Appendix of this report.

Due to the variation of the underlying geologic materials, and in an effort to prevent excessive differential settlement, the previous consultant recommended that this structure be supported on a deep foundation system, consisting of drilled friction piles.

GEOTECHNICAL EXPLORATION

FIELD EXPLORATION

The site was explored on March 20, 2019 by excavating a total of five borings. Borings B1, B3 and B5 were drilled to depths ranging between 19 and 50 feet below grade, with the aid of a truck-mounted drilling machine using 8-inch diameter hollowstem augers. Borings B2 and B4 were excavated to a depth of 16 and 20 feet, respectively, with the aid of a 4-inch diameter hand auger. The exploration locations are shown on the Plot Plan and the geologic materials encountered are logged on Plates A-1 through A-5.

The location of exploratory excavations was determined from hardscaped features shown in the enclosed Survey Plan. Elevations of the exploratory excavations were determined from elevations presented in the topographic survey prepared by AEI Consultants, dated May 20, 2019. The location and elevation of the exploratory excavations should be considered accurate only to the degree implied by the method used.

Geologic Materials

Fill

Fill materials were encountered in all exploratory borings, to depths ranging between 7 and 21 feet below the existing grade. A boring excavated within the central portion of the site by Converse Consultants in 1959 encountered fill materials to a depth of 18.5 feet. As illustrated in the enclosed Cross Section A-A', the deepest fill is observed in the central portion of the site. As explained in the "Site Conditions" Section of this report, the site used to be a part of a larger swale, which bottom extended up to a depth of approximately 18 feet below the existing grade. This swale is illustrated in the enclosed plate titled "Historical Topographic Map (1928)". The

backfill of this swale resulted in the current deep fill observed within the site. This backfill occurred sometime in the first half of the last century, and was not placed according to modern standards. Therefore, the fill is not considered suitable for structural use.

The observed fill consists of interlayered mixtures of clay, silt and sand, which are dark brown and dark gray in color, moist to very moist, firm to stiff, or medium dense, and fine grained.

Older Alluvial Soils

The fill is in turn underlain by older alluvial soils, consisting of interlayered mixtures of sand, silt and clay. The alluvial soils are dark brown, gray and dark gray in color, moist to wet, stiff to very stiff, or medium dense to very dense and fine to medium grained.

Bedrock (Puente Formation)

Bedrock was encountered during our exploration in Borings B1 and B2, which were excavated within the western portion of the site. The bedrock was observed at depths of 7.5 and 18 feet below the existing grade. As presented in the "Research" section of this report, a previous consultant encountered bedrock within the northcentral portion of the site at an approximate depth of 22 feet below grade. Bedrock was also encountered by a previous consultant in a property located immediately to the north of the site, at 644 Juanita Avenue, to depths ranging between 5 and 25 feet below grade.

The bedrock underlying the site is comprised of upper Miocene-age Puente Formation, consisting of thin bedded siltstone and sandstone. The bedrock is yellow, gray and brown in color, moist, and moderately hard. The bedrock was observed to be well bedded. According to the enclosed Local Geologic Map (Lamar, 1970), bedding mapped in the vicinity of the site dips predominantly to the northwest, at shallow angles.

More detailed descriptions of the earth materials encountered may be obtained from individual logs of the subsurface excavations.

Groundwater

Water seepage was observed in three of the five exploratory borings, to depths ranging between 11½ and 12½ feet below the existing grade. The observed seepage most likely represents a perched condition. A perched condition is caused by differences in permeability within an earth material which allows a finite amount of water to develop above a relatively impermeable zone. It is the opinion of this firm that the encountered seepage does not represent the static groundwater level.

The historically highest groundwater level was established by review of California Geological Survey Seismic Hazard Zone Report of the Hollywood Quadrangle, (SHZR 026) Plate 1.2, which is entitled "Historically Highest Ground Water Contours". Review of this plate indicates that the historically highest groundwater level is not well defined for the site. The closest contour is almost a mile to the northwest, and corresponds to a depth of 20 feet below grade.

Fluctuations in the level of groundwater may occur due to variations in rainfall, temperature, and other factors not evident at the time of the measurements reported herein. Fluctuations also may occur across the site. High groundwater levels can result in changed conditions.

Caving

Caving was not experienced during exploration. However, based on the experience of this firm, large diameter excavations that encounter saturated granular, cohesionless soils will most likely experience caving.

OIL FIELDS AND WELLS

Based on review of the California State Division of Oil, Gas and Geothermal Resources (DOGGR) Online Mapping System, the subject site is located just outside the Los Angeles City Oil Field. According to this map, no oil wells have been drilled at the site. The closest oil well is located approximately 2,000 feet to the southwest of the site. A copy of this map has been enclosed.

SEISMIC EVALUATION

REGIONAL GEOLOGIC SETTING

The subject property is located in the Los Angeles Basin. The Los Angeles Basin is located at the northern end of the Peninsular Ranges Geomorphic Province. The basin is bounded by the east and southeast by the Santa Ana Mountains and San Joaquin Hills, to the northwest by the Santa Monica Mountains. Over 22 million years ago the Los Angeles Basin was a deep marine basin formed by tectonic forces between the North American and Pacific plates. Since that time, over 5 miles of marine and non-marine sedimentary rock as well as intrusive and extrusive igneous rocks have filled the basin. During the last 2 million years, defined by the Pleistocene and Holocene epochs, the Los Angeles Basin and surrounding mountains has resulted in deposition of unconsolidated sediments in low-lying areas by rivers such as the Los Angeles River. Areas that have experienced subtle uplift have been eroded with gullies.

REGIONAL FAULTING

Based on criteria established by the California Division of Mines and Geology (CDMG) now called California Geologic Survey (CGS), faults may be categorized as active, potentially active, or inactive. Active faults are those which show evidence of surface displacement within the last

11,000 years (Holocene-age). Potentially-active faults are those that show evidence of most recent surface displacement within the last 1.6 million years (Quaternary-age). Faults showing no evidence of surface displacement within the last 1.6 million years are considered inactive for most purposes, with the exception of design of some critical structures.

Buried thrust faults are faults without a surface expression but are a significant source of seismic activity. They are typically broadly defined based on the analysis of seismic wave recordings of hundreds of small and large earthquakes in the southern California area. Due to the buried nature of these thrust faults, their existence is usually not known until they produce an earthquake. The risk for surface rupture potential of these buried thrust faults is inferred to be low (Leighton, 1990). However, the seismic risk of these buried structures in terms of recurrence and maximum potential magnitude is not well established. Therefore, the potential for surface rupture on these surface-verging splays at magnitudes higher than 6.0 cannot be precluded.

SEISMIC HAZARDS AND DESIGN CONSIDERATIONS

The primary geologic hazard at the site is moderate to strong ground motion (acceleration) caused by an earthquake on any of the local or regional faults. The potential for other earthquake-induced hazards was also evaluated including surface rupture, liquefaction, dynamic settlement, inundation and landsliding.

Surface Rupture

In 1972, the Alquist-Priolo Special Studies Zones Act (now known as the Alquist-Priolo Earthquake Fault Zoning Act) was passed into law. The Act defines “active” and “potentially active” faults utilizing the same aging criteria as that used by California Geological Survey (CGS). However, established state policy has been to zone only those faults which have direct

evidence of movement within the last 11,000 years. It is this recency of fault movement that the CGS considers as a characteristic for faults that have a relatively high potential for ground rupture in the future.

CGS policy is to delineate a boundary from 200 to 500 feet wide on each side of the known fault trace based on the location precision, the complexity, or the regional significance of the fault. If a site lies within an Earthquake Fault Zone, a geologic fault rupture investigation must be performed that demonstrates that the proposed building site is not threatened by surface displacement from the fault before development permits may be issued.

Ground rupture is defined as surface displacement which occurs along the surface trace of the causative fault during an earthquake. Based on research of available literature and results of site reconnaissance, no known active or potentially active faults underlie the subject site. In addition, the subject site is not located within an Alquist-Priolo Earthquake Fault Zone. Based on these considerations, the potential for surface ground rupture at the subject site is considered low.

Liquefaction

Liquefaction is a phenomenon in which saturated silty to cohesionless soils below the groundwater table are subject to a temporary loss of strength due to the buildup of excess pore pressure during cyclic loading conditions such as those induced by an earthquake. Liquefaction-related effects include loss of bearing strength, amplified ground oscillations, lateral spreading, and flow failures.

The Seismic Hazards Maps of the State of California (CDMG, 1999), does not classify the site as part of the potentially "Liquefiable" area. This determination is based on groundwater depth records, soil type and distance to a fault capable of producing a substantial earthquake. A copy of this map has been included in the Appendix.

Based on the density of the older alluvium and bedrock, which underlay the site, it is the opinion of this firm that the site is not susceptible to liquefaction during the design-based seismic event.

Dynamic Dry Settlement

Seismically-induced settlement or compaction of dry or moist, cohesionless soils can be an effect related to earthquake ground motion. Such settlements are typically most damaging when the settlements are differential in nature across the length of structures.

Some seismically-induced settlement of the proposed structures should be expected as a result of strong ground-shaking, however, due to the uniform nature of the underlying geologic materials, excessive differential settlements are not expected to occur.

Tsunamis, Seiches and Flooding

Tsunamis are large ocean waves generated by sudden water displacement caused by a submarine earthquake, landslide, or volcanic eruption. Review of the City of Los Angeles Inundation and Tsunami Hazard Areas map indicates the site does not lie within the mapped tsunami inundation boundaries.

Seiches are oscillations generated in enclosed bodies of water which can be caused by ground shaking associated with an earthquake. Review of the County of Los Angeles Flood and Inundation Hazards Map, Leighton (1990) indicates the site lies within mapped inundation boundaries due to a seiche or a breached upgradient reservoir. A determination of whether a higher site elevation would remove the site from the potential inundation zones is beyond the scope of this investigation.

Landsliding

The probability of seismically-induced landslides occurring on the site is considered to be low due to the gentle topographic relief observed across or adjacent to the site.

CONCLUSIONS AND RECOMMENDATIONS

Based upon the exploration, laboratory testing, and research, it is the finding of Geotechnologies, Inc. that construction of the proposed development is considered feasible from a geotechnical engineering standpoint provided the advice and recommendations presented herein are followed and implemented during construction.

As shown in the enclosed "Historical Topographic Map (1928)", the site was part of a larger swale, which was previously backfilled. Fill materials were observed in our exploration, to depths ranging between 7 and 21 feet below the existing grade. The observed fill depths roughly match the fill depths placed during the previous mass grading of the old swale. This fill is not suitable for structural use. The fill was observed to be underlain by older alluvial soils and bedrock of the Puente Formation.

Due to the fill depth and the variable stratification of the underlying geologic materials, it is the recommendation of this firm that the proposed structures be supported on a deep foundation system, consisting of drilled cast-in-place friction piles. The piles should derive their capacities from the native older alluvium and bedrock. It is also recommended that the slab-on-grade for the structures be designed as a structural slab, deriving its support from the proposed foundation system.

The validity of the conclusions and design recommendations presented herein is dependent upon review of the geotechnical aspects of the proposed construction by this firm. The subsurface

conditions described herein have been projected from excavations on the site as indicated and should in no way be construed to reflect any variations which may occur between these excavations or which may result from changed in subsurface conditions. Any changes in the design, as outlined in this report, should be reviewed by this office. The recommendations contained herein should not be considered valid until reviewed and modified or reaffirmed subsequent to such review.

SEISMIC DESIGN CONSIDERATIONS

2016 CBC Seismic Parameters

Based on information derived from the subsurface investigation, the subject site is classified as Site Class D, which corresponds to a "Stiff Soil" Profile, according to Table 1613.5.2 of the California Building Code (CBC). This information and the site coordinates were input into the USGS U.S. Seismic Design Maps tool to calculate the seismic ground motion parameters for the site. Ground motion parameters for the 2016 CBC are presented below.

2016 CALIFORNIA BUILDING CODE SEISMIC PARAMETERS	
Site Class	D
Mapped Spectral Acceleration at Short Periods (S_S)	2.541g
Site Coefficient (F_a)	1.0
Maximum Considered Earthquake Spectral Response for Short Periods (S_{MS})	2.541g
Five-Percent Damped Design Spectral Response Acceleration at Short Periods (S_{DS})	1.694g
Mapped Spectral Acceleration at One-Second Period (S_1)	0.906g
Site Coefficient (F_v)	1.5
Maximum Considered Earthquake Spectral Response for One-Second Period (S_{M1})	1.359g
Five-Percent Damped Design Spectral Response Acceleration for One-Second Period (S_{D1})	0.906g

EXPANSIVE SOILS

The onsite geologic materials are in the very low to moderate expansion range. The Expansion Index was found to be between 3 and 89 for representative samples. Recommended reinforcing is provided in the "Slabs-on-grade" sections of this report.

WATER-SOLUBLE SULFATES

The Portland cement portion of concrete is subject to attack when exposed to water-soluble sulfates. Usually the two most common sources of exposure are from soil and marine environments.

The sources of natural sulfate minerals in soils include the sulfates of calcium, magnesium, sodium, and potassium. When these minerals interact and dissolve in subsurface water, a sulfate concentration is created, which will react with exposed concrete. Over time sulfate attack will destroy improperly proportioned concrete well before the end of its intended service life.

The water-soluble sulfate content of the onsite geologic materials was tested by California Test 417. The water-soluble sulfate content was determined to be less than 0.1% percentage by weight for the soils tested. Based on American Concrete Institute (ACI) Standard 318-08, the sulfate exposure is considered to be negligible for geologic materials with less than 0.1% and Type I cement may be utilized for concrete foundations in contact with the site soils.

METHANE ZONES

This office has reviewed the City of Los Angeles Methane Zone and Methane Buffer Zones map. Based on this review it appears that the subject site is located within a Methane Buffer Zone as designated by the City. A qualified methane consultant should be retained to consider the

requirements and implications of the City's Methane Buffer Zone designation. A copy of the portion of the map covering the Project Site is included herein.

GRADING GUIDELINES

The following guidelines are provided for any miscellaneous grading that may be required, such as for the preparation of flatwork or paving subgrades, or for the backfill of utility trenches.

Site Preparation

- A thorough search should be made for possible underground utilities and/or structures. Any existing or abandoned utilities or structures located within the footprint of the proposed grading should be removed or relocated as appropriate.
- All vegetation and soft or disturbed geologic materials should be removed from the areas to receive controlled fill. All existing fill materials and any disturbed geologic materials resulting from grading operations shall be completely removed and properly recompacted prior to foundation excavation.
- Any vegetation or associated root system located within the footprint of the proposed structures should be removed during grading.
- Subsequent to the indicated removals, the exposed grade shall be scarified to a depth of six inches, moistened to optimum moisture content, and recompacted in excess of the minimum required comparative density.
- The excavated areas shall be observed by the geotechnical engineer prior to placing compacted fill.

Compaction

All fill should be mechanically compacted in layers not more than 8 inches thick. Based on the expansive nature of the upper site soils, it is recommended that fill materials are moisture conditioned to approximately 3 percent over optimum moisture content before recompaction.

The City of Los Angeles Department of Building and Safety requires a minimum comparative compaction of 95 percent of the laboratory maximum density where the soils to be utilized in the fill have less than 15 percent finer than 0.005 millimeters. Fill materials having more than 15 percent finer than 0.005 millimeters may be compacted to a minimum of 90 percent of the maximum density. Comparative compaction is defined, for purposed of these guidelines, as the ratio of the in-place density to the maximum density as determined by applicable ASTM testing.

Field observation and testing shall be performed by a representative of the geotechnical engineer during grading to assist the contractor in obtaining the required degree of compaction and the proper moisture content. Where compaction is less than required, additional compactive effort shall be made with adjustment of the moisture content, as necessary, until a minimum of 90 percent (or 95 percent for cohesionless soils having less than 15 percent finer than 0.005 millimeters) compaction is obtained.

Acceptable Materials

The excavated onsite materials are considered satisfactory for reuse in the controlled fills as long as any debris and/or organic matter is removed. Any imported materials shall be observed and tested by the representative of the geotechnical engineer prior to use in fill areas. Imported materials should contain sufficient fines so as to be relatively impermeable and result in a stable subgrade when compacted. Any required import materials should consist of geologic materials with an expansion index of less than 50. The water-soluble sulfate content of the import materials should be less than 0.1% percentage by weight.

Imported materials should be free from chemical or organic substances which could affect the proposed development. A competent professional should be retained in order to test imported materials and address environmental issues and organic substances which might affect the proposed development.

Utility Trench Backfill

Utility trenches should be backfilled with controlled fill. The utility should be bedded with clean sands at least one foot over the crown. The remainder of the backfill may be onsite soil compacted to 90 percent (or 95 percent for cohesionless soils having less than 15 percent finer than 0.005 millimeters) of the laboratory maximum density. Utility trench backfill should be tested by representatives of this firm in accordance with the most recent revision of ASTM D-1557.

Shrinkage

Shrinkage results when a volume of soil removed at one density is compacted to a higher density. A shrinkage factor between 10 and 20 percent should be anticipated when excavating and recompacting the existing fill and underlying native geologic materials on the site to an average comparative compaction of 92 percent.

Weather Related Grading Considerations

When rain is forecast all fill that has been spread and awaits compaction shall be properly compacted prior to stopping work for the day or prior to stopping due to inclement weather. These fills, once compacted, shall have the surface sloped to drain to an area where water can be removed.

Temporary drainage devices should be installed to collect and transfer excess water to the street in non-erosive drainage devices. Drainage should not be allowed to pond anywhere on the site, and especially not against any foundation or retaining wall. Drainage should not be allowed to flow uncontrolled over any descending slope.

Work may start again, after a period of rainfall, once the site has been reviewed by a representative of this office. Any soils saturated by the rain shall be removed and aerated so that the moisture content will fall within three percent of the optimum moisture content.

Surface materials previously compacted before the rain shall be scarified, brought to the proper moisture content and recompacted prior to placing additional fill, if considered necessary by a representative of this firm.

Abandoned Seepage Pits

No abandoned seepage pits were encountered during exploration and none are known to exist on the site. However, should such a structure be encountered during grading, options to permanently abandon seepage pits include complete removal and backfill of the excavation with compacted fill, or drilling out the loose materials and backfilling to within a few feet of grade with slurry, followed by a compacted fill cap.

Where the seepage pit structure is to be left in place, the seepage pits should cleaned of all soil and debris. This may be accomplished by drilling. The pits should be filled with minimum 2-sack concrete slurry to within 5 feet of the proposed subgrade elevation. In order to provide a more uniform foundation condition, the remainder of the void should be filled with controlled fill.

Geotechnical Observations and Testing During Grading

Geotechnical observations and testing during grading are considered to be a continuation of the geotechnical investigation. It is critical that the geotechnical aspects of the project be reviewed by representatives of Geotechnologies, Inc. during the construction process. Compliance with the design concepts, specifications or recommendations during construction requires review by

this firm during the course of construction. Any fill which is placed should be observed, tested, and verified if used for engineered purposes. Please advise this office at least twenty-four hours prior to any required site visit.

Proper compaction is necessary to reduce settlement of overlying improvements. Some settlement of compacted fill should be anticipated. Any utilities supported therein should be designed to accept differential settlement. Differential settlement should also be considered at the points of entry to the structure.

FOUNDATION DESIGN

Friction Piles

Based on the deep fill and widely variable geologic stratification observed across the site, it is recommended that the proposed structures be supported on a deep foundation system, consisting of drilled cast-in-place friction piles. The piles shall derive their support from the underlying native older alluvial soils and bedrock, which during exploration were observed at depths ranging between 7 and 21.5 feet below the existing grade.

Vertical (Downward) Capacities

The vertical capacities of 24 and 30-inch diameter drilled cast-in-place friction piles are shown on the enclosed "Drilled Friction Pile Capacity Calculations". Due to the variation on the fill depth, individual calculations have been provided for scenarios where the fill extends to depths of 5, 10, 15 and 20 feet below the pile cap.

A one-third increase may be used for transient loading such as wind or seismic forces. The uplift capacity of the piles may be designed using 50% of the downward capacity provided in the

enclosed charts. Piles in groups should be spaced at least 3 diameters on center. If the piles are so spaced, no reduction in the downward or upward capacities need be considered due to group action.

The capacities presented are based on the strength of the soils. The compressive and tensile strength of the pile sections should be checked to verify the structural capacity of the piles.

Lateral Capacities

This firm has prepared the enclosed lateral analyses of the proposed piles, using the program RSPILE (version 2.013) by RocScience. The lateral analyses were performed for 24 and 30-inch diameter piles, for the free-head and a fixed-head condition, and an allowable pile deflection of ½-inch. Analyses were prepared for the scenarios where the fill extends to depths of 5, 10, 15 and 20 feet below the pile cap. Please contact this office if the allowable deflection will be different from the ½-inch addressed herein.

Assumptions regarding the anticipated pile reinforcing were made for the lateral pile analyses. This firm request that the structural engineer reviews the assumptions utilized in the analyses, and if any of them are not valid, this firm be contacted so the analyses are revised. The table below summarized the results of the lateral pile analyses. The enclosed printouts show the calculated shear, moment, and deflection for single, isolated piles.

	Fill Extends to 5 feet below bottom of Pile Cap (Lateral Capacity Based on a Maximum ½-inch Deflection)	
Pile Diameter (inches)	**Free Head Condition (kips)**	**Fixed Head Condition (kips)**
24	18.0	51.6
30	25.7	70.3

	Fill Extends to 10 feet below bottom of Pile Cap (Lateral Capacity Based on a Maximum ½-inch Deflection)	
Pile Diameter (inches)	**Free Head Condition (kips)**	**Fixed Head Condition (kips)**
24	10.5	27.2
30	15.1	39.6

	Fill Extends to 15 feet below bottom of Pile Cap (Lateral Capacity Based on a Maximum ½-inch Deflection)	
Pile Diameter (inches)	**Free Head Condition (kips)**	**Fixed Head Condition (kips)**
24	9.6	20.9
30	13.5	29.8

	Fill Extends to 20 feet below bottom of Pile Cap (Lateral Capacity Based on a Maximum ½-inch Deflection)	
Pile Diameter (inches)	**Free Head Condition (kips)**	**Fixed Head Condition (kips)**
24	9.6	20.4
30	13.4	28.4

This firm is aware that the Los Angeles Department of Building and Safety does not allow the use of uncertified fill materials for lateral support of deep foundations. However, a request for modification will be filed with the Grading Division to allow for the use of limited passive pressures in the existing fill materials. In the enclosed lateral pile analyses, a maximum allowable passive pressure equivalent to 200 pcf, or a friction angle of 5 degrees and a cohesion of 25 psf, were applied to the existing uncertified fill soils. These values are well below the friction angle and cohesion obtained from the testing of the existing uncertified fill materials, as presented in the enclosed Plate B-3.

Pile Spacing

Single isolated piles may be classified as piles at or greater than 8 widths on center. Where piles will be spaced closer than 8 diameters on center in the direction of loading, the following reduction factor may be utilized to determine the allowable lateral pile capacities.

Pile Spacing	Percentage of Passive Resistance
7B	70%
6B	55%
5B	45%
4B	38%
3B	33%

where B is the diameter of the proposed piles

Grade Beams and Pile Caps

For design of grade beams and pile caps, an allowable coefficient of friction of 0.25 may be used with the dead load forces. Passive geologic pressure for the sides of new grade beams poured against existing fill materials may be computed as an equivalent fluid having a density of 100 pounds per cubic foot. Passive geologic pressure for the sides of new grade beams poured against native or recompacted soil may be computed as an equivalent fluid having a density of 300 pounds per cubic foot.

The passive and friction components may be combined for lateral resistance without reduction. A one-third increase in the passive value may be used for short duration loading such as wind or seismic forces.

Pile Installation

Caving is not anticipated during drilling of the proposed piles. In the event that caving occurs, it will be necessary to utilize casing, or drilling polymer, to maintain open pile shafts. If casing is used, extreme care should be employed so that the pile is not pulled apart as the casing is withdrawn. At no time should the distance between the surface of the concrete and the bottom of the casing be less than 5 feet.

Groundwater seepage was encountered at depths between 11½ and 12½ feet. Piles placed below the water level will require the use of a tremie to place the concrete into the bottom of the hole. A tremie shall consist of a water-tight tube having a diameter of not less than 6 inches with a hopper at the top. The tube shall be equipped with a device that will close the discharge end and prevent water from entering the tube while it is being charged with concrete. The tremie shall be supported so as to permit free movement of the discharge end over the entire top surface of the work and to permit rapid lowering when necessary to retard or stop the flow of concrete. The discharge end shall be closed at the start of the work to prevent water entering the tube and shall be entirely sealed at all times, except when the concrete is being placed. The tremie tube shall be kept full of concrete. The flow shall be continuous until the work is completed and the resulting concrete seal shall be monolithic and homogeneous. The tip of the tremie tube shall always be kept about five feet below the surface of the concrete and definite steps and safeguards should be taken to insure that the tip of the tremie tube is never raised above the surface of the concrete.

A special concrete mix should be used for concrete to be placed below water. The design shall provide for concrete with a strength of 1,000 psi over the initial job specification. An admixture that reduces the problem of segregation of paste/aggregates and dilution of paste shall be included. The slump shall be commensurate to any research report for the admixture, provided that it shall also be the minimum for a reasonable consistency for placing when water is present.

Closely spaced piles should be drilled and filled alternately, with the concrete permitted to set at least overnight before drilling an adjacent hole. Pile excavations should be filled with concrete as soon after drilling and inspection as possible. For safety reasons, the shafts should not be left open overnight.

Pile Foundation Settlement

Settlement of the pile foundation system is expected to occur on initial application of loading. The maximum settlement of the proposed cast-in-place friction piles is not expected to exceed ½-inch. Differential settlement between the new piles is not expected to exceed ¼-inch.

Foundation Observations

It is critical that all foundation excavations are observed by a representative of this firm to verify penetration into the recommended bearing materials. The observation should be performed prior to the placement of reinforcement. Foundations should be deepened to extend into satisfactory earth materials, if necessary.

Foundation excavations should be cleaned of all loose soils prior to placing steel and concrete. Any required foundation backfill should be mechanically compacted, flooding is not permitted.

RETAINING WALL DESIGN

The proposed structures are expected to be built near the existing grade. Therefore the only retaining walls anticipated would be associated with the construction of elevator pits, or in cases where a building's finished floor elevation will be slightly lower than the outdoor grade.

At this time, it is unknown if the proposed retaining walls will be serviced by a subdrain system. If the installation of a subdrain system will be omitted, the walls shall be designed for an undrained condition with full hydrostatic pressure. Recommendations for drained and undrained conditions are provided herein.

Additional pressure should be added to the retaining wall design, for a surcharge condition due to vehicular traffic or adjacent structures. At this time, it is not anticipated that the retaining walls will be surcharged by existing structures. For traffic surcharge, the upper 10 feet of any retaining wall adjacent to streets, driveways or parking areas should be designed to resist a uniform lateral pressure of 100 pounds per square foot, acting as a result of an assumed 300 pounds per square foot traffic surcharge. If the traffic is more than 10 feet from the retaining walls, the traffic surcharge may be neglected.

Cantilever Retaining Walls

Retaining walls supporting a level backslope may be designed utilizing a triangular distribution of pressure. Cantilever retaining walls may be designed utilizing the following table:

Height of Retaining Wall	Cantilever Retaining Wall **with** Wall Subdrain System Triangular Distribution of Active Earth Pressure	Cantilever Retaining Wall **without** Wall Subdrain System Triangular Distribution of Active Earth Pressure
Up to 6 feet	30 pcf	93 pcf (includes hydrostatic pressure)

For this equivalent fluid pressure to be valid, walls which are to be restrained at the top should be backfilled prior to the upper connection being made. Additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic or adjacent structures.

Restrained Retaining Walls

Restrained retaining walls may be designed to resist a triangular pressure distribution of at-rest earth pressure. Restrained retaining walls may be designed utilizing the following table:

Height of Retaining Wall	Restrained Retaining Wall **with** Wall Subdrain System Triangular Distribution of At-Rest Earth Pressure	Restrained Retaining Wall **without** Wall Subdrain System Triangular Distribution of At-Rest Earth Pressure
Up to 6 feet	85 pcf	104 pcf (includes hydrostatic pressure)

Additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic or adjacent structures.

Dynamic (Seismic) Earth Pressure

Retaining walls exceeding 6 feet in height shall be designed to resist the additional earth pressure caused by seismic ground shaking. Retaining walls exceeding a height of 6 feet are not currently anticipated, therefore the dynamic earth pressure may be omitted.

Surcharge from Adjacent Structures

The following surcharge equation provided in the LADBS Information Bulletin Document No. P/BC 2014-83, may be utilized to determine the surcharge loads on basement walls for existing or proposed structures located within the 1:1 (h:v) surcharge influence zone of the excavation and basement.

Resultant lateral force: $R = (0.3*P*h^2)/(x^2+h^2)$

Location of lateral resultant: $d = x*[(x^2/h^2+1)*\tan^{-1}(h/x)-(x/h)]$

where:

R	=	resultant lateral force measured in pounds per foot of wall width.
P	=	resultant surcharge loads of continuous or isolated footings measured in pounds per foot of length parallel to the wall.
x	=	distance of resultant load from back face of wall measured in feet.
h	=	depth below point of application of surcharge loading to top of wall footing measured in feet.
d	=	depth of lateral resultant below point of application of surcharge loading measure in feet.
$\tan^{-1}(h/x)$	=	the angle in radians whose tangent is equal to h/x.

The structural engineer may use this equation to determine the surcharge loads based on the loading of the adjacent structures located within the surcharge influence zone.

Retaining Wall Drainage

If the retaining wall will be designed for a drained condition, the retaining walls should be provided with a subdrain covered with a minimum of 12 inches of gravel, and a compacted fill blanket or other seal at the surface. The onsite geologic materials are acceptable for use as retaining wall backfill.

As an alternative to the standard perforated subdrain pipe and gravel drainage system, the use of gravel pockets and weepholes is an acceptable drainage method. Weepholes shall be a minimum of 2 inches in diameter, placed at 8 feet on center along the base of the wall. Gravel pockets shall be a minimum of 1 cubic foot in dimension, and may consist of three-quarter inch to one inch crushed rocks, wrapped in filter fabric. Subdrainage pipes should outlet to an acceptable location.

Certain types of subdrain pipe are not acceptable to the various municipal agencies, it is recommended that prior to purchasing subdrainage pipe, the type and brand is cleared with the proper municipal agencies.

If a drainage system is not provided, the walls should be designed to resist an external hydrostatic pressure due to water in addition to the lateral earth pressure. Lateral pressures based on a hydrostatic design are provided in a previous section of this report.

Sump Pump Design

The purpose of the recommended retaining wall backdrainage system is to relieve hydrostatic pressure. Groundwater seepage was encountered during exploration at a depth of 11½ feet. Because the retaining walls are not expected to exceed a height of 6 feet, the only water which could affect the proposed retaining walls would be irrigation water and precipitation. Additionally, the proposed site grading is such that all drainage is directed to the street and the structure has been designed with adequate non-erosive drainage devices.

Based on these considerations the retaining wall backdrainage system is not expected to experience an appreciable flow of water, and in particular, no groundwater will affect it. However, for the purposes of design, a flow of 5 gallons per minute may be assumed.

Waterproofing

Moisture effecting retaining walls is one of the most common post construction complaints. Poorly applied or omitted waterproofing can lead to efflorescence or standing water inside the building. Efflorescence is a process in which a powdery substance is produced on the surface of the concrete by the evaporation of water. The white powder usually consists of soluble salts such as gypsum, calcite, or common salt. Efflorescence is common to retaining walls and does not affect their strength or integrity.

It is recommended that retaining walls be waterproofed. Waterproofing design and inspection of its installation is not the responsibility of the geotechnical engineer. A qualified waterproofing consultant should be retained in order to recommend a product or method which would provide protection to below grade walls.

Retaining Wall Backfill

Any required backfill should be mechanically compacted in layers not more than 8 inches thick, to at least 90 percent (or 95 percent for cohesionless soils having less than 15 percent finer than 0.005 millimeters) relative compaction, obtainable by the most recent revision of ASTM D 1557 method of compaction. Flooding should not be permitted. Compaction within 5 feet, measured horizontally, behind a retaining structure should be achieved by use of light weight, hand operated compaction equipment.

Proper compaction of the backfill will be necessary to reduce settlement of overlying walks and paving. Some settlement of required backfill should be anticipated, and any utilities supported therein should be designed to accept differential settlement.

TEMPORARY EXCAVATIONS

The on-site fill and native soils are suitable for vertical excavations up to 5 feet where not surcharged by adjacent traffic, structures or property lines.

Where sufficient space is available, temporary unsurcharged embankments could be cut at a uniform 1:1 slope gradient to a maximum depth of 25 feet. A uniform sloped excavation is sloped from bottom to top and does not have a vertical component.

Where sloped embankments are utilized, the tops of the slopes should be barricaded to prevent vehicles and storage loads near the top of slope within a horizontal distance equal to the depth of the excavation. If the temporary construction embankments are to be maintained during the rainy season, berms are strongly recommended along the tops of the slopes to prevent runoff water from entering the excavation and eroding the slope faces. Water should not be allowed to pond on top of the excavation nor to flow towards it.

Excavation Observations

It is critical that the soils exposed in the cut slopes are observed by a representative of Geotechnologies, Inc. during excavation so that modifications of the slopes can be made if variations in the geologic material conditions occur. Many building officials require that temporary excavations should be made during the continuous observations of the geotechnical engineer. All excavations should be stabilized within 30 days of initial excavation.

SLABS ON GRADE

Structural Slabs

A structural slab is anticipated for the proposed structures, because the existing deep fill materials will not be completely removed and recompacted, and the structure will be supported by cast-in-place friction piles. The structural slab shall be supported by the foundation system in its entirety. The thickness and reinforcement of the slab should be designed by the structural engineer.

Outdoor Concrete Slabs

Outdoor concrete flatwork should be a minimum of 4 inches in thickness. Outdoor concrete flatwork should be cast over a subgrade consisting of controlled fill materials. In order to provide uniform support, it is recommended that the subgrade consist of 24 inches of properly recompacted soils. Any geologic materials loosened or over-excavated should be wasted from the site or properly compacted to 90 percent (or 95 percent for cohesionless soils having less than 15 percent finer than 0.005 millimeters) relative compaction.

Design Of Slabs That Receive Moisture-Sensitive Floor Coverings

Geotechnologies, Inc. does not practice in the field of moisture vapor transmission evaluation and mitigation. Therefore it is recommended that a qualified consultant be engaged to evaluate the general and specific moisture vapor transmission paths and any impact on the proposed construction. The qualified consultant should provide recommendations for mitigation of potential adverse impacts of moisture vapor transmission on various components of the structure.

Where dampness would be objectionable, it is recommended that the floor slabs should be waterproofed. A qualified waterproofing consultant should be retained in order to recommend a product or method which would provide protection from unwanted moisture.

All concrete slabs-on-grade should be supported on vapor retarder. The design of the slab and the installation of the vapor retarder should comply with the most recent revisions of ASTM E 1643 and ASTM E 1745. The vapor retarder should comply with ASTM E 1745 Class A requirements.

Where a vapor retarder is used, a low-slump concrete should be used to minimize possible curling of the slabs. The barrier can be covered with a layer of trimmable, compactible, granular fill, where it is thought to be beneficial. See ACI 302.2R-32, Chapter 7 for information on the placement of vapor retarders and the use of a fill layer.

Concrete Crack Control

The recommendations presented in this report are intended to reduce the potential for cracking of concrete slabs-on-grade due to settlement. However even where these recommendations have been implemented, foundations, stucco walls and concrete slabs-on-grade may display some cracking due to minor soil movement and/or concrete shrinkage. The occurrence of concrete cracking may be reduced and/or controlled by limiting the slump of the concrete used, proper concrete placement and curing, and by placement of crack control joints at reasonable intervals, in particular, where re-entrant slab corners occur.

For standard crack control maximum expansion joint spacing of 10 feet should not be exceeded. Lesser spacings would provide greater crack control. Joints at curves and angle points are recommended. The crack control joints should be installed as soon as practical following concrete placement. Crack control joints should extend a minimum depth of one-fourth the slab thickness. Construction joints should be designed by a structural engineer.

Complete removal of the existing fill soils beneath outdoor flatwork (such as walkways or patio areas) and concrete pavement, is not required. However, due to the rigid nature of concrete, some cracking, a shorter design life and increased maintenance costs should be anticipated. In order to provide uniform support beneath the flatwork it is recommended that a minimum of 24 inches of the exposed subgrade beneath the flatwork be removed and recompacted to at least 90 percent (or 95 percent for cohesionless soils having less that 15 percent finer than 0.005 millimeters) relative compaction.

Slab Reinforcing

Outdoor flatwork should be reinforced with a minimum of #3 steel bars on 24-inch centers each way.

PAVEMENTS

Prior to placing paving, the existing grade should be removed to a depth of 24 inches, moistened as required to obtain optimum moisture content, and recompacted to 90 percent (or 95 percent for cohesionless soils having less than 15 percent finer than 0.005 millimeters) relative compaction, as determined by the most recent revision of ASTM D 1557. The client should be aware that removal of all existing fill in the area of new paving is not required, however, pavement constructed in this manner will most likely have a shorter design life and increased maintenance costs. The following pavement sections are recommended:

Service	Asphalt Pavement Thickness Inches	Base Course Inches
Passenger Cars (TI=4)	4	5
Moderate Truck (TI=6)	5	7

Aggregate base should be compacted to a minimum of 95 percent of the most recent revision of ASTM D 1557 laboratory maximum dry density. Base materials should conform with Section 200-2.2 or 200-2.4 of the "Standard Specifications for Public Works Construction", (Green Book), latest edition.

Concrete paving may also be utilized. Concrete paving for passenger cars and moderate truck traffic shall be a minimum of 6 inches in thickness, and shall be underlain by 4 inches of aggregate base. For standard crack control maximum expansion joint spacing of 10 feet should not be exceeded. Lesser spacing would provide greater crack control. Joints at curves and angle points are recommended. Concrete paving should be reinforced with a minimum of #3 steel bars on 24-inch centers each way.

The performance of pavement is highly dependent upon providing positive surface drainage away from the edges. Ponding water on or adjacent to pavement can result in saturation of the subgrade materials and subsequent pavement distress. If planter islands are planned, the perimeter curb should extend a minimum of 12 inches below the bottom of the aggregate base.

SITE DRAINAGE

Proper surface drainage is critical to the future performance of the project. Saturation of a soil can cause it to lose internal shear strength and increase its compressibility, resulting in a change in the designed engineering properties. Proper site drainage should be maintained at all times.

All site drainage should be collected and transferred to an acceptable location in non-erosive drainage devices. The structure should be provided with roof drainage. Discharge from downspouts, roof drains and scuppers should not be permitted on unprotected soils within five feet of the building perimeter. Drainage should not be allowed to pond anywhere on the site, and especially not against any foundation or retaining wall. Drainage should not be allowed to flow uncontrolled over any descending slope. Planters which are located within retaining wall backfill should be sealed to prevent moisture intrusion into the backfill.

STORMWATER DISPOSAL

The proposed development will be constructed at or near the existing site grade. Groundwater seepage was encountered at depths between 11½ and 12½ feet below the site grade. The seepage consists of water perched on top of relatively impervious geologic materials, such as silt, clay or bedrock. Based on this consideration, it is the opinion of this firm that stormwater infiltration at the site is not advisable, as it would exacerbate the current perched water condition.

Where infiltration of stormwater into the subgrade soils is not advisable, most Building Officials have allowed the stormwater to be filtered through soils in planter area. Once the water has been filtered through a planter it may be released into the storm drain system. It is recommended that overflow pipes are incorporated into the design of the discharge system in the planters to prevent flooding. In addition, the planters shall be sealed and waterproofed to prevent leakage. Please be advised that adverse impact to landscaping and periodic maintenance may result due to excessive water and contaminants discharge into the planters.

It is recommended that the design team (including the structural engineer, waterproofing consultant, plumbing engineer, and landscape architect) be consulted in regards to the design and

DESIGN REVIEW

Engineering of the proposed project should not begin until approval of the geotechnical report by the Building Official is obtained in writing. Significant changes in the geotechnical recommendations may result during the building department review process.

It is recommended that the geotechnical aspects of the project be reviewed by this firm during the design process. This review provides assistance to the design team by providing specific recommendations for particular cases, as well as review of the proposed construction to evaluate whether the intent of the recommendations presented herein are satisfied.

CONSTRUCTION MONITORING

Geotechnical observations and testing during construction are considered to be a continuation of the geotechnical investigation. It is critical that this firm review the geotechnical aspects of the project during the construction process. Compliance with the design concepts, specifications or recommendations during construction requires review by this firm during the course of construction. All foundations should be observed by a representative of this firm prior to placing

concrete or steel. Any fill which is placed should be observed, tested, and verified if used for engineered purposes. Please advise Geotechnologies, Inc. at least twenty-four hours prior to any required site visit.

If conditions encountered during construction appear to differ from those disclosed herein, notify Geotechnologies, Inc. immediately so the need for modifications may be considered in a timely manner.

It is the responsibility of the contractor to ensure that all excavations and trenches are properly sloped or shored. All temporary excavations should be cut and maintained in accordance with applicable OSHA rules and regulations.

EXCAVATION CHARACTERISTICS

The exploration performed for this investigation is limited to the geotechnical excavations described. Direct exploration of the entire site would not be economically feasible. The owner, design team and contractor must understand that differing excavation and drilling conditions may be encountered based on boulders, gravel, oversize materials, groundwater and many other conditions. Fill materials, especially when they were placed without benefit of modern grading codes, regularly contain materials which could impede efficient grading and drilling. Southern California sedimentary bedrock is known to contain variable layers which reflect differences in depositional environment. Such layers may include abundant gravel, cobbles and boulders. Similarly bedrock can contain concretions. Concretions are typically lenticular and follow the bedding. They are formed by mineral deposits. Concretions can be very hard. Excavation and drilling in these areas may require full size equipment and coring capability. The contractor should be familiar with the site and the geologic materials in the vicinity.

CLOSURE AND LIMITATIONS

The purpose of this report is to aid in the design and completion of the described project. Implementation of the advice presented in this report is intended to reduce certain risks associated with construction projects. The professional opinions and geotechnical advice contained in this report are sought because of special skill in engineering and geology and were prepared in accordance with generally accepted geotechnical engineering practice. Geotechnologies, Inc. has a duty to exercise the ordinary skill and competence of members of the engineering profession. Those who hire Geotechnologies, Inc. are not justified in expecting infallibility, but can expect reasonable professional care and competence.

The recommendations of this report pertain only to the site investigated and are based upon the assumption that the geologic conditions do not deviate from those disclosed in the investigation. If any variations are encountered during construction, or if the proposed construction will differ from that anticipated herein, Geotechnologies, Inc. should be notified so that supplemental recommendations can be prepared.

This report is issued with the understanding that it is the responsibility of the owner, or the owner's representatives, to ensure that the information and recommendations contained herein are brought to the attention of the project architect and engineer and are incorporated into the plans. The owner is also responsible to see that the contractor and subcontractors carry out the geotechnical recommendations during construction.

The findings of this report are valid as of the date of this report. However, changes in the conditions of a property can occur with the passage of time, whether they are due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by

changes outside control of this firm. Therefore, this report is subject to review and should not be relied upon after a period of three years.

Geotechnical observations and testing during construction is considered to be a continuation of the geotechnical investigation. It is, therefore, most prudent to employ the consultant performing the initial investigative work to provide observation and testing services during construction. This practice enables the project to flow smoothly from the planning stages through to completion.

Should another geotechnical firm be selected to provide the testing and observation services during construction, that firm should prepare a letter indicating their assumption of the responsibilities of geotechnical engineer of record. A copy of the letter should be provided to the regulatory agency for review. The letter should acknowledge the concurrence of the new geotechnical engineer with the recommendations presented in this report.

EXCLUSIONS

Geotechnologies, Inc. does not practice in the fields of methane gas, radon gas, environmental engineering, waterproofing, dewatering organic substances or the presence of corrosive soils or wetlands which could affect the proposed development including mold and toxic mold. Nothing in this report is intended to address these issues and/or their potential effect on the proposed development. A competent professional consultant should be retained in order to address environmental issues, waterproofing, organic substances and wetlands which might effect the proposed development.

GEOTECHNICAL TESTING

Classification and Sampling

The soil is continuously logged by a representative of this firm and classified by visual examination in accordance with the Unified Soil Classification system. The field classification is verified in the laboratory, also in accordance with the Unified Soil Classification System. Laboratory classification may include visual examination, Atterberg Limit Tests and grain size distribution. The final classification is shown on the excavation logs.

Samples of the geologic materials encountered in the exploratory excavations were collected and transported to the laboratory. Undisturbed samples of soil are obtained at frequent intervals. Unless noted on the excavation logs as an SPT sample, samples acquired while utilizing a hollow-stem auger drill rig are obtained by driving a thin-walled, California Modified Sampler with successive 30-inch drops of a 140-pound hammer. Samples from the hand-auger borings are obtained utilizing a hand sampler. The soil is retained in brass rings of 2.50 inches outside diameter and 1.00 inch in height. The central portion of the samples are stored in close fitting, waterproof containers for transportation to the laboratory. Samples noted on the excavation logs as SPT samples are obtained in general accordance with the most recent revision of ASTM D 1586. Samples are retained for 30 days after the date of the geotechnical report.

Moisture and Density Relationships

The field moisture content and dry unit weight are determined for each of the undisturbed soil samples, and the moisture content is determined for SPT samples in general accordance with the most recent revision of ASTM D 4959 or ASTM D 4643. This information is useful in providing a gross picture of the soil consistency between exploration locations and any local variations. The dry unit weight is determined in pounds per cubic foot and shown on the

"Excavation Logs", A-Plates. The field moisture content is determined as a percentage of the dry unit weight.

Direct Shear Testing

Shear tests are performed in general accordance with the most recent revision of ASTM D 3080 with a strain controlled, direct shear machine manufactured by Soil Test, Inc. or a Direct Shear Apparatus manufactured by GeoMatic, Inc. The rate of deformation is approximately 0.025) inches per minute. Each sample is sheared under varying confining pressures in order to determine the Mohr-Coulomb shear strength parameters of the cohesion intercept and the angle of internal friction. Samples are generally tested in an artificially saturated condition. Depending upon the sample location and future site conditions, samples may be tested at field moisture content. The results are plotted on the "Shear Test Diagram," B-Plates.

The most recent revision of ASTM 3080 limits the particle size to 10 percent of the diameter of the direct shear test specimen. The sheared sample is inspected by the laboratory technician running the test. The inspection is performed by splitting the sample along the sheared plane and observing the soils exposed on both sides. Where oversize particles are observed in the shear plane, the results are discarded and the test run again with a fresh sample.

Consolidation Testing

Settlement predictions of the soil's behavior under load are made on the basis of the consolidation tests in general accordance with the most recent revision of ASTM D 2435. The consolidation apparatus is designed to receive a single one-inch high ring. Loads are applied in several increments in a geometric progression, and the resulting deformations are recorded at selected time intervals. Porous stones are placed in contact with the top and bottom of each specimen to permit addition and release of pore fluid. Samples are generally tested at increased

moisture content to determine the effects of water on the bearing soil. The normal pressure at which the water is added is noted on the drawing. Results are plotted on the "Consolidation Test," C-Plates.

Expansion Index Testing

The expansion tests performed on the remolded samples are in accordance with the Expansion Index testing procedures, as described in the most recent revision of ASTM D 4829. The soil sample is compacted into a metal ring at a saturation degree of 50 percent. The ring sample is then placed in a consolidometer, under a vertical confining pressure of 1 lbf/square inch and inundated with distilled water. The deformation of the specimen is recorded for a period of 24 hour or until the rate of deformation becomes less than 0.0002 inches/hour, whichever occurs first. The expansion index, EI, is determined by dividing the difference between final and initial height of the ring sample by the initial height, and multiplied by 1,000. Results are presented in Plate D of this report.

Laboratory Compaction Characteristics

The maximum dry unit weight and optimum moisture content of a soil are determined in general accordance with the most recent revision of ASTM D 1557. A soil at a selected moisture content is placed in five layers into a mold of given dimensions, with each layer compacted by 25 blows of a 10 pound hammer dropped from a distance of 18 inches subjecting the soil to a total compactive effort of about 56,000 pounds per cubic foot. The resulting dry unit weight is determined. The procedure is repeated for a sufficient number of moisture contents to establish a relationship between the dry unit weight and the water content of the soil. The data when plotted represent a curvilinear relationship known as the compaction curve. The values of optimum moisture content and modified maximum dry unit weight are determined from the compaction curve. Results are presented in Plate D of this report.

Grain Size Distribution

These tests cover the quantitative determination of the distribution of particle sizes in soils. Sieve analysis is used to determine the grain size distribution of the soil larger than the Number 200 sieve. The most recent revision of ASTM D 422 is used to determine particle sizes smaller than the Number 200 sieve. A hydrometer is used to determine the distribution of particle sizes by a sedimentation process. The grain size distributions are presented in the E-Plate of this report.

Atterberg Limits

ASTM D 4318 is used to determine the liquid limits, plastic limits, and plasticity index of the soil. These test methods are used to characterize the fine grained fractions of the soil. Results from Atterberg Limit tests are presented in Plate F of this report.

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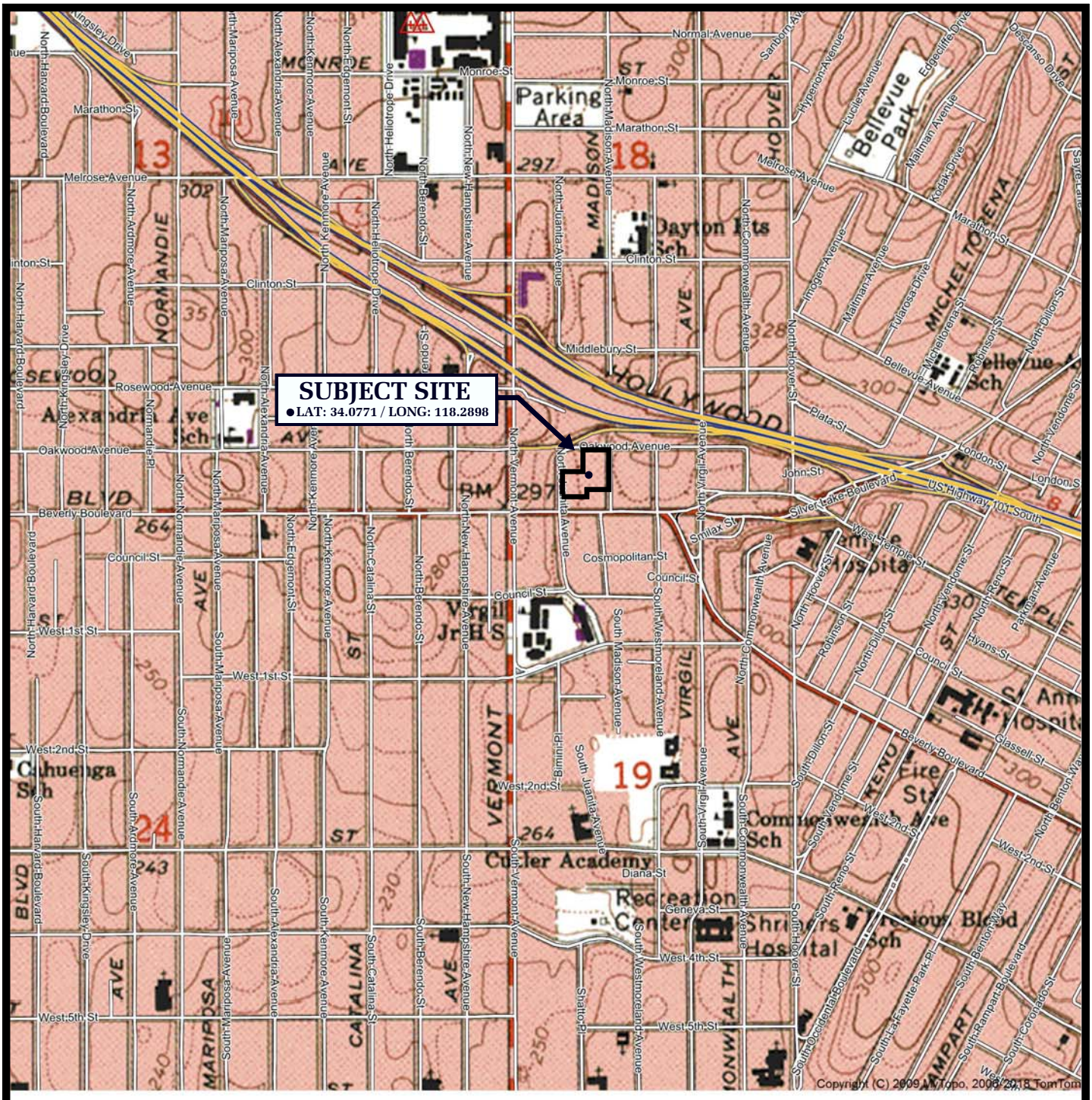

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MILES
0 1000 2000 3000
FEET

N

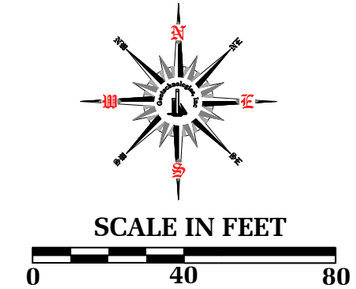
REFERENCE: U.S.G.S. TOPOGRAPHIC MAPS, 7.5 MINUTE SERIES, HOLLYWOOD, CA QUADRANGLE

VICINITY MAP

Geotechnologies, Inc.
Consulting Geotechnical Engineers

FLEXIBLE PSH SOLUTIONS, INC.

FILE NO. 21783



LEGEND

B5 LOCATION & NUMBER OF BORING (This Investigation)

B1 LOCATION & NUMBER OF BORING (Previous SIte Investigation by Converse Foundation Company - 1959)

B5 LOCATION & NUMBER OF BORING (Previous Investigations conducted on Neighboring Site by Donald R. Warren Co. - 1962 and 1963)

21 DEPTH OF FILL OBSERVED IN BORING (IN FEET)

A A' CROSS SECTION

REFERENCE: SITE PLAN BY KFA DATED 05/20/19

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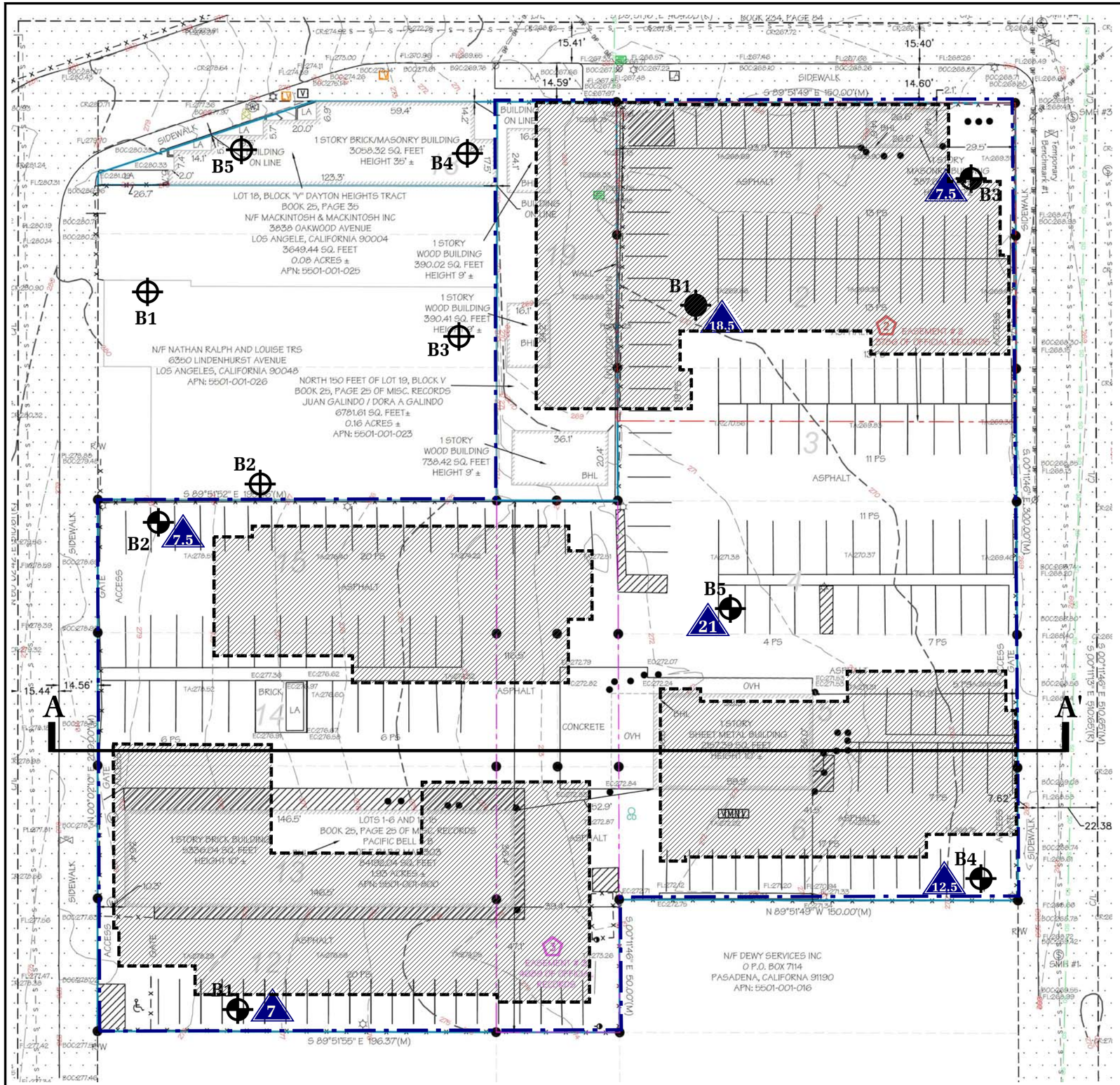
PLOT PLAN

FLEXIBLE PSH SOLUTIONS, INC.

File No.: 21783

Date: May '19



SCALE IN FEET

0 40 80

LEGEND

B5 — LOCATION & NUMBER OF BORING (This Investigation)

B1 — LOCATION & NUMBER OF BORING (Previous SIte Investigation by Converse Foundation Company - 1959)

B5 — LOCATION & NUMBER OF BORING (Previous Investigations conducted on Neighboring Site by Donald R. Warren Co. - 1962 and 1963)

21 — DEPTH OF FILL OBSERVED IN BORING (IN FEET)

PROPOSED STRUCTURES

A — A' CROSS SECTION

REFERENCE: LAND TITLE SURVEY BY AEI CONSULTANTS
DATED 04/01/19

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SURVEY PLAN

FLEXIBLE PSH SOLUTIONS, INC.

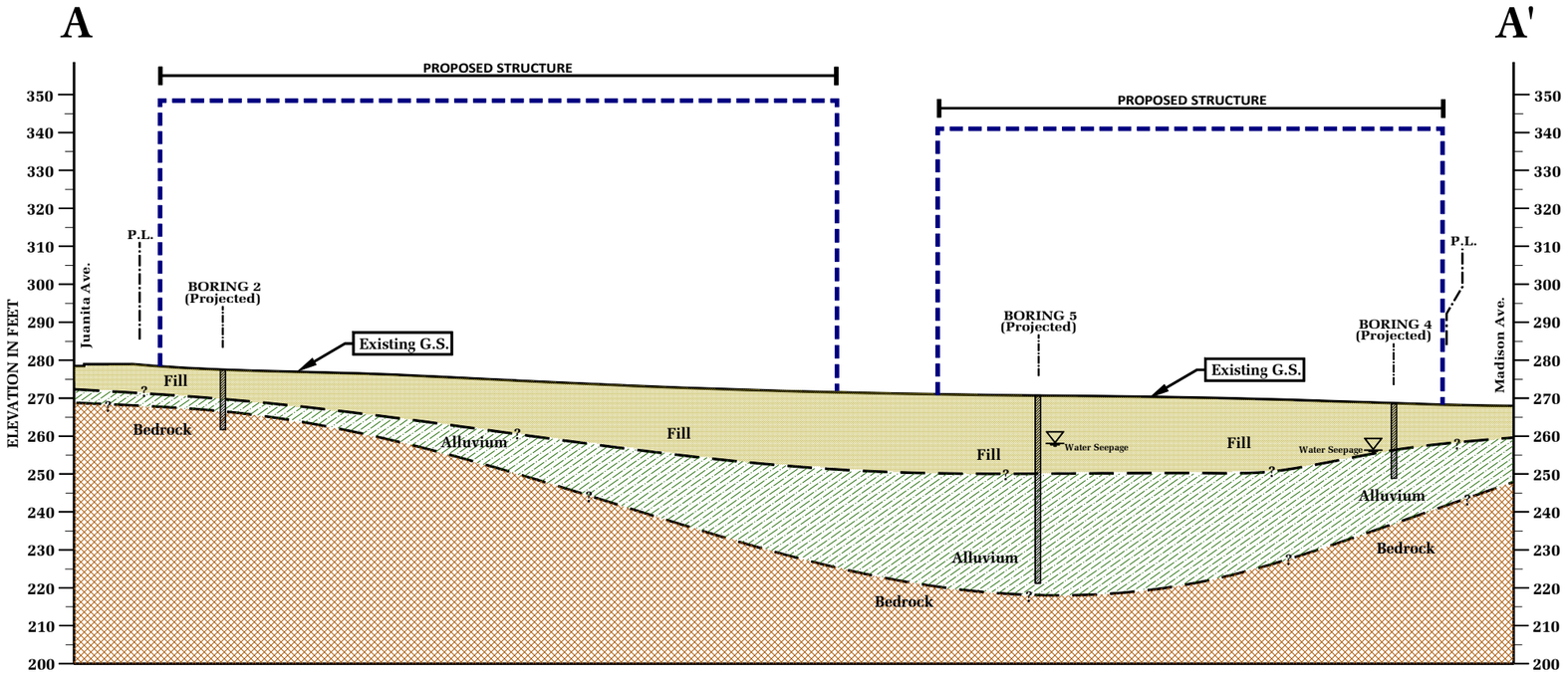
File No.: 21783

Date: May '19

E

SCALE IN FEET

0 40 80



REFERENCES: LAND TITLE SURVEY BY AEI CONSULTANTS, DATED 04/01/19
SITE PLAN BY KFA, DATED 05/20/19

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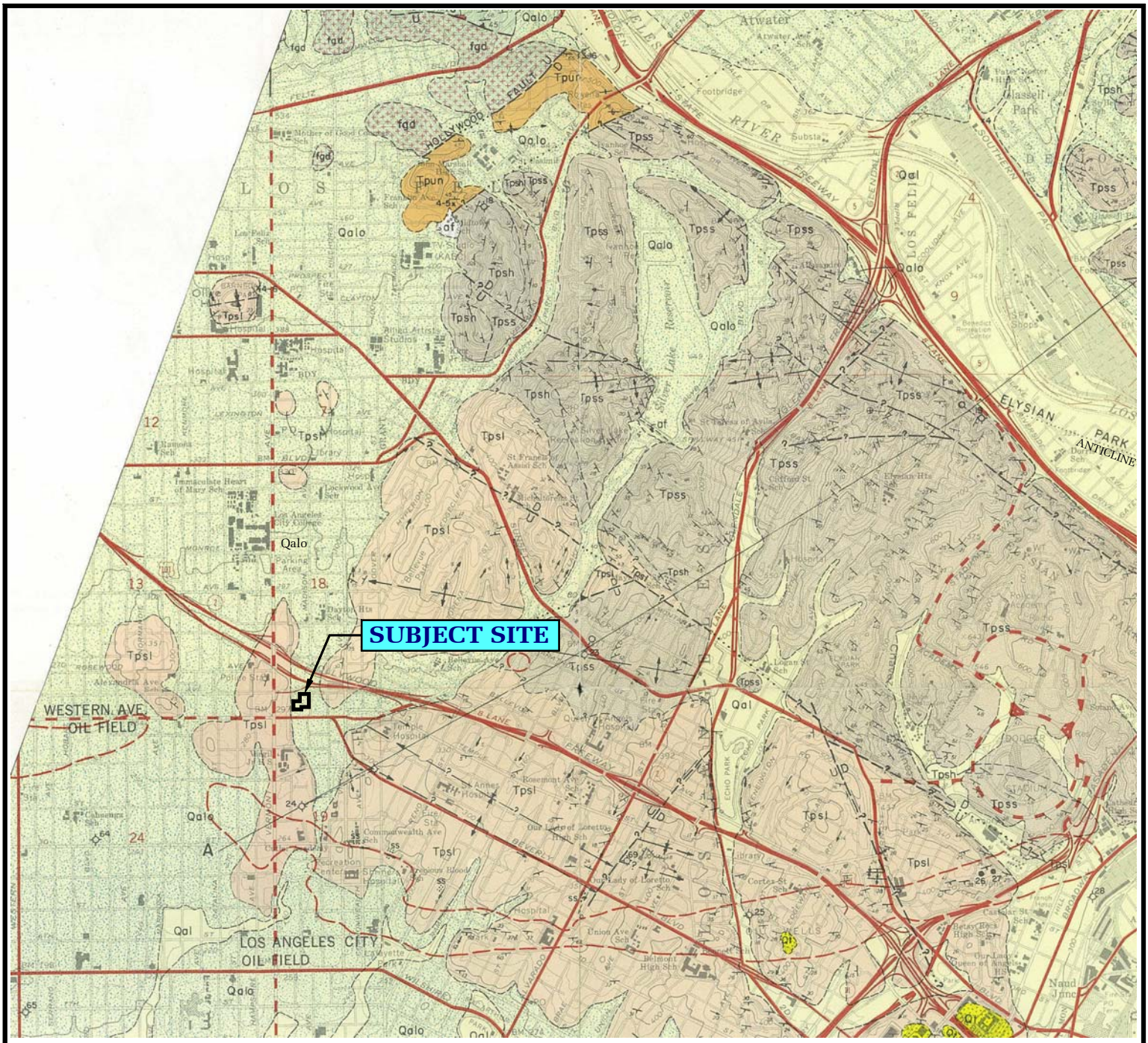
CROSS SECTION A-A'

FLEXIBLE PSH SOLUTIONS, INC.

File No.: 21783

Date: May '19



SCALE IN FEET

0 1000 2000 4000

LEGEND

Qal: Alluvium. Silt, sand and gravel
Qalo: Old Alluvium. Silt, sand and gravel
Qt: Terrace Deposits. Silt, sand and gravel
Tpsl: Puente Formation. Siltstone, well bedded, light brown and light gray
Tpsh: Puente Formation. Shale, well bedded, light gray, siliceous
Tpss: Puente Formation. Sandstone, well bedded, medium to coarse grained, light brown to gray
Tpun: Puente Formation. Undifferentiated siltstone, shale, sandstone and conglomerate
fgd: Feliz Granodiorite. Fine- to medium-grained, massive, light gray to light brown

N

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REFERENCE: D.L. LAMAR, SPECIAL REPORT 101- PLATE 1, GEOLOGIC MAP OF THE ELYSIAN PARK-REPETTO HILLS AREA, LOS ANGELES COUNTY

LOCAL GEOLOGIC MAP

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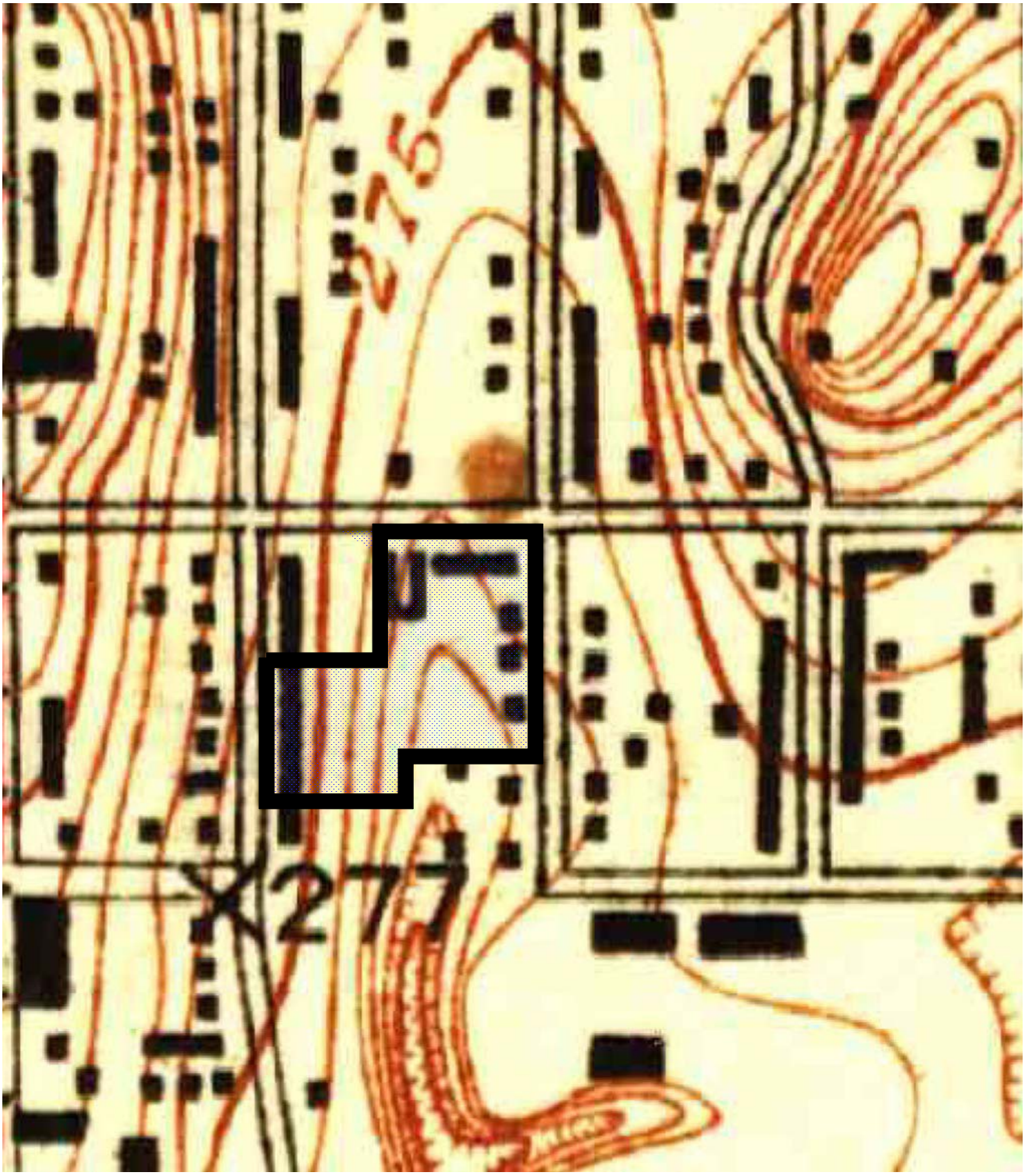
FLEXIBLE PSH SOLUTIONS, INC.

FILE NO. 21783



SCALE IN FEET

0 100 200 400

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LEGEND

SUBJECT SITE

TOPOGRAPHIC CONTOUR (5-FOOT INTERVALS)

REFERENCE: LOS ANGELES CALIFORNIA TOPOGRAPHIC MAP, 1928 EDITION
DEPARTMENT OF THE INTERIOR, UNITED STATE GEOLOGIC SURVEY, JUNE, 1927

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HISTORICAL TOPOGRAPHIC MAP (1928)

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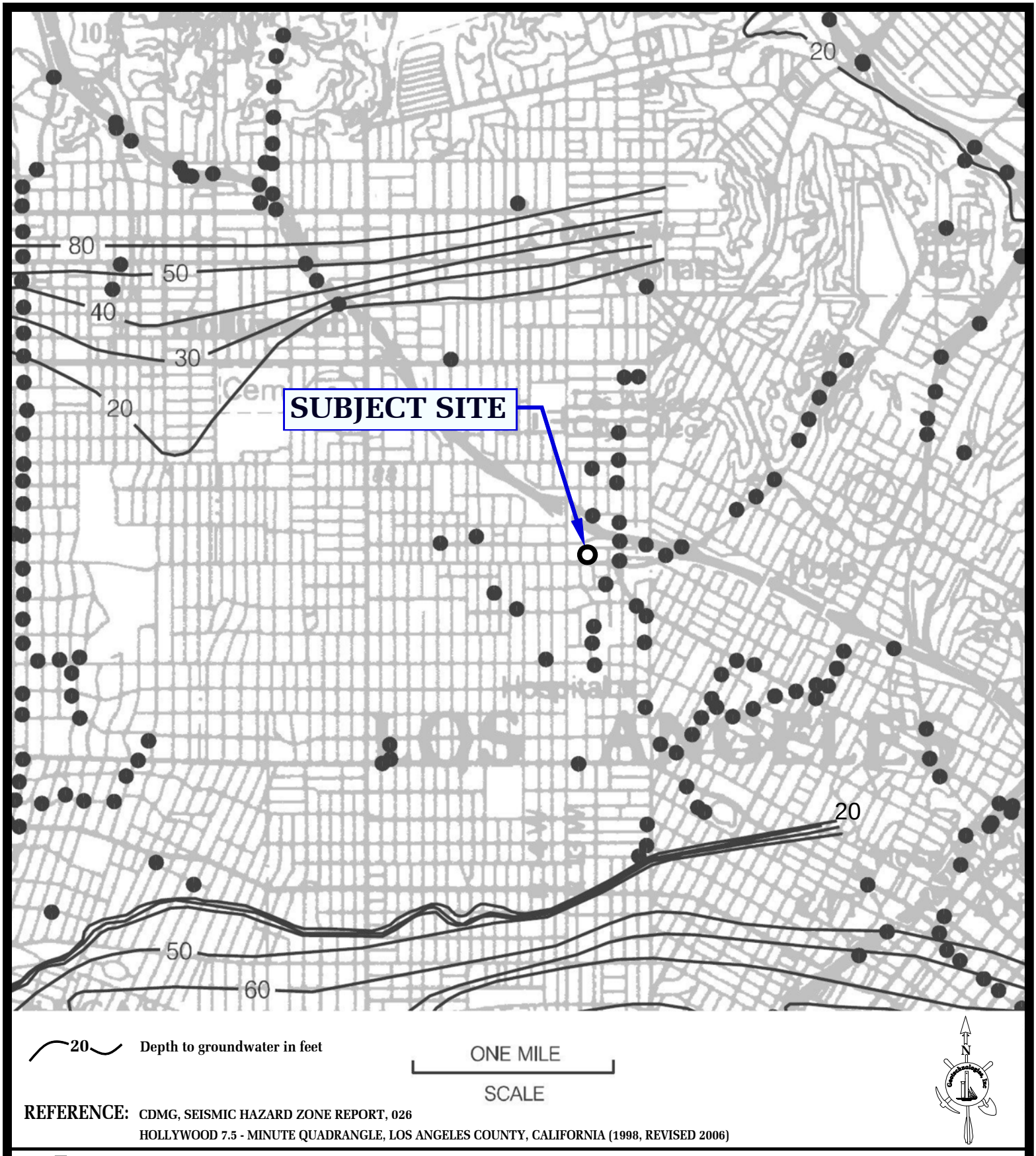
File No.: 21783

Date: May '19



20 Depth to groundwater in feet

REFERENCE: CDMG, SEISMIC HAZARD ZONE REPORT, 026
HOLLYWOOD 7.5 - MINUTE QUADRANGLE, LOS ANGELES COUNTY, CALIFORNIA (1998, REVISED 2006)

HISTORICALLY HIGHEST GROUNDWATER LEVELS

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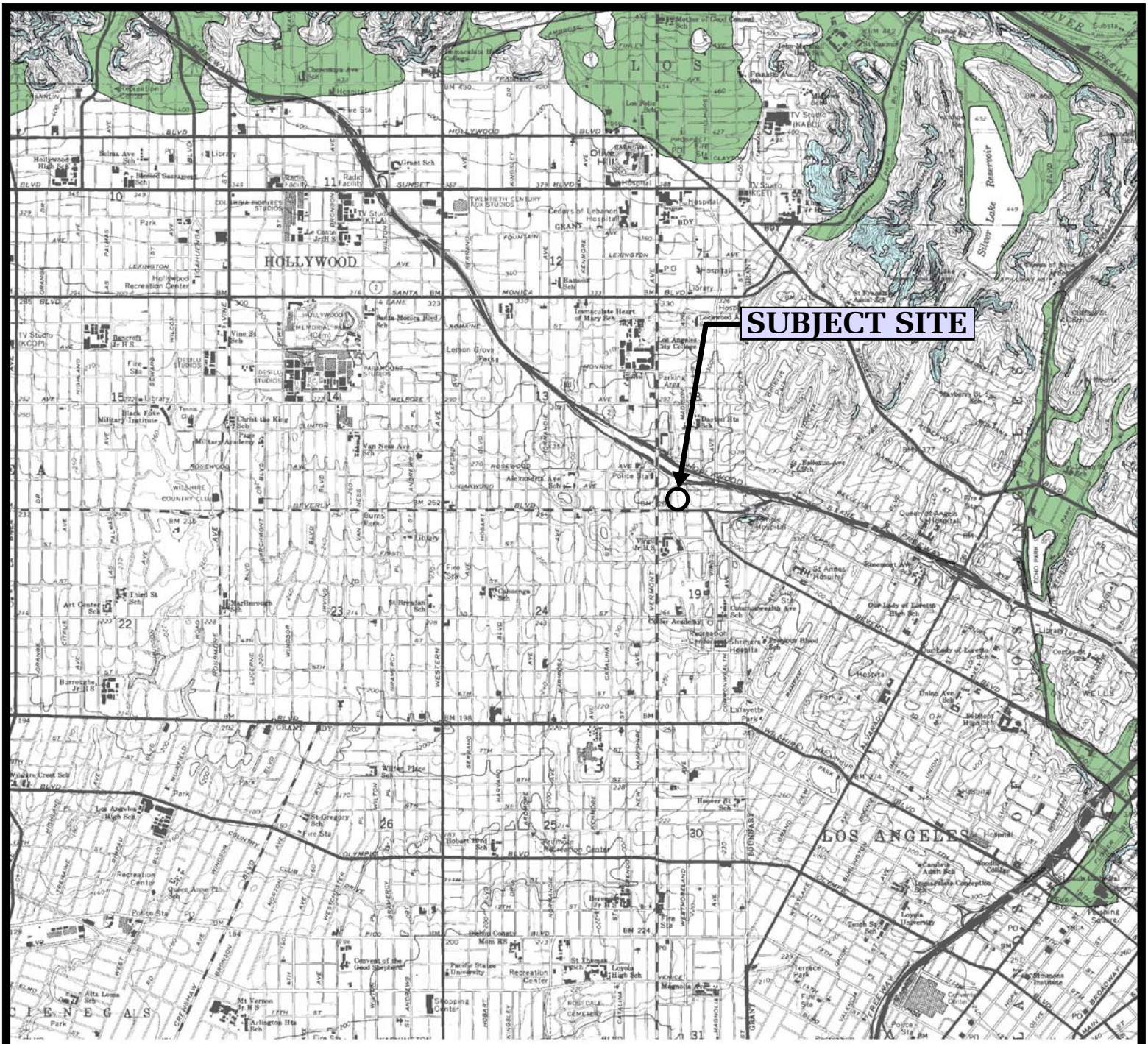
FILE NO. 21783



LIQUEFACTION AREA

REFERENCE: **SEISMIC HAZARD ZONES, HOLLYWOOD QUADRANGLE OFFICIAL MAP (CDMG, 1999)**

SEISMIC HAZARD ZONE MAP

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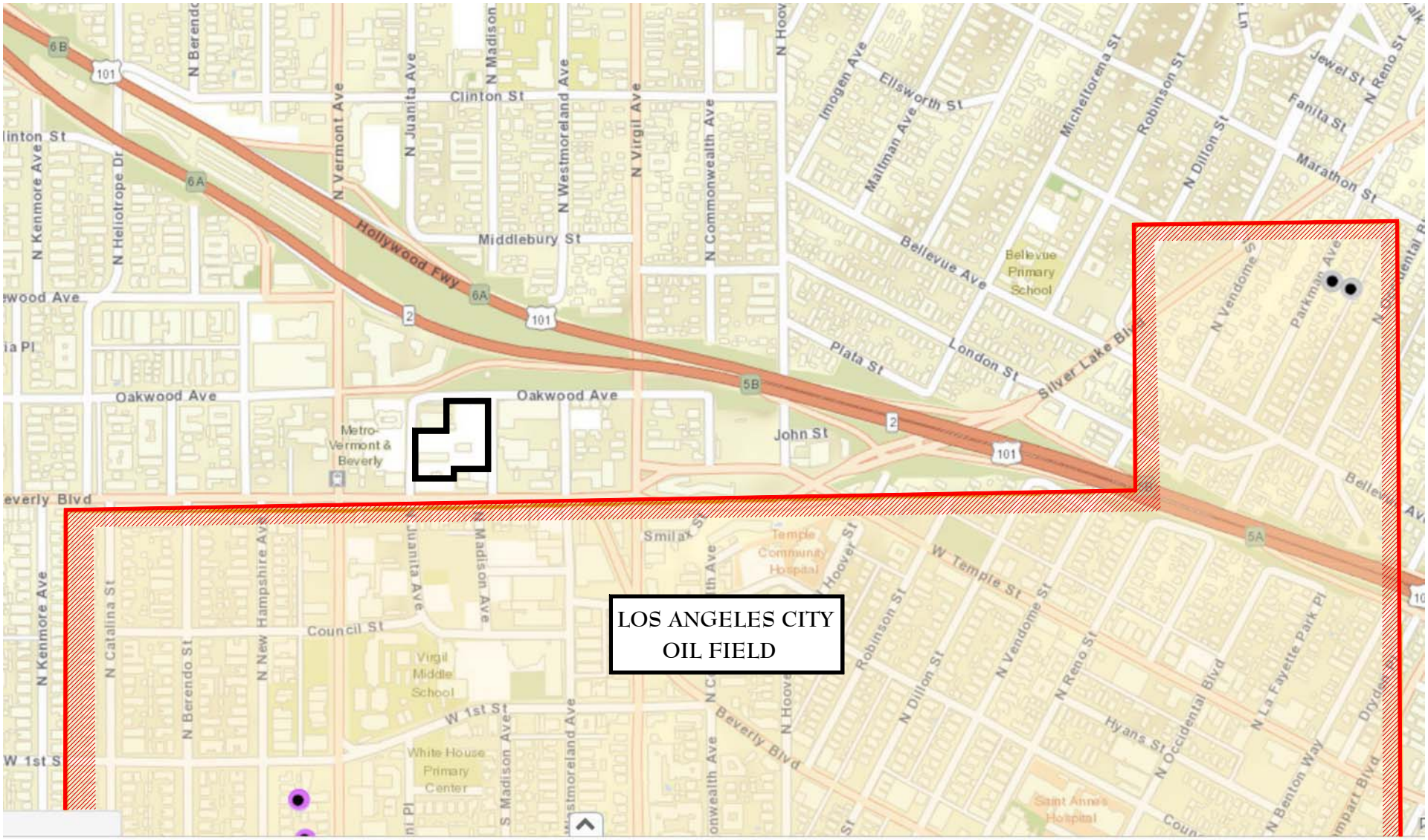
FLEXIBLE PSH SOLUTIONS, INC.

FILE NO. 21783



LEGEND

- Project Site
- Limits of Oil Field
- Oil Well

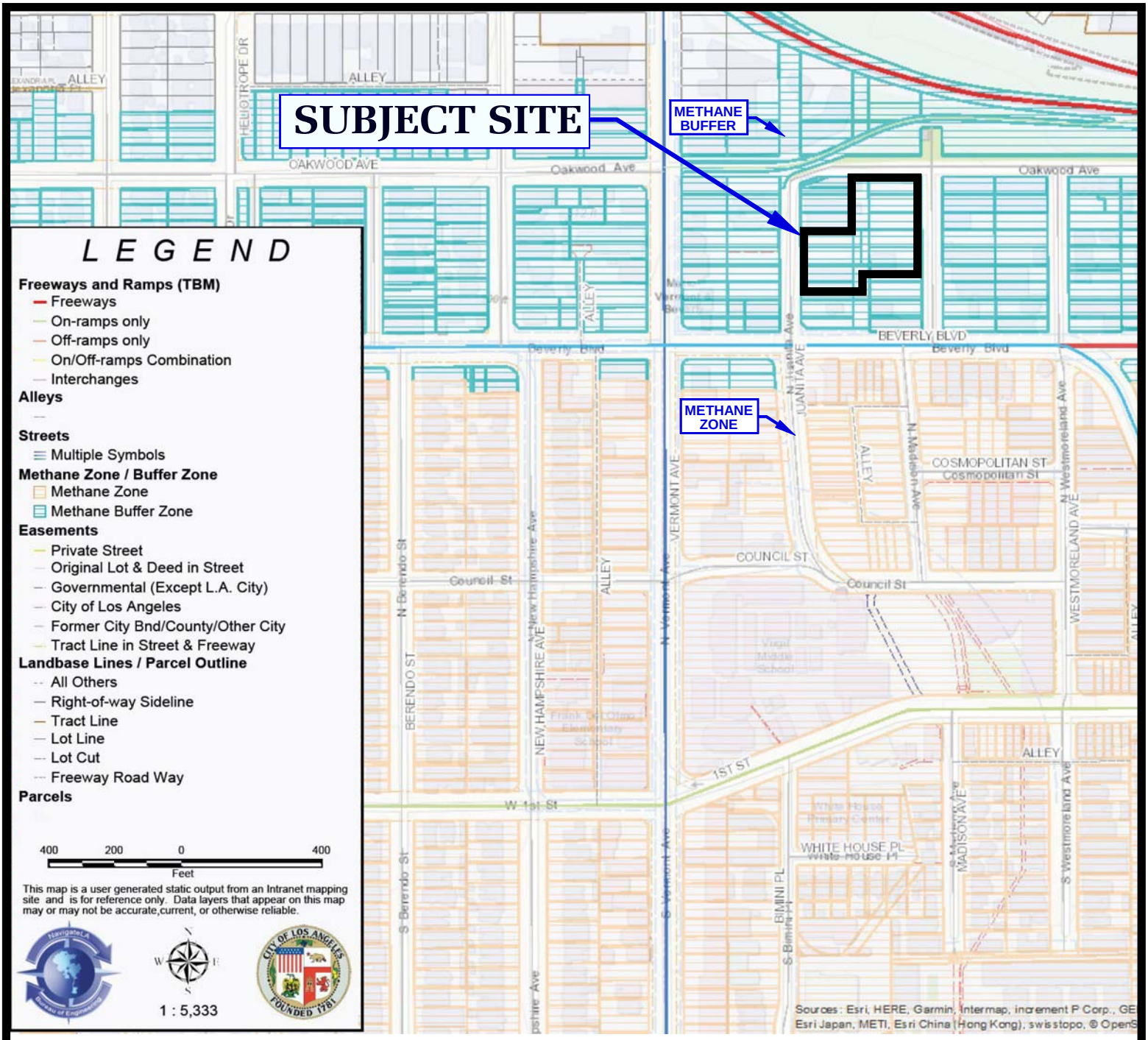
REFERENCE: STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION, DIVISION OF OIL, GAS, AND GEOTHERMAL RESOURCES ONLINE MAPPING SYSTEM

OIL FIELD AND OIL WELL LOCATION MAP

GEOTECHNOLOGIES, INC.
CONSULTING GEOTECHNICAL ENGINEERS

FLEXIBLE PSH SOLUTIONS, INC.

FILE NO. 21783



REFERENCE: http://navigatela.lacity.org/NavigateLA/

METHANE ZONE RISK MAP

Geotechnologies, Inc.
Consulting Geotechnical Engineers

FLEXIBLE PSH SOLUTIONS, INC.

FILE NO. 21783

BORING LOG NUMBER 1

Flexible PSH Solutions, Inc. **Date: 03/20/19** **Elevation: 277.5'***

File No. 21783 **Method: 8-inch diameter Hollow Stem Auger**

km *Reference: Survey by AEI Consultants, dated 4/1/19

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description Surface Conditions: Asphalt for Parking
				0 --		4-inch Asphalt over 6-inch Base
				-		
				1 --		
				-		FILL: Silty Sand, dark brown, moist, stiff
				2 --		
				-		
				3 --		Silty Clay, dark brown, moist, stiff
				-		
				4 --		
				-		
5	7	15.9	SPT	5 --		
				-		Silty Sand to Sand, dark brown, moist, medium dense, fine grained
				6 --		
				-		Silty clay, dark brown, moist, stiff
				7 --		
7.5	24	20.3	100.4	-		
				8 --	CL	NATIVE ALLUVIUM: Silty Clay, dark gray, moist, stiff
				-		
				9 --		
				-		
10	16	18.9	SPT	10 --		
				-		
				11 --		
				-		
				12 --		
12.5	48	16.9	114.7	-		
				13 --	SM/SP	Silty Sand to Sand, dark gray to gray, moist, medium dense, fine to medium grained
				-		
				14 --		
				-		
15	26	18.2	SPT	15 --		
				-		
				16 --		
				-		
				17 --		
17.5	51	26.4	95.7	-		
				18 --		BEDROCK (PUENTE FORMATION): Siltstone, yellowish grayish brown, moist, moderately hard
				-		
				19 --		
				-		Total Depth 19 feet
				20 --		No Water
				-		Fill to 7½ feet
				21 --		
				-		
				22 --		NOTE: The stratification lines represent the approximate boundary between earth types; the transition may be gradual.
				-		
				23 --		
				-		Used 8-inch diameter Hollow-Stem Auger
				24 --		140-lb. Automatic Hammer, 30-inch drop
				-		Modified California Sampler used unless otherwise noted
				25 --		
				-		SPT=Standard Penetration Test

BORING LOG NUMBER 2

Flexible PSH Solutions, Inc. **Date: 03/20/19** **Elevation: 279.0'***

File No. 21783 **Method: 4-inch diameter Hand Auger**

km *Reference: Survey by AEI Consultants, dated 4/1/19

Sample Depth ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description Surface Conditions: Asphalt for Parking
			0 --		4-inch Asphalt over 5-inch Base
			-		
			1 --		
			-		FILL: Silty Sand, dark brown, moist, medium dense, fine grained
			2 --		
2.5	26.7	83.2	-		
			3 --		Silty Clay, dark gray, moist, stiff
			-		
			4 --		
			-		
5	25.7	93.0	5 --		
			-		dark brown and gray
			6 --		
			-		
			7 --		
7.5	27.5	95.1	-		
			8 --		BEDROCK (PUENTE FORMATION): Siltstone, yellowish brown, moist, moderately hard
			-		
			9 --		
			-		
10	29.3	88.2	10 --		
			-		grayish brown
			11 --		
			-		
			12 --		
12.5	33.6	85.1	-		
			13 --		yellow to grayish brown
			-		
			14 --		
			-		
15	32.6	89.4	15 --		
			-		
			16 --		
			-		Total Depth 16 feet by refusal
			17 --		No Water
			-		Fill to 7½ feet
			18 --		
			-		
			19 --		NOTE: The stratification lines represent the approximate boundary between earth types; the transition may be gradual.
			-		
			20 --		
			-		Used 4-inch diameter Hand Auger
			21 --		
			-		
			22 --		
			-		
			23 --		
			-		
			24 --		
			-		
			25 --		
			-		

BORING LOG NUMBER 3

Flexible PSH Solutions, Inc. **Date: 03/20/19** **Elevation: 269.0'***

File No. 21783 **Method: 8-inch diameter Hollow Stem Auger**

km *Reference: Survey by AEI Consultants, dated 4/1/19

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description Surface Conditions: Asphalt for Parking
				0 --		6-inch Asphalt, No Base
				-		
				1 --		FILL: Silty Sand, dark brown, moist, medium dense, fine grained
				-		
				2 --		
2.5	7	15.2	109.2	-		
				3 --		Silty Clay, dark gray, moist, stiff
				-		
				4 --		
				-		
5	12	34.9	83.6	5 --		
				-		
				6 --		
				-		
				7 --		
7.5	13	19.9	107.1	-		
				8 --	CL	NATIVE ALLUVIUM: Silty Clay, dark gray, moist, stiff
				-		
				9 --		
				-		
10	18	25.1	98.8	10 --		
				-		
				11 --		
				-		
				12 --		
				-		
				13 --		
				-		
				14 --		
				-		
15	28	21.8	104.7	15 --		
				-	SM/ML	Silty Sand to Sandy Silt, dark gray to gray, moist, medium dense, fine grained
				16 --		
				-		
				17 --		
				-		
				18 --		
				-		
				19 --		
				-	SM	Silty Sand, dark brown, moist, dense, fine grained
20	62	18.8	105.8	20 --		
				-		Total Depth 20 feet
				21 --		Seepage Water at 11½ feet
				-		Fill to 7½ feet
				22 --		
				-		
				23 --		NOTE: The stratification lines represent the approximate boundary between earth types; the transition may be gradual.
				-		
				24 --		
				-		Used 8-inch diameter Hollow-Stem Auger
				25 --		140-lb. Automatic Hammer, 30-inch drop
				-		Modified California Sampler used unless otherwise noted

BORING LOG NUMBER 4

Flexible PSH Solutions, Inc. **Date: 03/20/19** **Elevation: 270.0'***

File No. 21783 **Method: 4-inch diameter Hand Auger**

km *Reference: Survey by AEI Consultants, dated 4/1/19

Sample Depth ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description Surface Conditions: Asphalt for Parking
			0 --		5-inch Asphalt over 3-inch Base
			-		
			1 --		FILL: Silty Sand, dark brown, moist, medium dense, fine grained
			-		
			2 --		
2.5	13.7	116.1	-		
			3 --		
			-		
			4 --		
			-		
5	14.7	95.2	5 --		
			-		few asphalt fragments
			6 --		
			-		
7	17.2	109.0	7 --		
			-		Sandy Silt, dark brown, moist, stiff
			8 --		
			-		
			9 --		
			-		
10	29.4	91.9	10 --		
			-		Silty Clay, dark brown, moist, stiff
			11 --		
			-		
			12 --		
12.5	32.4	88.4	-		
			13 --	CL	NATIVE ALLUVIUM: Silty Clay, dark brown, moist, stiff, with caliche
			-		
			14 --		
			-		
15	29.4	96.0	15 --		
			-	ML	Sandy Silt, gray, very moist, stiff
			16 --		
			-		
			17 --		
			-		
			18 --		
			-		
			19 --		
			-	ML	Sandy Silt, gray, wet, stiff
20	29.3	99.3	20 --		
			-		Total Depth 20 feet Seepage Water at 12 feet Fill to 12½ feet
			21 --		
			-		
			22 --		
			-		
			23 --		NOTE: The stratification lines represent the approximate boundary between earth types; the transition may be gradual.
			-		
			24 --		
			-		Used 4-inch diameter Hand Auger
			25 --		
			-		

BORING LOG NUMBER 5

Flexible PSH Solutions, Inc. **Date: 03/20/19** **Elevation: 271.5'***

File No. 21783 **Method: 8-inch diameter Hollow Stem Auger**

km *Reference: Survey by AEI Consultants, dated 4/1/19

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description Surface Conditions: Asphalt for Parking
				0		5-inch Asphalt over 4-inch Base
				1		FILL: Silty Sand, dark brown, moist, medium dense, fine grained
				2		
				3		
				4		
5	4	28.6	SPT	5		Sandy Silt to Silty Clay, yellow and dark brown, moist, stiff
				6		
7.5	28	13.9	84.2	7		Sandy Silt, dark brown, moist, stiff
				8		
				9		
10	4	16.7	SPT	10		Silty Sand to Clayey Silt, dark brown and dark gray, moist, medium dense, stiff, fine grained
				11		
12.5	12	19.3	105.9	12		Sandy Silt to Silty Clay, dark gray to gray, moist, stiff
				13		
				14		
15	4	24.7	SPT	15		Silty Clay, dark and gray, moist, firm
				16		
17.5	7	36.1	81.3	17		black, very moist, firm
				18		
				19		
20	35	33.3	SPT	20		
				21	SM	NATIVE ALLUVIUM: Silty Sand, dark brown, moist, medium dense to dense, fine grained
22.5	33 50/5"	7.9	117.8	22		very dense
				23		
				24		
25	74	13.0	SPT	25		
					SM/ML	Silty Sand to Sandy Silt, dark brown, moist, very dense, very stiff, fine grained

BORING LOG NUMBER 5

Flexible PSH Solutions, Inc.

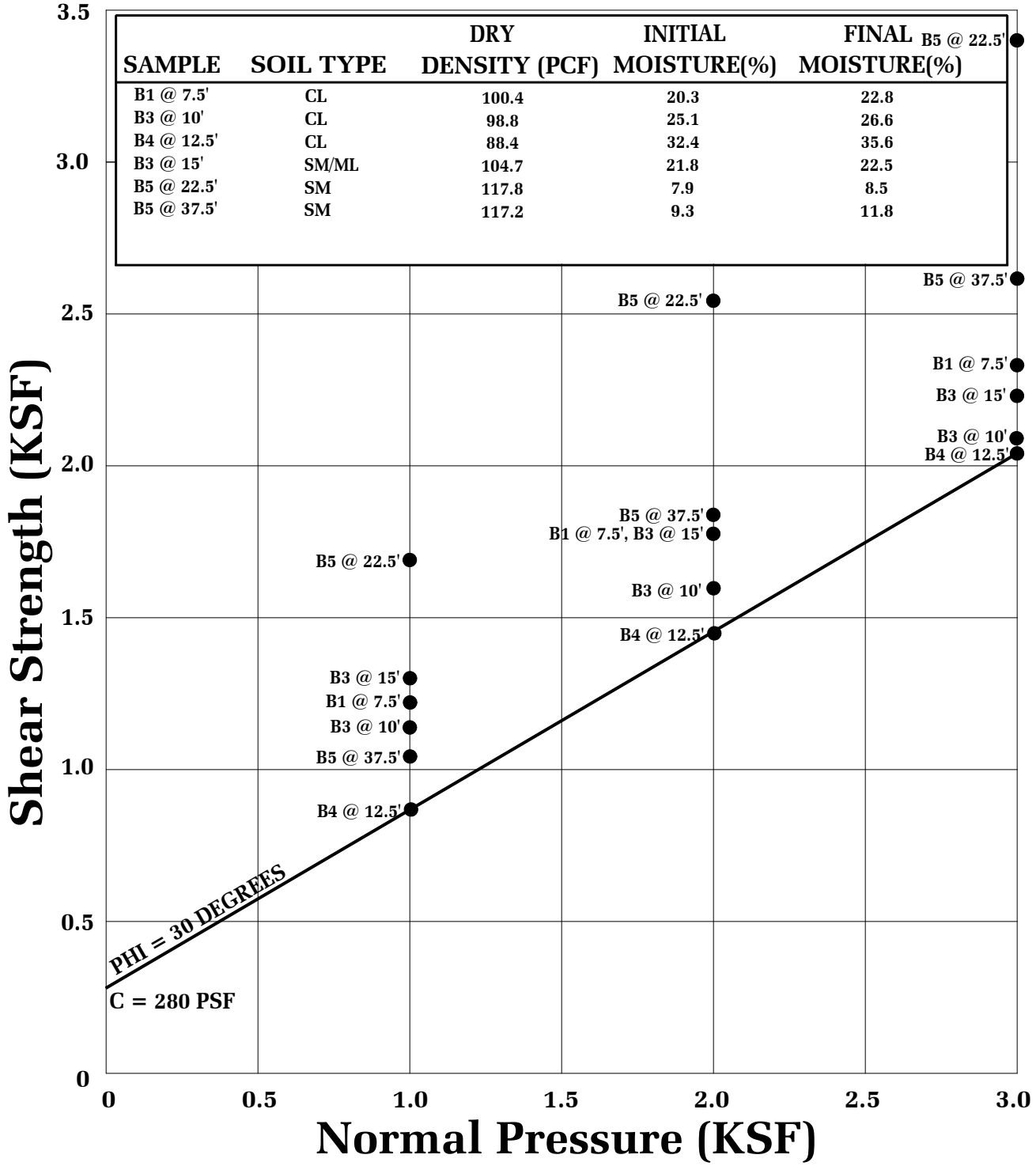
File No. 21783

km

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description
				26 --		
				27 --		
27.5	37 50/2"	16.1	109.1	28 --	SM	Silty Sand, dark brown, moist, very dense, fine grained
				29 --		
30	44 50/4"	17.1	SPT	30 --		
				31 --		
				32 --		
32.5	37 50/1"	9.7	112.8	33 --		
				34 --		
35	23 50/5"	11.6	SPT	35 --		
				36 --		
				37 --		
37.5	85	9.3	117.2	38 --		
				39 --		
40	38 50/4"	19.5	SPT	40 --	SM/SP	Silty Sand to Sand, dark brown, moist, very dense, fine grained
				41 --		
				42 --		
42.5	38 50/4"	8.0	115.7	43 --		
				44 --		
45	51 50/3"	13.2	SPT	45 --		NOTE: The stratification lines represent the approximate boundary between earth types; the transition may be gradual.
				46 --		
				47 --		Used 8-inch diameter Hollow-Stem Auger
47.5	34 50/3"	10.7	117.6	48 --		140-lb. Automatic Hammer, 30-inch drop Modified California Sampler used unless otherwise noted
				49 --		SPT=Standard Penetration Test
50	79	11.4	SPT	50 --		
						Total Depth 50 feet Seepage Water at 12½ feet Fill to 21 feet

NATIVE ALLUVIUM

SAMPLE	SOIL TYPE	DRY DENSITY (PCF)	INITIAL MOISTURE(%)	FINAL MOISTURE(%)
B1 @ 7.5'	CL	100.4	20.3	22.8
B3 @ 10'	CL	98.8	25.1	26.6
B4 @ 12.5'	CL	88.4	32.4	35.6
B3 @ 15'	SM/ML	104.7	21.8	22.5
B5 @ 22.5'	SM	117.8	7.9	8.5
B5 @ 37.5'	SM	117.2	9.3	11.8



● Direct Shear, Saturated

SHEAR TEST DIAGRAM

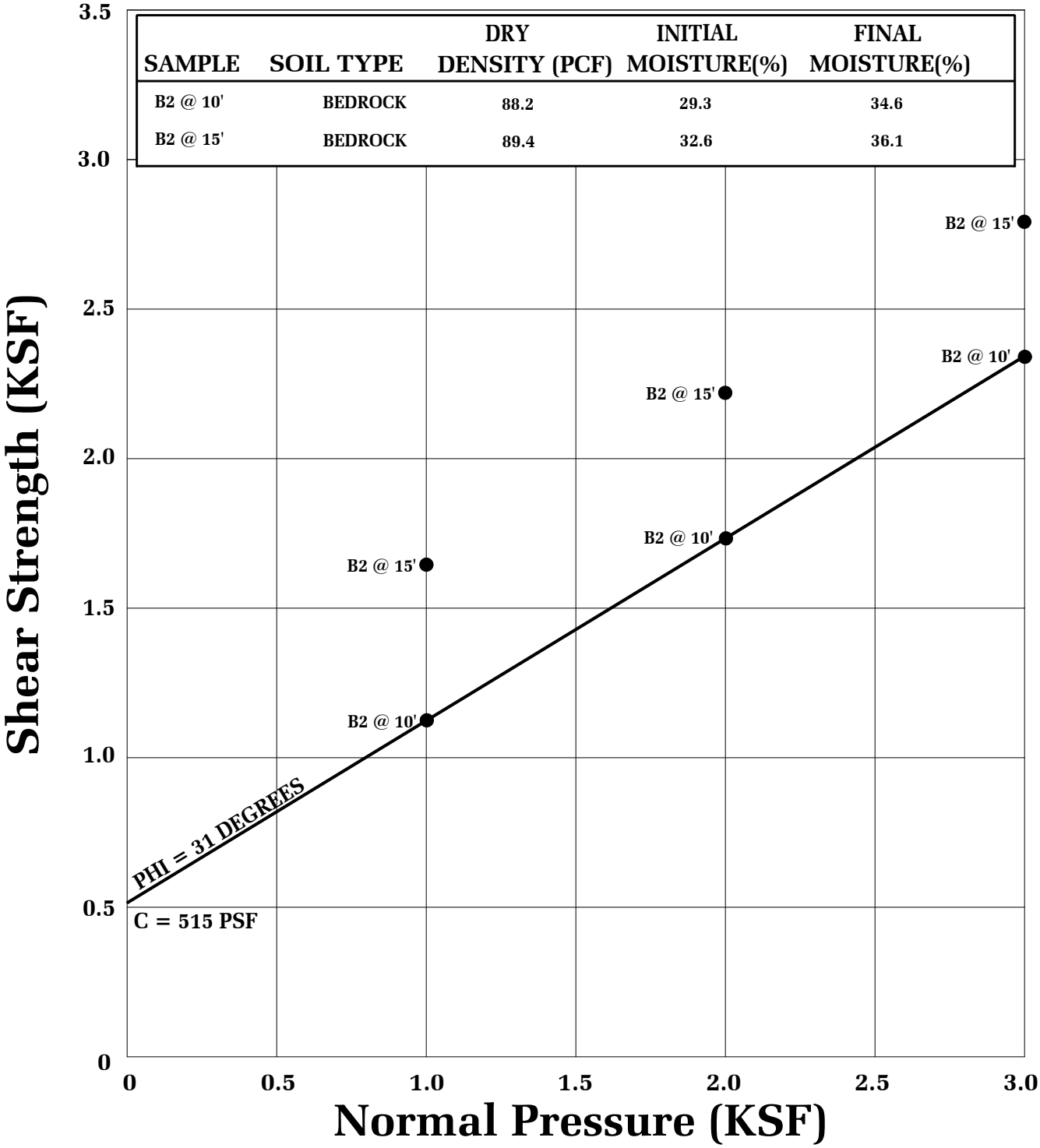
Geotechnologies, Inc.
Consulting Geotechnical Engineers

FLEXIBLE PSH SOLUTIONS, INC.

FILE NO. 21783 | **PLATE: B-1**

BEDROCK

SAMPLE	SOIL TYPE	DRY DENSITY (PCF)	INITIAL MOISTURE(%)	FINAL MOISTURE(%)
B2 @ 10'	BEDROCK	88.2	29.3	34.6
B2 @ 15'	BEDROCK	89.4	32.6	36.1



● Direct Shear, Saturated

SHEAR TEST DIAGRAM

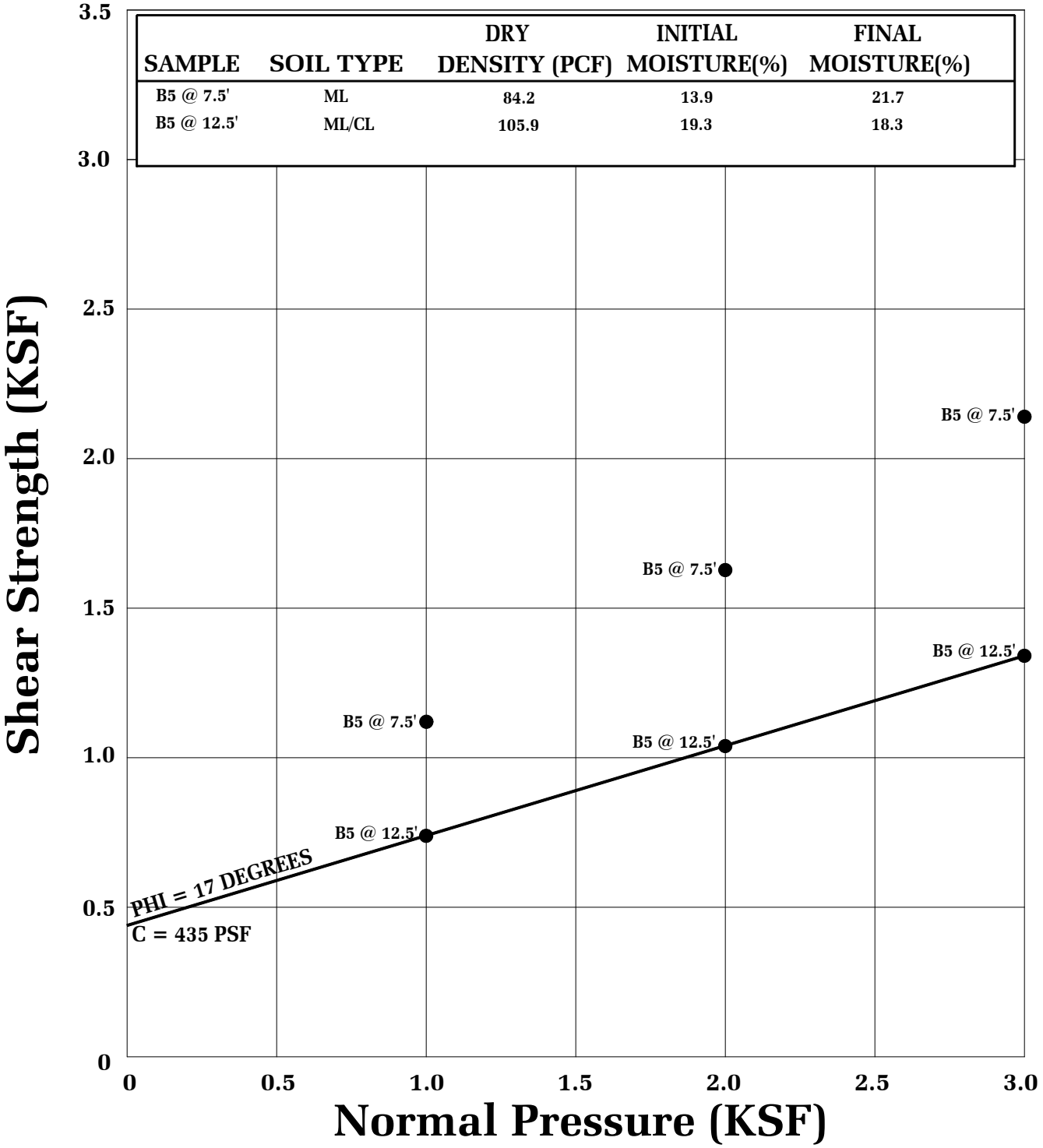
Geotechnologies, Inc.
Consulting Geotechnical Engineers

FLEXIBLE PSH SOLUTIONS, INC.

FILE NO. 21783 | **PLATE: B-2**

UNCERTIFIED FILL

SAMPLE	SOIL TYPE	DRY DENSITY (PCF)	INITIAL MOISTURE(%)	FINAL MOISTURE(%)
B5 @ 7.5'	ML	84.2	13.9	21.7
B5 @ 12.5'	ML/CL	105.9	19.3	18.3



● Direct Shear, Saturated

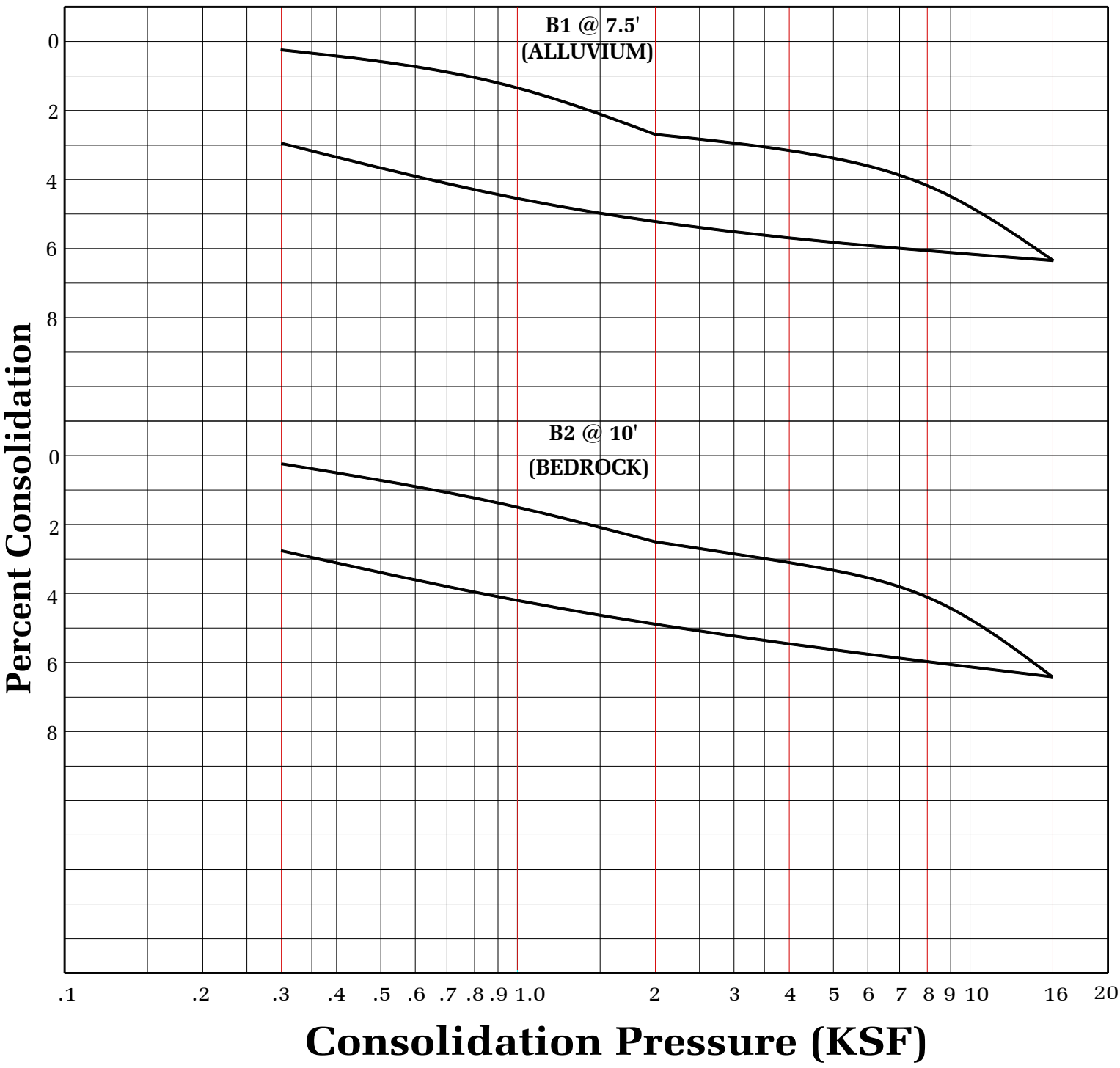
SHEAR TEST DIAGRAM

Geotechnologies, Inc.
Consulting Geotechnical Engineers

FLEXIBLE PSH SOLUTIONS, INC.

FILE NO. 21783 | **PLATE: B-3**

WATER ADDED AT 2 KSF



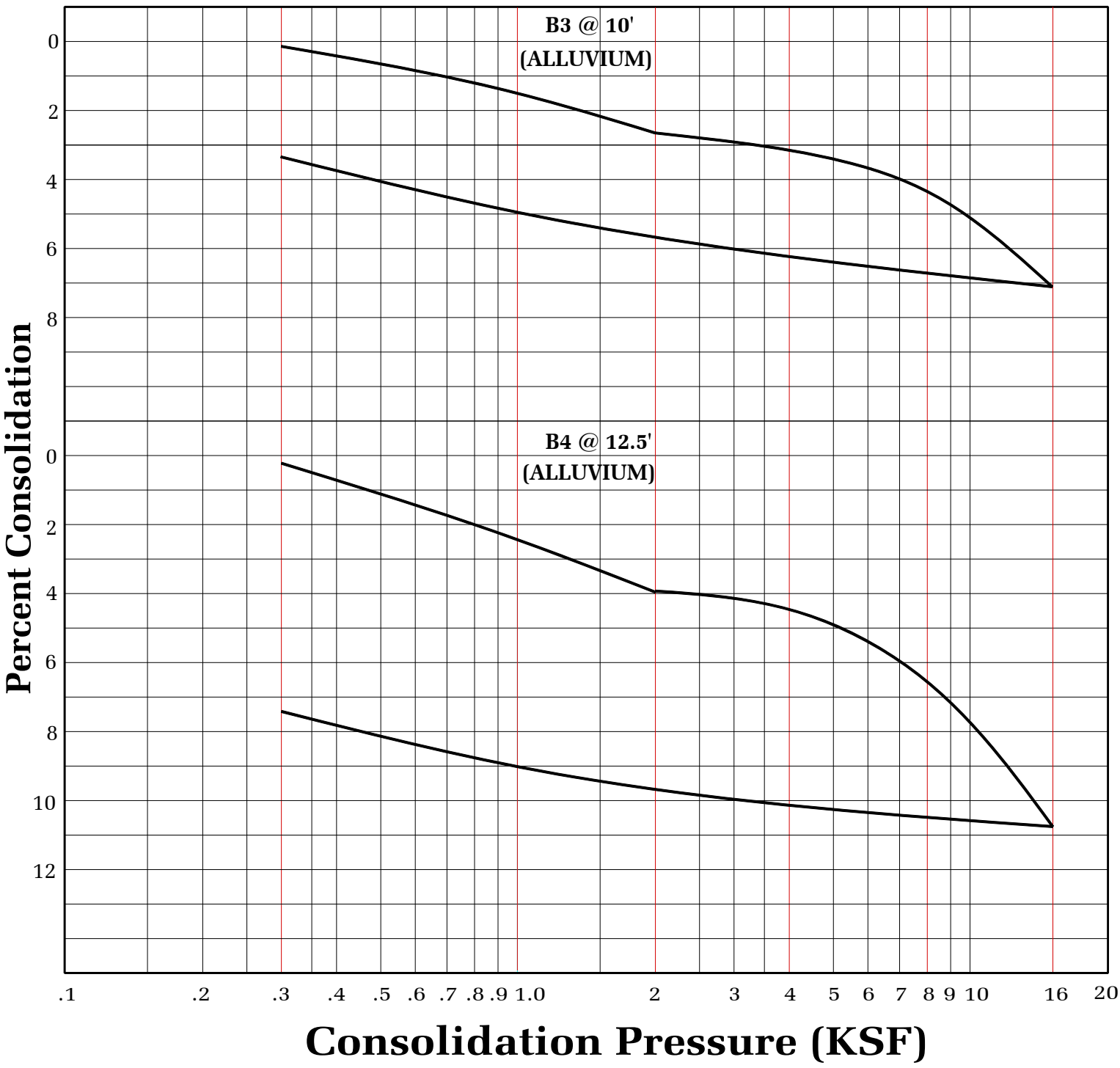
CONSOLIDATION TEST

Geotechnologies, Inc.
Consulting Geotechnical Engineers

FLEXIBLE PSH SOLUTIONS, INC.

FILE NO. 21783 | **PLATE: C-1**

WATER ADDED AT 2 KSF



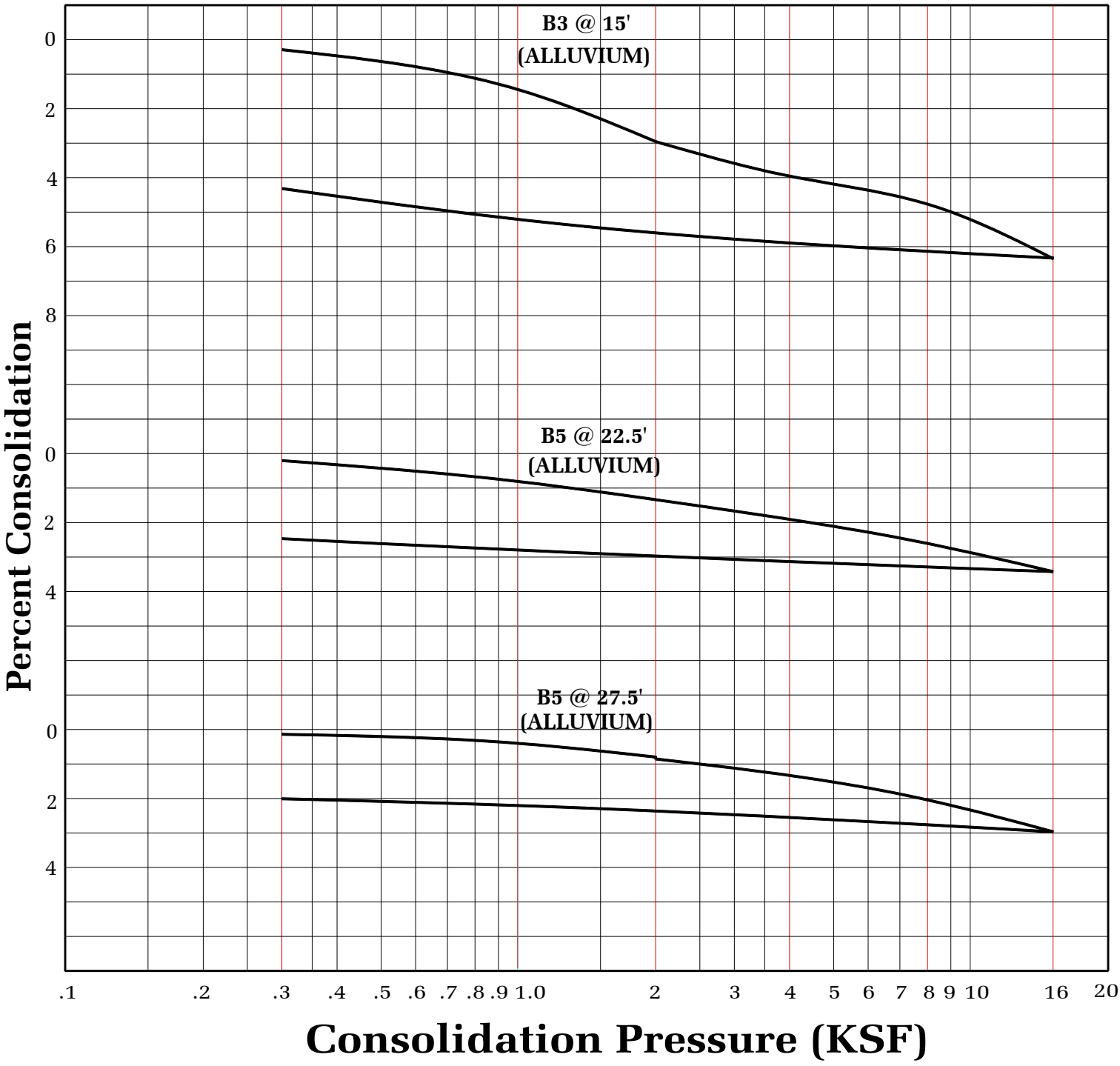
CONSOLIDATION TEST

Geotechnologies, Inc.
Consulting Geotechnical Engineers

FLEXIBLE PSH SOLUTIONS, INC.

FILE NO. 21783 | **PLATE: C-2**

WATER ADDED AT 2 KSF



CONSOLIDATION TEST

Geotechnologies, Inc.
Consulting Geotechnical Engineers

FLEXIBLE PSH SOLUTIONS, INC.

FILE NO. 21783 | **PLATE: C-3**

ASTM D 1557

SAMPLE	B1 @ 1- 5'	B3 @ 1-5'	B5 @ 1-5'
SOIL TYPE:	SM/CL	SM/CL	SM
MAXIMUM DENSITY pcf.	121.7	123.3	134.9
OPTIMUM MOISTURE %	12.1	11.1	7.5

ASTM D 4829

SAMPLE	B1 @ 1- 5'	B3 @ 1-5'	B5 @ 1-5'
SOIL TYPE:	SM/CL	SM/CL	SM
EXPANSION INDEX UBC STANDARD 18-2	88	89	3
EXPANSION CHARACTER	MODERATE	MODERATE	VERY LOW

SULFATE CONTENT

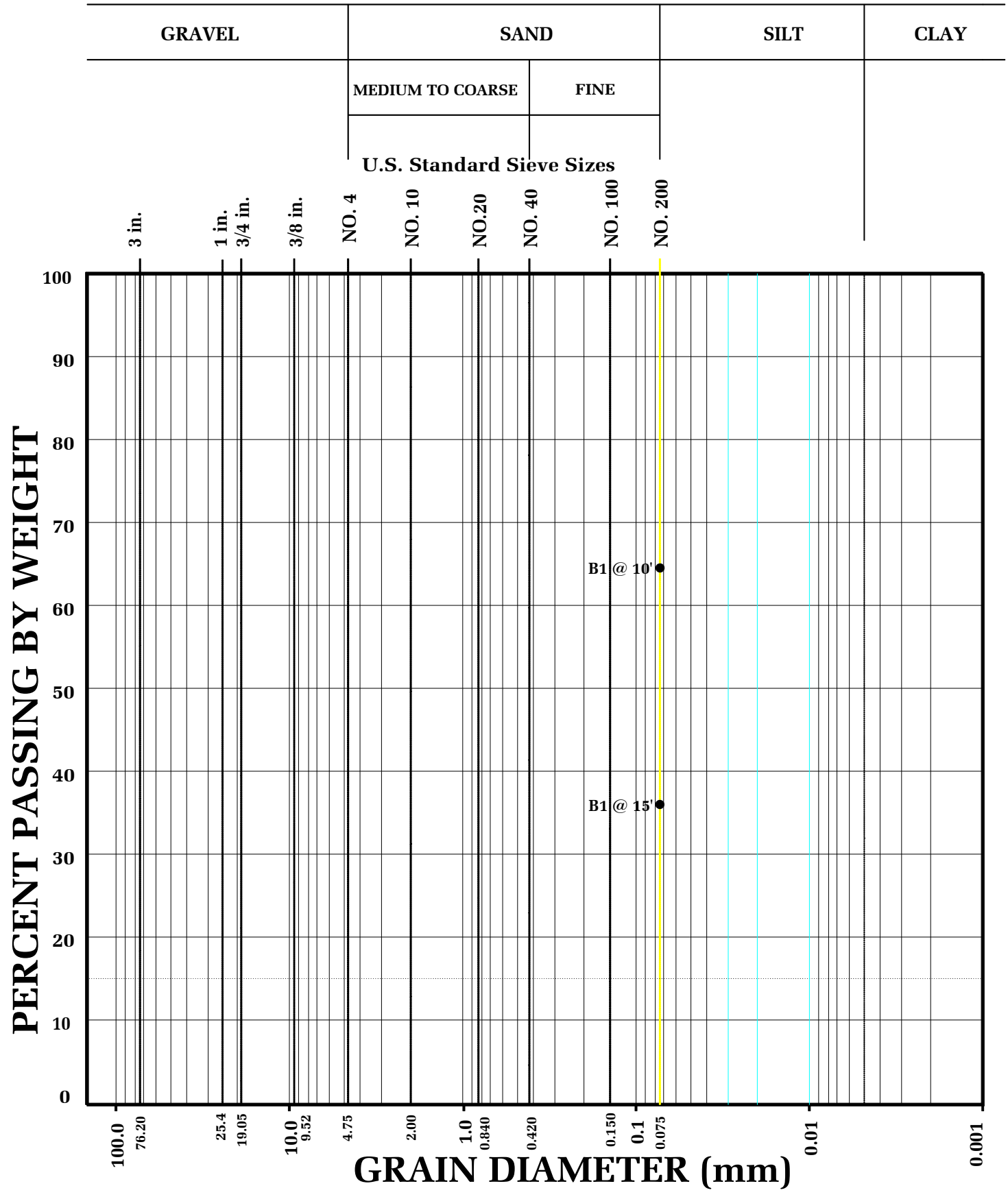
SAMPLE	B1 @ 1- 5'	B3 @ 1-5'	B5 @ 1-5'
SULFATE CONTENT: (percentage by weight)	< 0.10%	< 0.10%	< 0.10%

COMPACTION/EXPANSION DATA SHEET

Geotechnologies, Inc.
Consulting Geotechnical Engineers

FLEXIBLE PSH SOLUTIONS, INC.

FILE NO. 21783 | PLATE: D



GRAIN SIZE DISTRIBUTION

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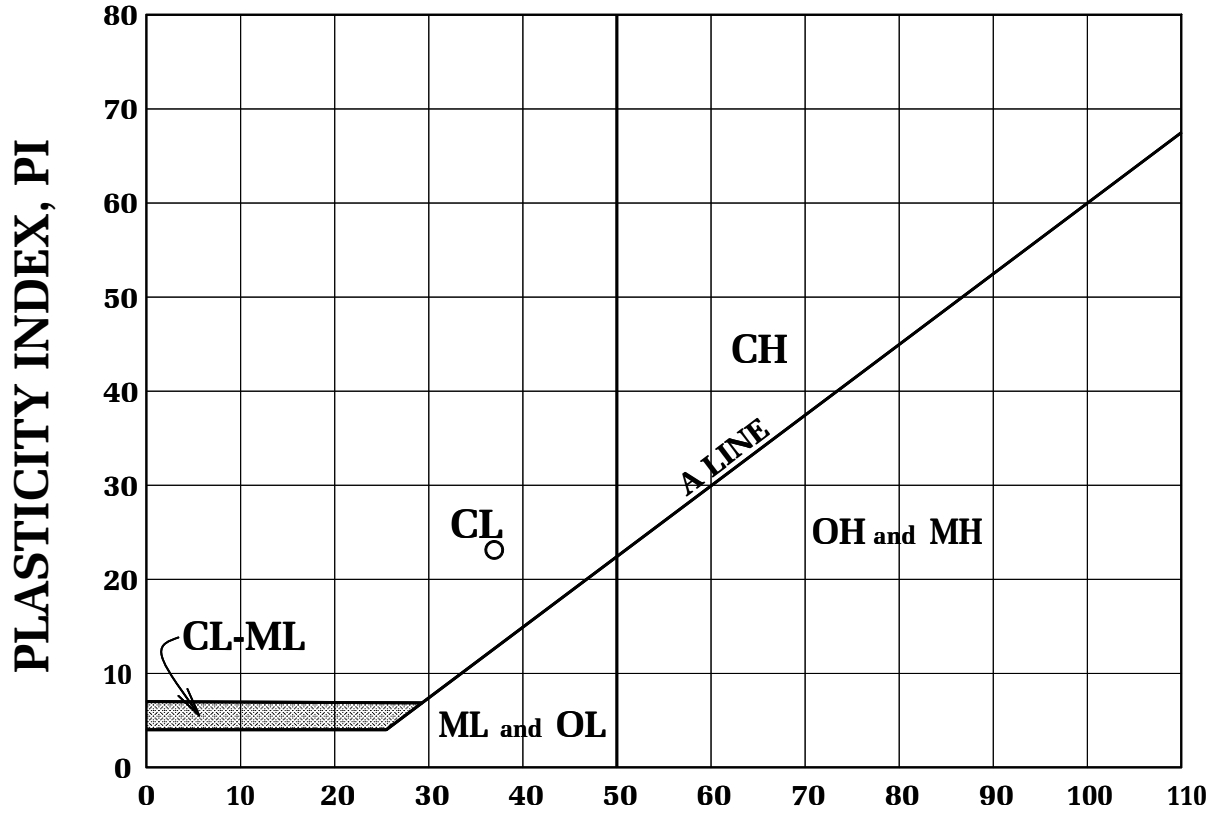
FLEXIBLE PSH SOLUTIONS, INC.

FILE NO. 21783

PLATE: E

ASTM D4318



BORING NUMBER	DEPTH (FEET)	TEST SYMBOL	LL	PL	PI	DESCRIPTION
B1	10	○	37	14	23	CL

ATTERBERG LIMITS DETERMINATION

Geotechnologies, Inc.
Consulting Geotechnical Engineers

FLEXIBLE PSH SOLUTIONS, INC.

FILE NO. 21783 | PLATE: F

AXIAL PILE CAPACITY CALCULATIONS

(4 Pages)

Geotechnologies, Inc.

Project: Flexible PSH Solutions, Inc.
File No.: 21783
Description:

UPPER 5 FT OF PILE BEAR IN FILL

Drilled Friction Pile Capacity Calculation

Input Data:

Unit Weight of Overlying Soil Layer	γ_1	90	pcf
Thickness of Overlying Soil Layer	H_1	5	feet
Unit Weight of Bearing Strata	γ_2	120	pcf
Friction Angle of Bearing Strata	ϕ_2	30	degrees
Friction Angle between Pile and Soil	δ	22.5	degrees
Cohesion of Bearing Strata	c_2	0	psf
Adhesion	c_A	0	psf
Minimum Embedment into Bearing Strata	H_2	0	feet
Unit Weight of Water	γ_w	62.4	pcf
Depth to Groundwater from Pile Cap	H_w	12	feet

Lateral Earth Pressure Coefficient: $K_{HC} = 0.70$

Applied Factor of Safety: FS = 2

Factored Skin Friction $f_s/FS = [K_{HC}*\sigma'_v*(\tan \delta)]/FS$ **or** $fs/FS = c_A/FS$

Pile Design:

Drilled <<Driven/Drilled
Circular <<Circular/Square Pile

Pile Dimension:

24 inch diameter pile
30 inch diameter pile

Critical Depth Limit (Dc):

20 B

Pile Capacity:

Depth of Pile Below Pile Cap (feet)	Depth of Embeddment into Bearing Strata (feet)	Maximum Allowable Downward Pile Capacity: Capacity of 24 inch diameter pile (kips)	Capacity of 30 inch diameter pile (kips)
5	0	0.0	0.0
6	1	0.5	0.6
7	2	1.0	1.3
8	3	1.7	2.2
9	4	2.5	3.1
10	5	3.4	4.3
11	6	4.4	5.5
12	7	5.5	6.9
13	8	6.5	8.2
14	9	7.6	9.5
15	10	8.7	10.9
16	11	9.9	12.3
17	12	11.1	13.9
18	13	12.3	15.4
19	14	13.7	17.1
20	15	15.0	18.8
21	16	16.5	20.6
22	17	17.9	22.4
23	18	19.5	24.3
24	19	21.0	26.3
25	20	22.7	28.3
26	21	24.4	30.4
27	22	26.1	32.6
28	23	27.9	34.9
29	24	29.7	37.2
30	25	31.6	39.5
31	26	33.6	42.0
32	27	35.6	44.5
33	28	37.6	47.0
34	29	39.7	49.6
35	30	41.9	52.3
36	31	44.1	55.1
37	32	46.3	57.9
38	33	48.7	60.8
39	34	51.0	63.8
40	35	53.4	66.8
41	36	55.9	69.9
42	37	58.4	73.1
43	38	61.0	76.3
44	39	63.6	79.6
45	40	66.3	82.9
46	41	69.6	86.3
47	42	73.0	89.8
48	43	76.3	93.4
49	44	79.6	97.0
50	45	82.9	100.7
51	46	86.2	104.4
52	47	89.5	108.2
53	48	92.9	112.1
54	49	96.2	116.0
55	50	99.5	120.0
56	51	102.8	124.8
57	52	106.1	129.6
58	53	109.4	134.4
59	54	112.8	139.2
60	55	116.1	144.0

Note: 1. Minimum pile embeddment depth of 0 feet
2. Uplift capacity may be designed using 50% of the downward capacity
3. Pile should be spaced a minimum of 3 diameters on center
4. See text of report for pile details and installation recommendations

Geotechnologies, Inc.

Project: Flexible PSH Solutions, Inc.
File No.: 21783
Description:

UPPER 10 FT OF PILE BEAR IN FILL

Drilled Friction Pile Capacity Calculation

Input Data:

Unit Weight of Overlying Soil Layer	γ_1	90	pcf
Thickness of Overlying Soil Layer	H_1	10	feet
Unit Weight of Bearing Strata	γ_2	120	pcf
Friction Angle of Bearing Strata	ϕ_2	30	degrees
Friction Angle between Pile and Soil	δ	22.5	degrees
Cohesion of Bearing Strata	c_2	0	psf
Adhesion	c_A	0	psf
Minimum Embedment into Bearing Strata	H_2	0	feet
Unit Weight of Water	γ_w	62.4	pcf
Depth to Groundwater from Pile Cap	H_w	12	feet

Lateral Earth Pressure Coefficient: $K_{HC} = 0.70$

Applied Factor of Safety: $FS = 2$

Factored Skin Friction $f_s/FS = [K_{HC}*\sigma'_v*(\tan \delta)]/FS$ **or** $f_s/FS = c_A/FS$

Pile Design:

Drilled <<Driven/Drilled
Circular <<Circular/Square Pile

Pile Dimension:

24 inch diameter pile
30 inch diameter pile

Critical Depth Limit (Dc):

20 B

Pile Capacity:

Depth of Pile Below Pile Cap (feet)	Depth of Embeddment into Bearing Strata (feet)	Maximum Allowable Downward Pile Capacity: Capacity of 24 inch diameter pile (kips)	Capacity of 30 inch diameter pile (kips)
10	0	0.0	0.0
11	1	0.9	1.1
12	2	1.9	2.3
13	3	2.9	3.6
14	4	3.9	4.9
15	5	5.0	6.3
16	6	6.2	7.8
17	7	7.4	9.3
18	8	8.7	10.9
19	9	10.0	12.5
20	10	11.4	14.2
21	11	12.8	16.0
22	12	14.3	17.9
23	13	15.8	19.8
24	14	17.4	21.8
25	15	19.1	23.8
26	16	20.7	25.9
27	17	22.5	28.1
28	18	24.3	30.3
29	19	26.1	32.7
30	20	28.0	35.0
31	21	30.0	37.5
32	22	32.0	40.0
33	23	34.0	42.6
34	24	36.2	45.2
35	25	38.3	47.9
36	26	40.5	50.7
37	27	42.8	53.5
38	28	45.1	56.4
39	29	47.5	59.4
40	30	49.9	62.4
41	31	52.4	65.5
42	32	54.9	68.6
43	33	57.5	71.9
44	34	60.1	75.2
45	35	62.8	78.5
46	36	65.6	81.9
47	37	68.4	85.4
48	38	71.2	89.0
49	39	74.1	92.6
50	40	77.0	96.3
51	41	80.9	100.1
52	42	84.7	103.9
53	43	88.6	107.8
54	44	92.4	111.7
55	45	96.3	115.7
56	46	100.2	119.8
57	47	104.0	123.9
58	48	107.9	128.2
59	49	111.7	132.4
60	50	115.6	136.8

Note: 1. Minimum pile embeddment depth of 0 feet
2. Uplift capacity may be designed using 50% of the downward capacity
3. Pile should be spaced a minimum of 3 diameters on center
4. See text of report for pile details and installation recommendations

Geotechnologies, Inc.

Project: Flexible PSH Solutions, Inc.
File No.: 21783
Description:

UPPER 15 FT OF PILE BEAR IN FILL

Drilled Friction Pile Capacity Calculation

Input Data:

Unit Weight of Overlying Soil Layer	γ_1	90	pcf
Thickness of Overlying Soil Layer	H_1	15	feet
Unit Weight of Bearing Strata	γ_2	120	pcf
Friction Angle of Bearing Strata	ϕ_2	30	degrees
Friction Angle between Pile and Soil	δ	22.5	degrees
Cohesion of Bearing Strata	c_2	0	psf
Adhesion	c_A	0	psf
Minimum Embedment into Bearing Strata	H_2	0	feet
Unit Weight of Water	γ_w	62.4	pcf
Depth to Groundwater from Pile Cap	H_w	12	feet

Pile Design:

Drilled <<Driven/Drilled
Circular <<Circular/Square Pile

Pile Dimension:

24 inch diameter pile
30 inch diameter pile

Critical Depth Limit (Dc):

20 B

Lateral Earth Pressure Coefficient: $K_{HC} = 0.70$

Applied Factor of Safety: FS = 2

Factored Skin Friction $f_s/FS = [K_{HC}*\sigma'_v*(\tan\delta)]/FS$ **or** $fs/FS = c_A/FS$

Pile Capacity:

Depth of Pile Below Pile Cap (feet)	Depth of Embeddment into Bearing Strata (feet)	Maximum Allowable Downward Pile Capacity: Capacity of 24 inch diameter pile (kips)	Capacity of 30 inch diameter pile (kips)
15	0	0.0	0.0
16	1	1.1	1.4
17	2	2.2	2.8
18	3	3.4	4.3
19	4	4.7	5.8
20	5	6.0	7.4
21	6	7.3	9.1
22	7	8.7	10.9
23	8	10.2	12.7
24	9	11.7	14.6
25	10	13.2	16.5
26	11	14.8	18.5
27	12	16.5	20.6
28	13	18.2	22.8
29	14	20.0	25.0
30	15	21.8	27.2
31	16	23.7	29.6
32	17	25.6	32.0
33	18	27.6	34.5
34	19	29.6	37.0
35	20	31.7	39.6
36	21	33.8	42.3
37	22	36.0	45.0
38	23	38.2	47.8
39	24	40.5	50.7
40	25	42.9	53.6
41	26	45.3	56.6
42	27	47.7	59.7
43	28	50.2	62.8
44	29	52.8	66.0
45	30	55.4	69.2
46	31	58.0	72.6
47	32	60.8	75.9
48	33	63.5	79.4
49	34	66.3	82.9
50	35	69.2	86.5
51	36	72.1	90.2
52	37	75.1	93.9
53	38	78.1	97.7
54	39	81.2	101.5
55	40	84.3	105.4
56	41	88.6	109.4
57	42	92.8	113.5
58	43	97.0	117.6
59	44	101.2	121.7
60	45	105.4	126.0

Note: 1. Minimum pile embeddment depth of 0 feet
2. Uplift capacity may be designed using 50% of the downward capacity
3. Pile should be spaced a minimum of 3 diameters on center
4. See text of report for pile details and installation recommendations

Geotechnologies, Inc.

Project: Flexible PSH Solutions, Inc.
File No.: 21783
Description:

UPPER 20 FT OF PILE BEAR IN FILL

Drilled Friction Pile Capacity Calculation

Input Data:

Unit Weight of Overlying Soil Layer	γ_1	90	pcf
Thickness of Overlying Soil Layer	H_1	20	feet
Unit Weight of Bearing Strata	γ_2	120	pcf
Friction Angle of Bearing Strata	ϕ_2	30	degrees
Friction Angle between Pile and Soil	δ	22.5	degrees
Cohesion of Bearing Strata	c_2	0	psf
Adhesion	c_A	0	psf
Minimum Embedment into Bearing Strata	H_2	0	feet
Unit Weight of Water	γ_w	62.4	pcf
Depth to Groundwater from Pile Cap	H_w	12	feet

Pile Design:

Drilled <<Driven/Drilled
Circular <<Circular/Square Pile

Pile Dimension:

24 inch diameter pile
30 inch diameter pile

Critical Depth Limit (Dc):

20 B

Lateral Earth Pressure Coefficient: $K_{HC} = 0.70$

Applied Factor of Safety: FS = 2

Factored Skin Friction $f_s/FS = [K_{HC}*\sigma'_v*(\tan\delta)]/FS$ **or** $fs/FS = c_A/FS$

Pile Capacity:

Depth of Pile Below Pile Cap (feet)	Depth of Embeddment into Bearing Strata (feet)	Maximum Allowable Downward Pile Capacity: Capacity of 24 inch diameter pile (kips)	Capacity of 30 inch diameter pile (kips)
20	0	0.0	0.0
21	1	1.2	1.5
22	2	2.5	3.1
23	3	3.8	4.7
24	4	5.2	6.4
25	5	6.6	8.2
26	6	8.1	10.1
27	7	9.6	12.0
28	8	11.2	13.9
29	9	12.8	16.0
30	10	14.5	18.1
31	11	16.2	20.3
32	12	18.0	22.5
33	13	19.8	24.8
34	14	21.7	27.2
35	15	23.7	29.6
36	16	25.7	32.1
37	17	27.7	34.7
38	18	29.8	37.3
39	19	32.0	40.0
40	20	34.2	42.7
41	21	36.5	45.6
42	22	38.8	48.5
43	23	41.1	51.4
44	24	43.5	54.4
45	25	46.0	57.5
46	26	48.5	60.7
47	27	51.1	63.9
48	28	53.7	67.2
49	29	56.4	70.5
50	30	59.2	73.9
51	31	61.9	77.4
52	32	64.8	81.0
53	33	67.7	84.6
54	34	70.6	88.3
55	35	73.6	92.0
56	36	76.7	95.8
57	37	79.8	99.7
58	38	82.9	103.6
59	39	86.1	107.6
60	40	89.4	111.7

Note: 1. Minimum pile embeddment depth of 0 feet
2. Uplift capacity may be designed using 50% of the downward capacity
3. Pile should be spaced a minimum of 3 diameters on center
4. See text of report for pile details and installation recommendations

LATERAL PILE ANALYSES

(80 Pages)

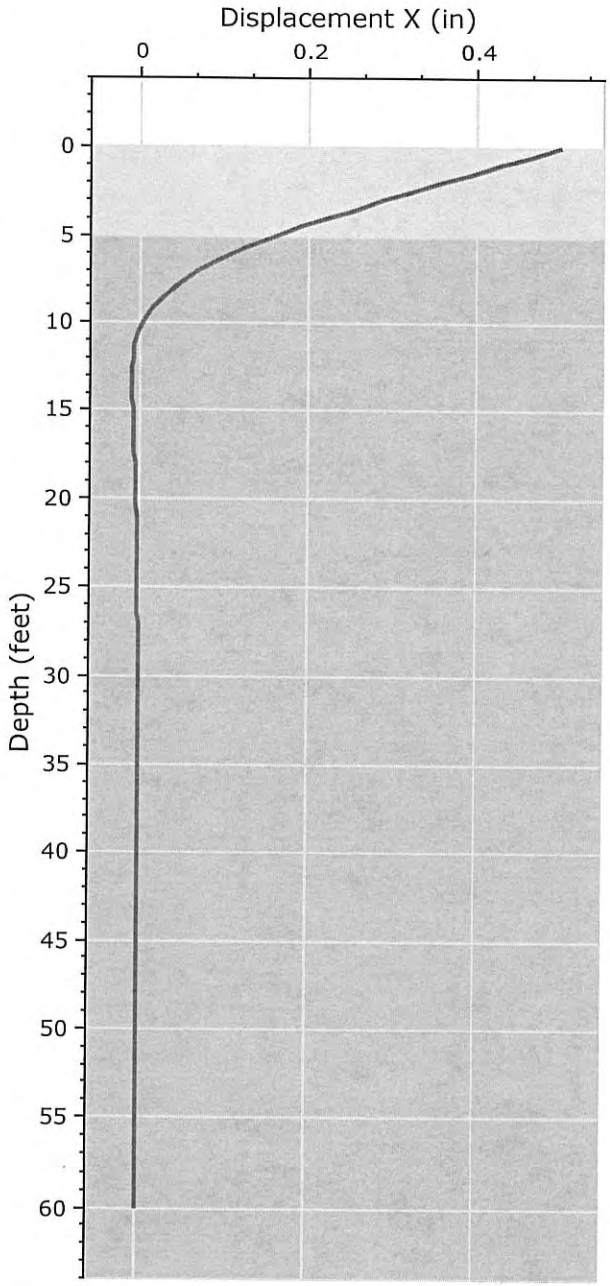
ANALYZED SCENARIOS:

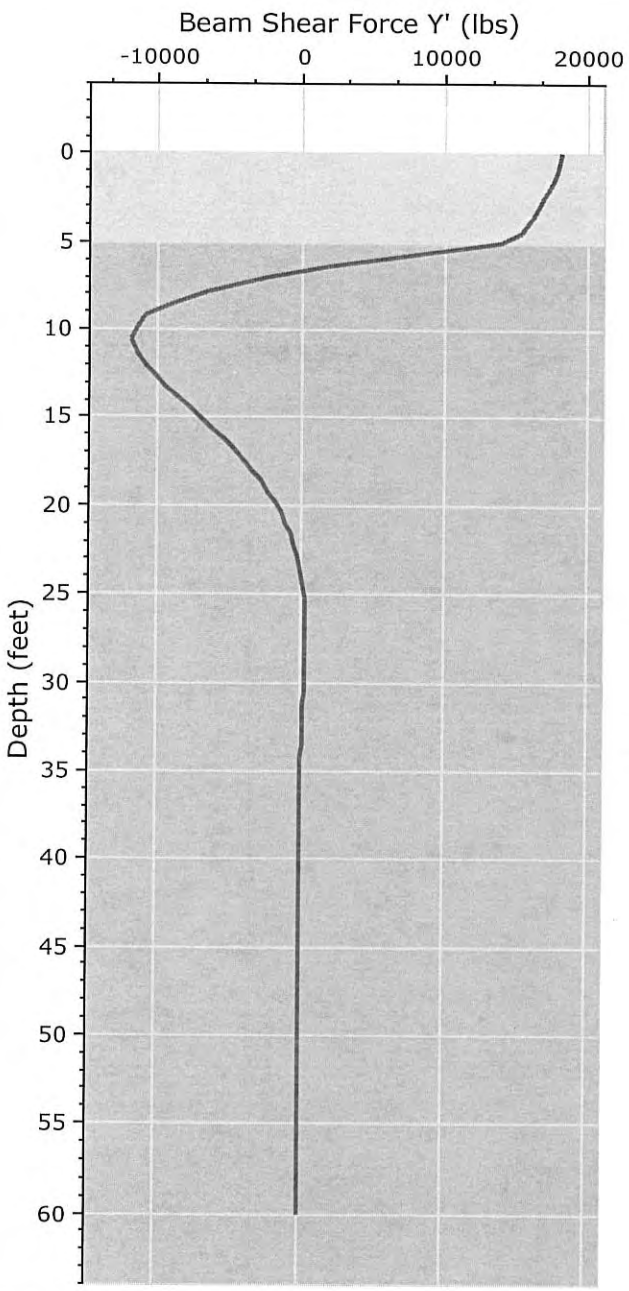
1. **Fill Extends to a depth of 5 feet below Pile Cap**
    - **24-inch Diameter Pile – Free Head Condition (Page 1-5)**
    - **24-inch Diameter Pile – Fixed Head Condition (Page 6-10)**
    - **30-inch Diameter Pile – Free Head Condition (Page 11-15)**
    - **30-inch Diameter Pile – Fixed Head Condition Page (16-20)**

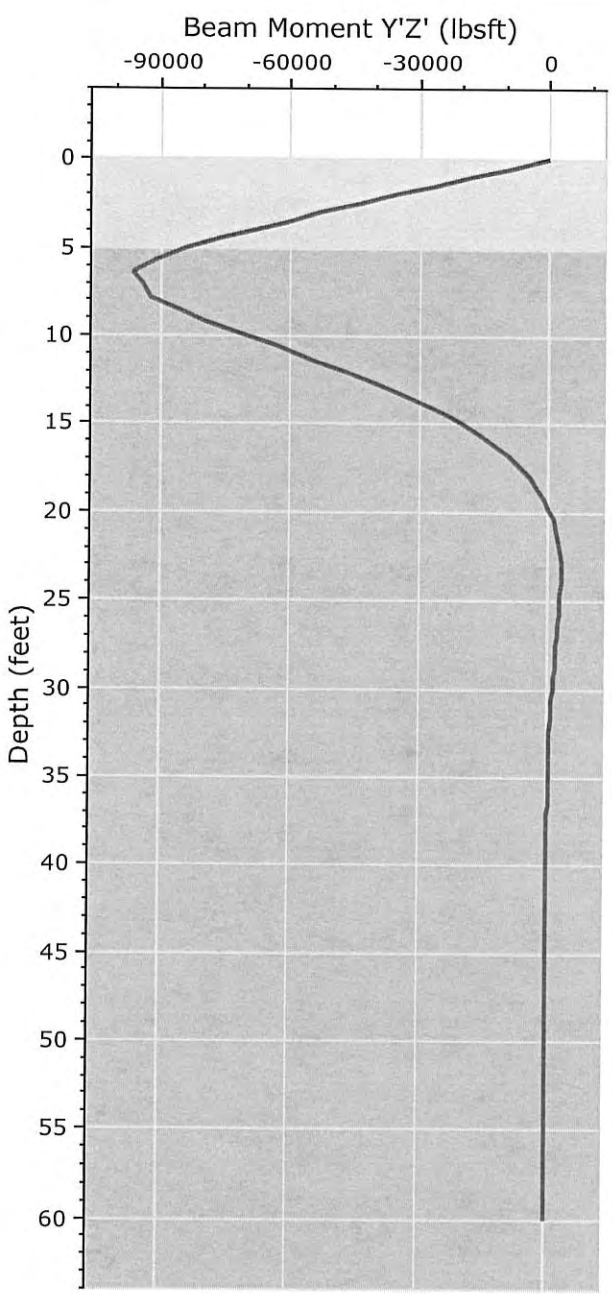
2. **Fill Extends to a depth of 10 feet below Pile Cap**
    - **24-inch Diameter Pile – Free Head Condition (Page 21-25)**
    - **24-inch Diameter Pile – Fixed Head Condition (Page 26-30)**
    - **30-inch Diameter Pile – Free Head Condition (Page 31-35)**
    - **30-inch Diameter Pile – Fixed Head Condition Page (36-40)**

3. **Fill Extends to a depth of 15 feet below Pile Cap**
    - **24-inch Diameter Pile – Free Head Condition (Page 41-45)**
    - **24-inch Diameter Pile – Fixed Head Condition (Page 46-50)**
    - **30-inch Diameter Pile – Free Head Condition (Page 51-55)**
    - **30-inch Diameter Pile – Fixed Head Condition Page (56-60)**

4. **Fill Extends to a depth of 20 feet below Pile Cap**
    - **24-inch Diameter Pile – Free Head Condition (Page 61-65)**
    - **24-inch Diameter Pile – Fixed Head Condition (Page 66-70)**
    - **30-inch Diameter Pile – Free Head Condition (Page 71-75)**
    - **30-inch Diameter Pile – Fixed Head Condition Page (76-80)**







rocscience

RSPILE 2.015

Project	File No. 21783 - Flexeble PSH Solutions, Inc.		
Analysis Description	24-inch diam pile - Free Head - 0.5 in Defflection - 5 ft of Fill		
Drawn By	gvarela	*Company*	Geotechnologies, Inc.
Date		*File Name*	21783.24diam.free.5ft.rspile2

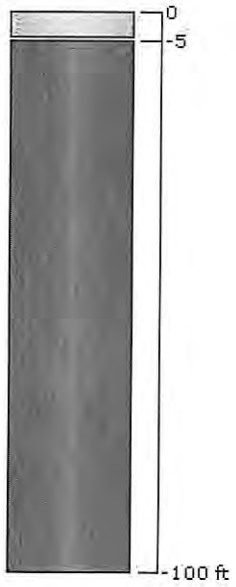
RSPile Analysis Information
File No. 21783 - Flexeble PSH Solutions, Inc.

Project Summary

Document Name	21783.24diam.free.5ft
Project Title	File No. 21783 - Flexeble PSH Solutions, Inc.
Analysis	24-inch diam pile - Free Head - 0.5 in Defflection - 5 ft of Fill
Author	gvarela
Company	Geotechnologies, Inc.
Last saved with RSPile version	2.015

Soil Layers

Layer Name	Color	Layer Type	Thickness [ft]	Depth [ft]
Uncertified Fill Materials		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	5	0
Native Alluvial Soils or Bedrock		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	95	5



Soil Properties

Uncertified Fill Materials

Property	Value
Name	Uncertified Fill Materials
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	90
Sat. Unit Weight (lbs/ft3)	130
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	5
Initial Stiffness (lbs/ft3)	100000
Cohesion (psf)	25

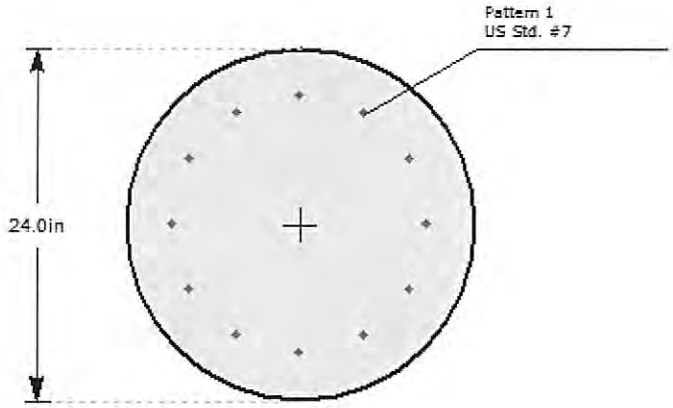
Native Alluvial Soils or Bedrock

Property	Value
Name	Native Alluvial Soils or Bedrock
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	120
Sat. Unit Weight (lbs/ft3)	127.318
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	30
Initial Stiffness (lbs/ft3)	150000
Cohesion (psf)	280

Pile Properties

Pile Property 1

Property	Value
Name	Pile Property 1
Color	
Pile Type	Reinforced Concrete
Pile Cross Section	Circle
Diameter (ft)	2
Compressive Strength (psf)	648000



Reinforcement

#	Location X (in)	Location Y (in)	Rebar Size	Bundled	Yield Stress (psf)	Elastic Modulus (psf)
1	8.7	0	US Std. #7		8640000.00	4176000000.00
2	7.534	4.35	US Std. #7		8640000.00	4176000000.00
3	4.35	7.534	US Std. #7		8640000.00	4176000000.00
4	5.327e-016	8.7	US Std. #7		8640000.00	4176000000.00
5	-4.35	7.534	US Std. #7		8640000.00	4176000000.00
6	-7.534	4.35	US Std. #7		8640000.00	4176000000.00
7	-8.7	1.065e-015	US Std. #7		8640000.00	4176000000.00
8	-7.534	-4.35	US Std. #7		8640000.00	4176000000.00
9	-4.35	-7.534	US Std. #7		8640000.00	4176000000.00
10	-1.598e-015	-8.7	US Std. #7		8640000.00	4176000000.00
11	4.35	-7.534	US Std. #7		8640000.00	4176000000.00
12	7.534	-4.35	US Std. #7		8640000.00	4176000000.00

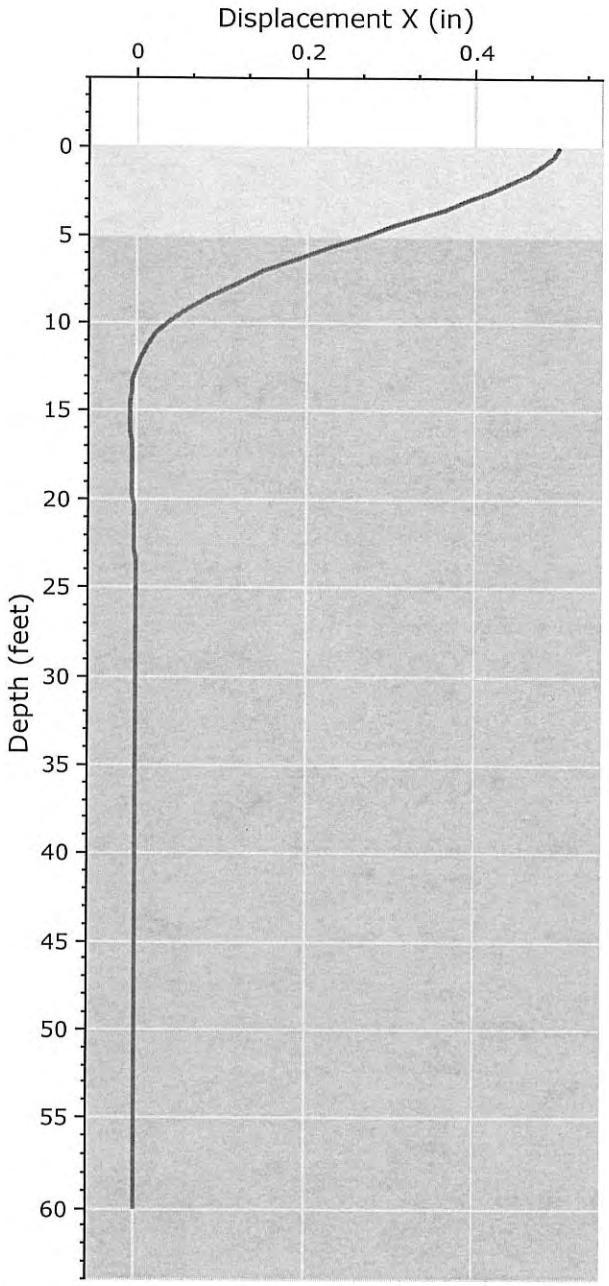
Pile Settings

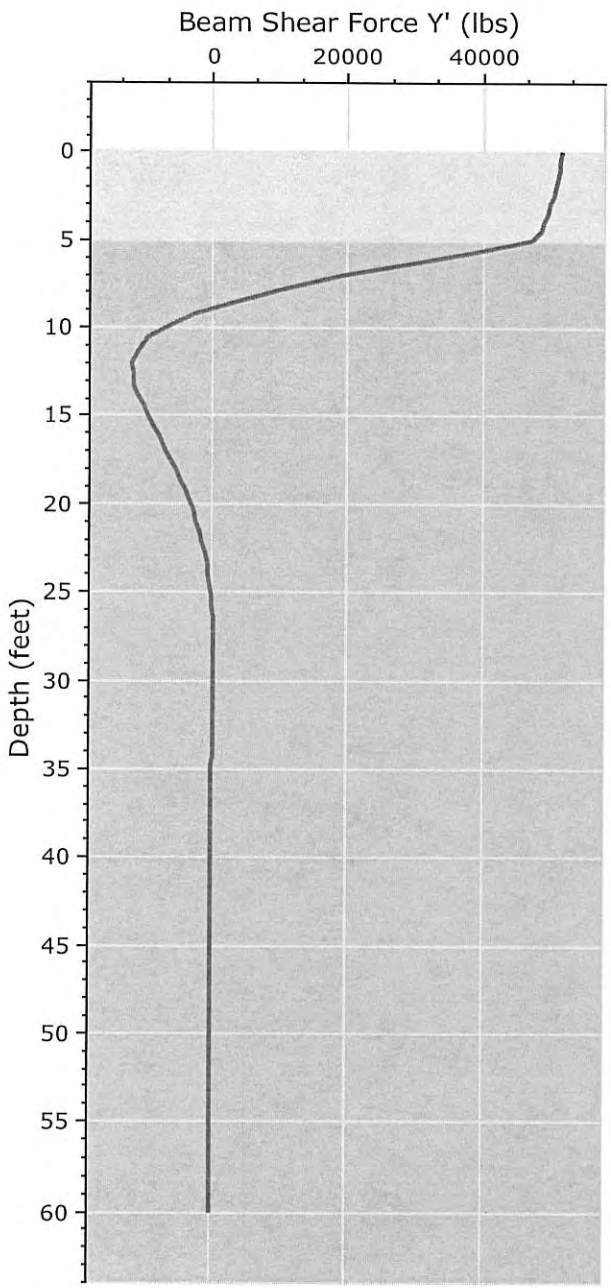
Pile 1

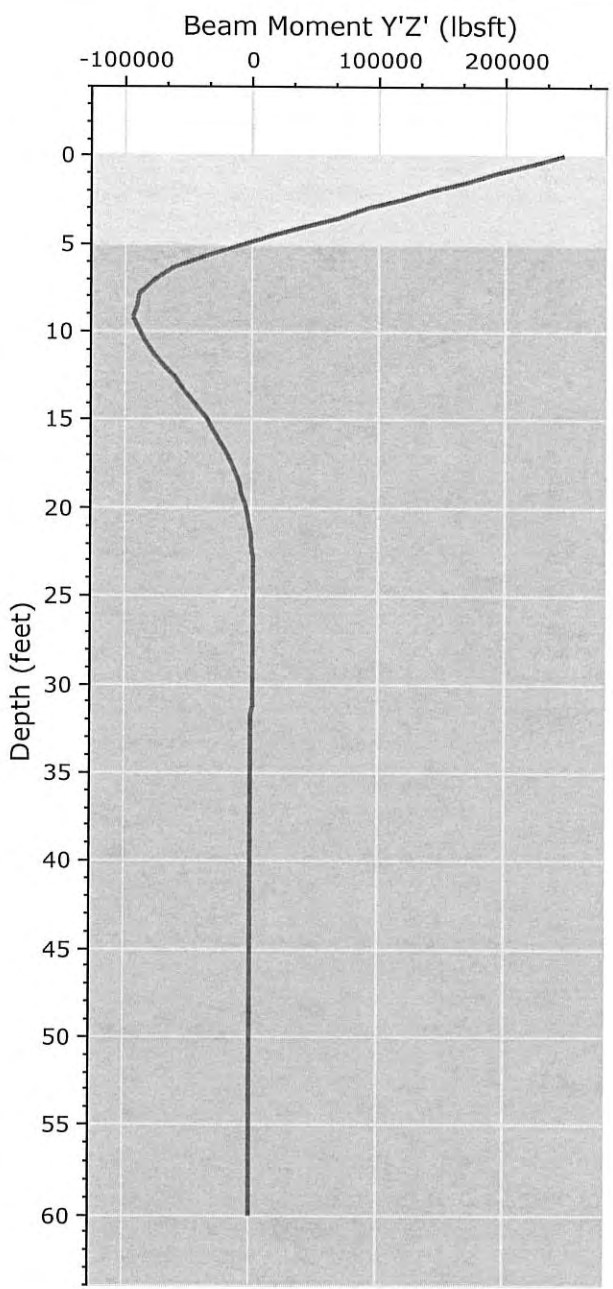
General	
Property	Pile Property 1
Location	-1.668, 1.302
Elevation:	0 (ft)
Length:	60 (ft)

Orientation	
Elevation (ft)	0
Length (ft)	60
Ground Slope Angle (°)	0
Alpha Angle (°)	0
Beta Angle (°)	90
Rotation Angle (°)	0

Loading	
Loading Type	Static
Load Factor Profile	None
Type	**Value**
Deflection X, (ft)	0.0416
Moment X, (lbsft)	0







rocscience

RSPILE 2.015

Project	File No. 21783 - Flexeble PSH Solutions, Inc.		
Analysis Description	24-inch diam pile - Fixed Head - 0.5 in Defflection - 5 ft of Fill		
Drawn By	gvarela	*Company*	Geotechnologies, Inc.
Date		*File Name*	21783.24diam.fixed.5ft.fill.rspile2

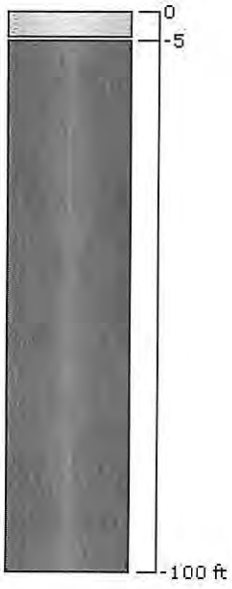
RSPile Analysis Information
File No. 21783 - Flexeble PSH Solutions, Inc.

Project Summary

Document Name	21783.24diam.fixed.5ft.fill
Project Title	File No. 21783 - Flexeble PSH Solutions, Inc.
Analysis	24-inch diam pile - Fixed Head - 0.5 in Defflection - 5 ft of Fill
Author	gvarela
Company	Geotechnologies, Inc.
Last saved with RSPile version	2.015

Soil Layers

Layer Name	Color	Layer Type	Thickness [ft]	Depth [ft]
Uncertified Fill Materials		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	5	0
Native Alluvial Soils or Bedrock		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	95	5



Soil Properties

Uncertified Fill Materials

Property	Value
Name	Uncertified Fill Materials
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	90
Sat. Unit Weight (lbs/ft3)	130
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	5
Initial Stiffness (lbs/ft3)	100000
Cohesion (psf)	25

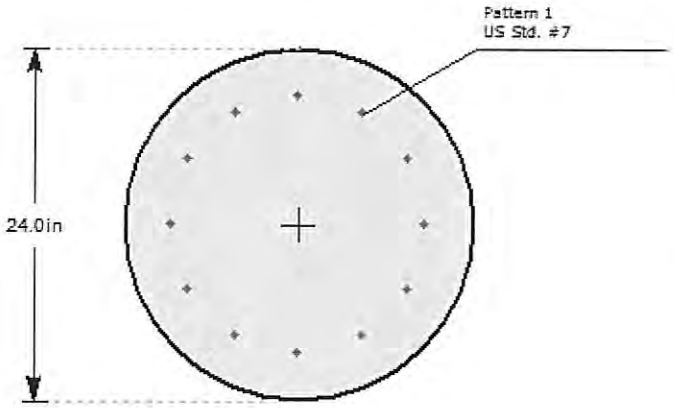
Native Alluvial Soils or Bedrock

Property	Value
Name	Native Alluvial Soils or Bedrock
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	120
Sat. Unit Weight (lbs/ft3)	127.318
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	30
Initial Stiffness (lbs/ft3)	150000
Cohesion (psf)	280

Pile Properties

Pile Property 1

Property	Value
Name	Pile Property 1
Color	
Pile Type	Reinforced Concrete
Pile Cross Section	Circle
Diameter (ft)	2
Compressive Strength (psf)	648000



Reinforcement

#	Location X (in)	Location Y (in)	Rebar Size	Bundled	Yield Stress (psf)	Elastic Modulus (psf)
1	8.7	0	US Std. #7		8640000.00	4176000000.00
2	7.534	4.35	US Std. #7		8640000.00	4176000000.00
3	4.35	7.534	US Std. #7		8640000.00	4176000000.00
4	5.327e-016	8.7	US Std. #7		8640000.00	4176000000.00
5	-4.35	7.534	US Std. #7		8640000.00	4176000000.00
6	-7.534	4.35	US Std. #7		8640000.00	4176000000.00
7	-8.7	1.065e-015	US Std. #7		8640000.00	4176000000.00
8	-7.534	-4.35	US Std. #7		8640000.00	4176000000.00
9	-4.35	-7.534	US Std. #7		8640000.00	4176000000.00
10	-1.598e-015	-8.7	US Std. #7		8640000.00	4176000000.00
11	4.35	-7.534	US Std. #7		8640000.00	4176000000.00
12	7.534	-4.35	US Std. #7		8640000.00	4176000000.00

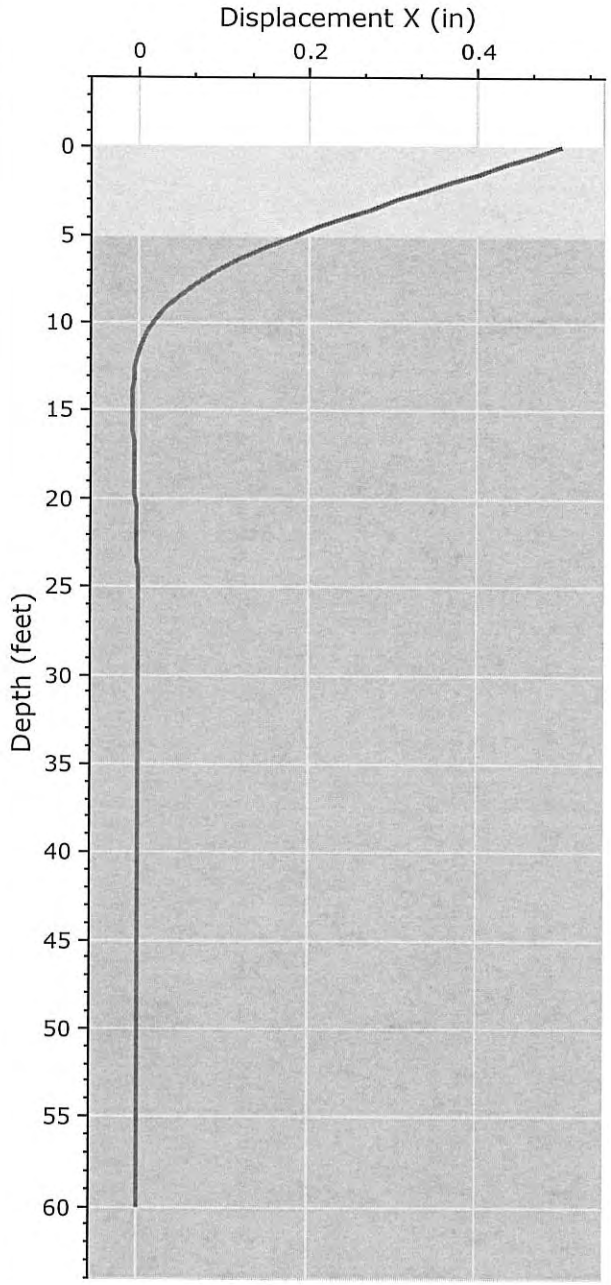
Pile Settings

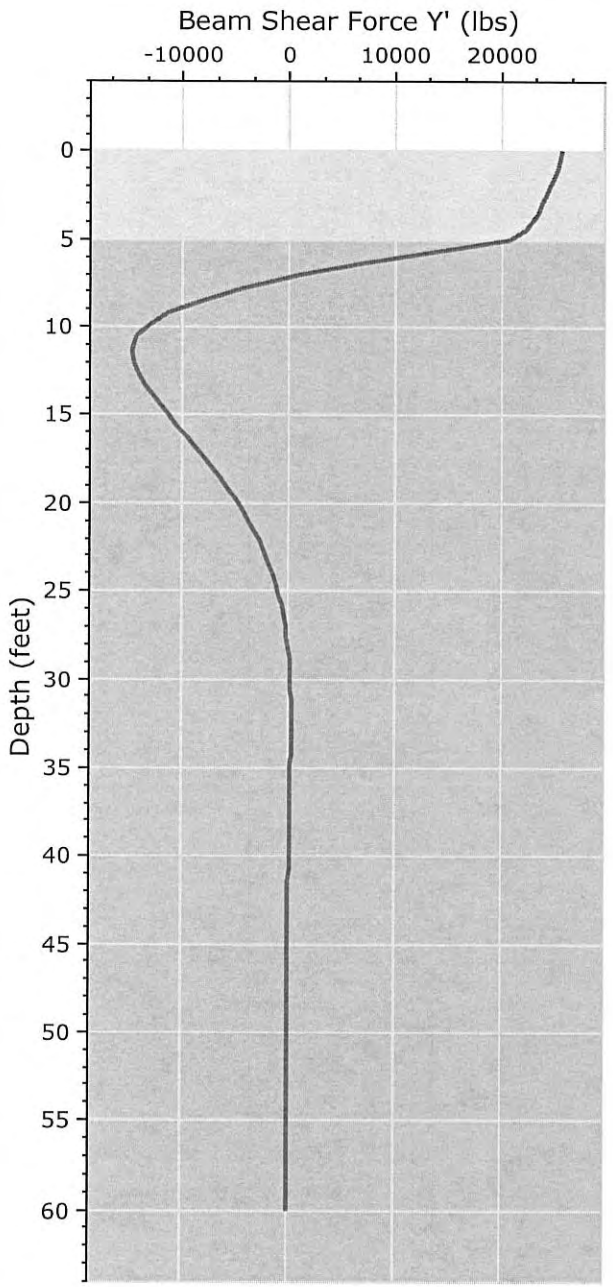
Pile 1

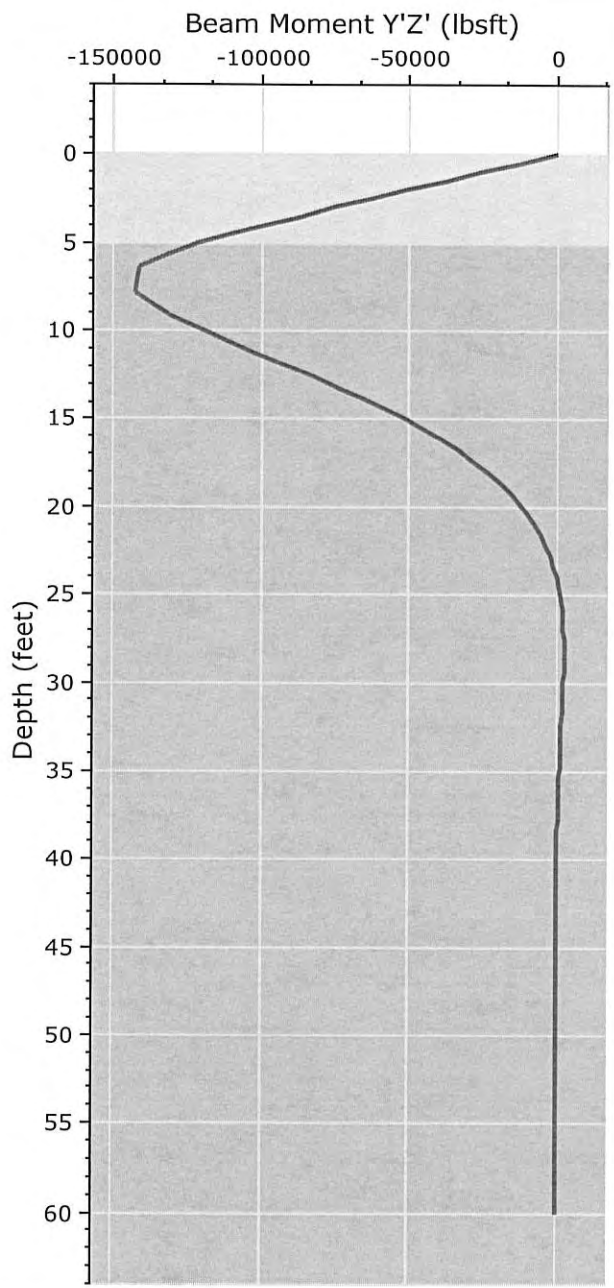
General	
Property	Pile Property 1
Location	-1.668, 1.302
Elevation:	0 (ft)
Length:	60 (ft)

Orientation	
Elevation (ft)	0
Length (ft)	60
Ground Slope Angle (°)	0
Alpha Angle (°)	0
Beta Angle (°)	90
Rotation Angle (°)	0

Loading	
Loading Type	Static
Load Factor Profile	None
Type	**Value**
Deflection X, (ft)	0.0416
Slope Y, (deg)	0







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RSPILE 2.015

Project	File No. 21783 - Flexeble PSH Solutions, Inc.		
Analysis Description	30-inch diam pile - Free Head - 0.5 in Defflection - 5 ft of Fill		
Drawn By	gvarela	*Company*	Geotechnologies, Inc.
Date		*File Name*	21783.30diam.free.5ft.fill.rspile2

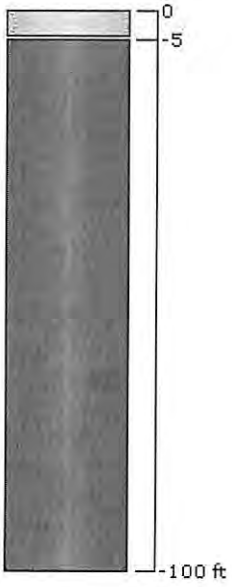
RSPile Analysis Information
File No. 21783 - Flexeble PSH Solutions, Inc.

Project Summary

Document Name	21783.30diam.free.5ft.fill
Project Title	File No. 21783 - Flexeble PSH Solutions, Inc.
Analysis	30-inch diam pile - Free Head - 0.5 in Defflection - 5 ft of Fill
Author	gvarela
Company	Geotechnologies, Inc.
Last saved with RSPile version	2.015

Soil Layers

Layer Name	Color	Layer Type	Thickness [ft]	Depth [ft]
Uncertified Fill Materials		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	5	0
Native Alluvial Soils or Bedrock		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	95	5



Soil Properties

Uncertified Fill Materials

Property	Value
Name	Uncertified Fill Materials
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	90
Sat. Unit Weight (lbs/ft3)	130
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	5
Initial Stiffness (lbs/ft3)	100000
Cohesion (psf)	25

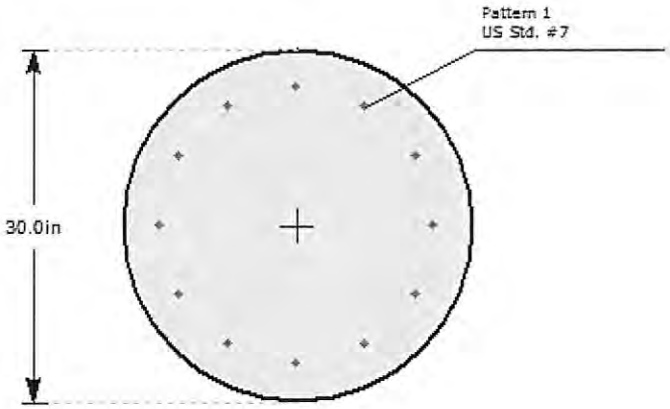
Native Alluvial Soils or Bedrock

Property	Value
Name	Native Alluvial Soils or Bedrock
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	120
Sat. Unit Weight (lbs/ft3)	127.318
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	30
Initial Stiffness (lbs/ft3)	150000
Cohesion (psf)	280

Pile Properties

Pile Property 1

Property	Value
Name	Pile Property 1
Color	
Pile Type	Reinforced Concrete
Pile Cross Section	Circle
Diameter (ft)	2.5
Compressive Strength (psf)	648000



Reinforcement

#	Location X (in)	Location Y (in)	Rebar Size	Bundled	Yield Stress (psf)	Elastic Modulus (psf)
1	11.7	0	US Std. #7		8640000.00	4176000000.00
2	10.13	5.85	US Std. #7		8640000.00	4176000000.00
3	5.85	10.13	US Std. #7		8640000.00	4176000000.00
4	7.164e-016	11.7	US Std. #7		8640000.00	4176000000.00
5	-5.85	10.13	US Std. #7		8640000.00	4176000000.00
6	-10.13	5.85	US Std. #7		8640000.00	4176000000.00
7	-11.7	1.433e-015	US Std. #7		8640000.00	4176000000.00
8	-10.13	-5.85	US Std. #7		8640000.00	4176000000.00
9	-5.85	-10.13	US Std. #7		8640000.00	4176000000.00
10	-2.149e-015	-11.7	US Std. #7		8640000.00	4176000000.00
11	5.85	-10.13	US Std. #7		8640000.00	4176000000.00
12	10.13	-5.85	US Std. #7		8640000.00	4176000000.00

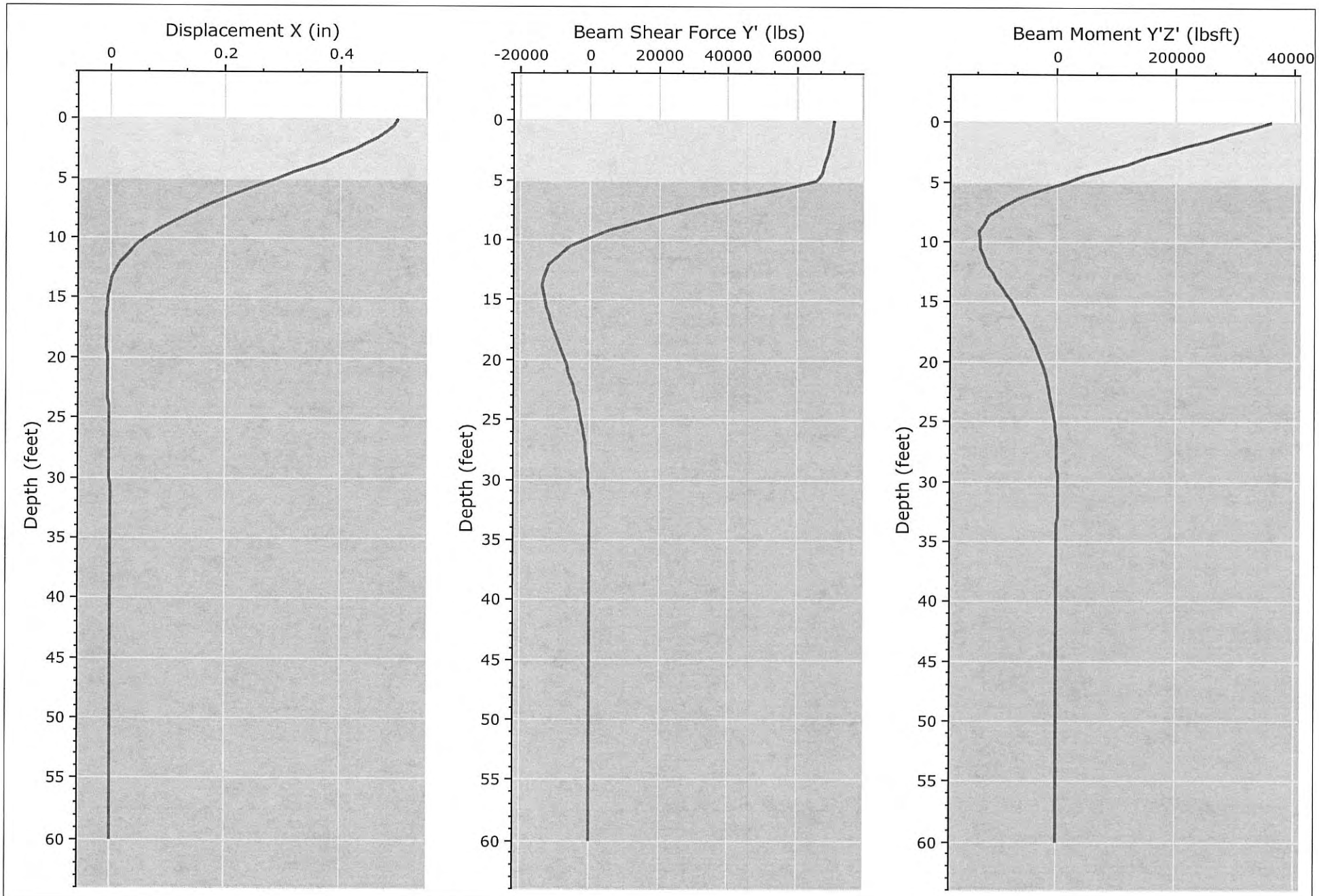
Pile Settings

Pile 1

General	
Property	Pile Property 1
Location	-1.668, 1.302
Elevation:	0 (ft)
Length:	60 (ft)

Orientation	
Elevation (ft)	0
Length (ft)	60
Ground Slope Angle (°)	0
Alpha Angle (°)	0
Beta Angle (°)	90
Rotation Angle (°)	0

Loading	
Loading Type	Static
Load Factor Profile	None
Type	**Value**
Deflection X, (ft)	0.0416
Moment X, (lbsft)	0



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RSPILE 2.015

Project	File No. 21783 - Flexeble PSH Solutions, Inc.
Analysis Description	30-inch diam pile - Fixed Head - 0.5 in Defflection - 5 ft of Fill
Drawn By: gvarela	Company: Geotechnologies, Inc.
Date	File Name: 21783.30diam.fixed.5ft fill.rspile2

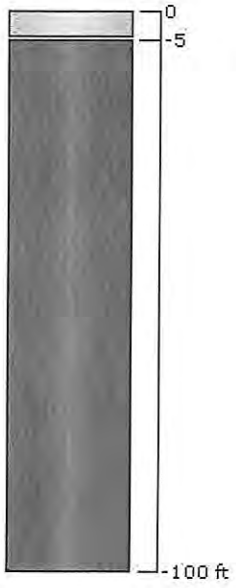
RSPile Analysis Information
File No. 21783 - Flexeble PSH Solutions, Inc.

Project Summary

Document Name	21783.30diam.fixed.5ft fill
Project Title	File No. 21783 - Flexeble PSH Solutions, Inc.
Analysis	30-inch diam pile - Fixed Head - 0.5 in Defflection - 5 ft of Fill
Author	gvarela
Company	Geotechnologies, Inc.
Last saved with RSPile version	2.015

Soil Layers

Layer Name	Color	Layer Type	Thickness [ft]	Depth [ft]
Uncertified Fill Materials		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	5	0
Native Alluvial Soils or Bedrock		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	95	5



Soil Properties

Uncertified Fill Materials

Property	Value
Name	Uncertified Fill Materials
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	90
Sat. Unit Weight (lbs/ft3)	130
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	5
Initial Stiffness (lbs/ft3)	100000
Cohesion (psf)	25

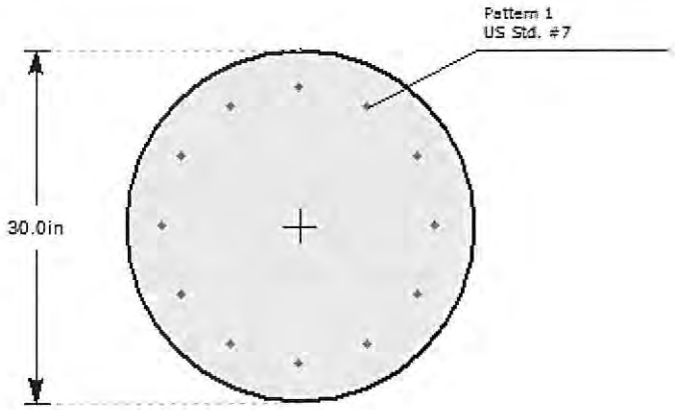
Native Alluvial Soils or Bedrock

Property	Value
Name	Native Alluvial Soils or Bedrock
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	120
Sat. Unit Weight (lbs/ft3)	127.318
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	30
Initial Stiffness (lbs/ft3)	150000
Cohesion (psf)	280

Pile Properties

Pile Property 1

Property	Value
Name	Pile Property 1
Color	
Pile Type	Reinforced Concrete
Pile Cross Section	Circle
Diameter (ft)	2.5
Compressive Strength (psf)	648000



Reinforcement

#	Location X (in)	Location Y (in)	Rebar Size	Bundled	Yield Stress (psf)	Elastic Modulus (psf)
1	11.7	0	US Std. #7		8640000.00	4176000000.00
2	10.13	5.85	US Std. #7		8640000.00	4176000000.00
3	5.85	10.13	US Std. #7		8640000.00	4176000000.00
4	7.164e-016	11.7	US Std. #7		8640000.00	4176000000.00
5	-5.85	10.13	US Std. #7		8640000.00	4176000000.00
6	-10.13	5.85	US Std. #7		8640000.00	4176000000.00
7	-11.7	1.433e-015	US Std. #7		8640000.00	4176000000.00
8	-10.13	-5.85	US Std. #7		8640000.00	4176000000.00
9	-5.85	-10.13	US Std. #7		8640000.00	4176000000.00
10	-2.149e-015	-11.7	US Std. #7		8640000.00	4176000000.00
11	5.85	-10.13	US Std. #7		8640000.00	4176000000.00
12	10.13	-5.85	US Std. #7		8640000.00	4176000000.00

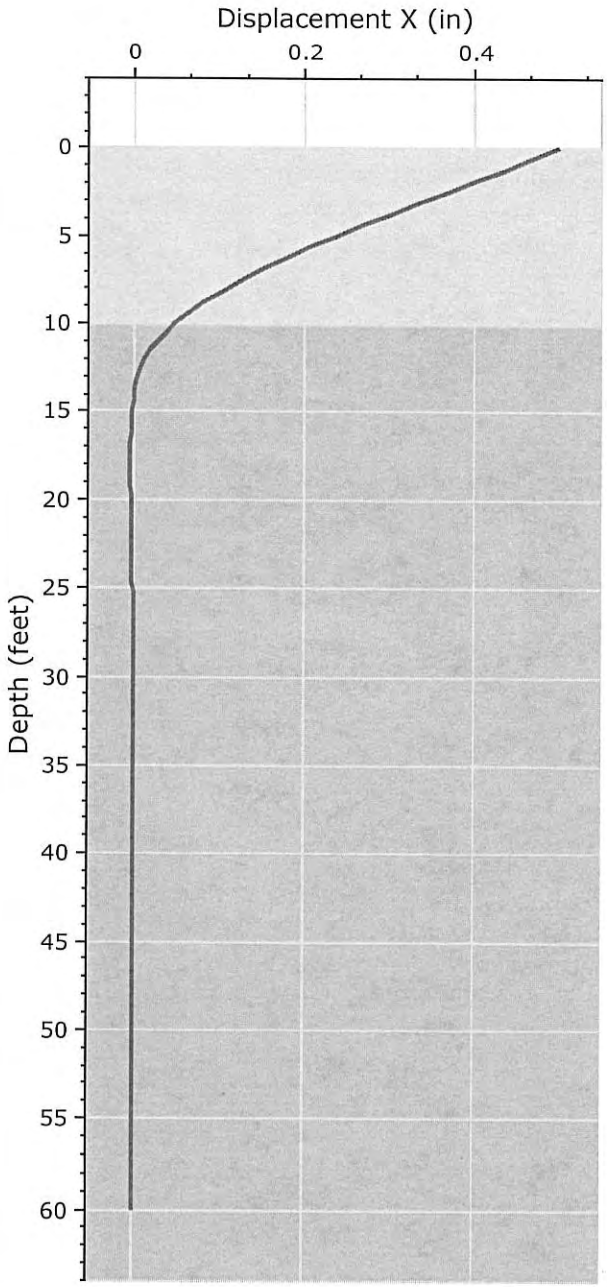
Pile Settings

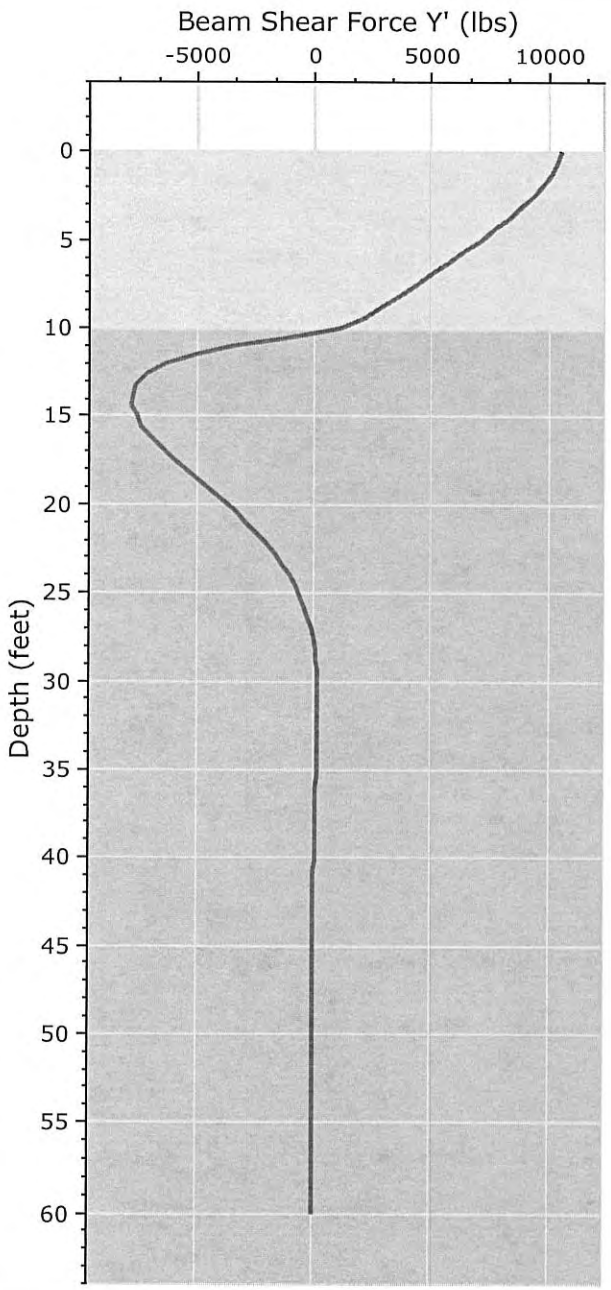
Pile 1

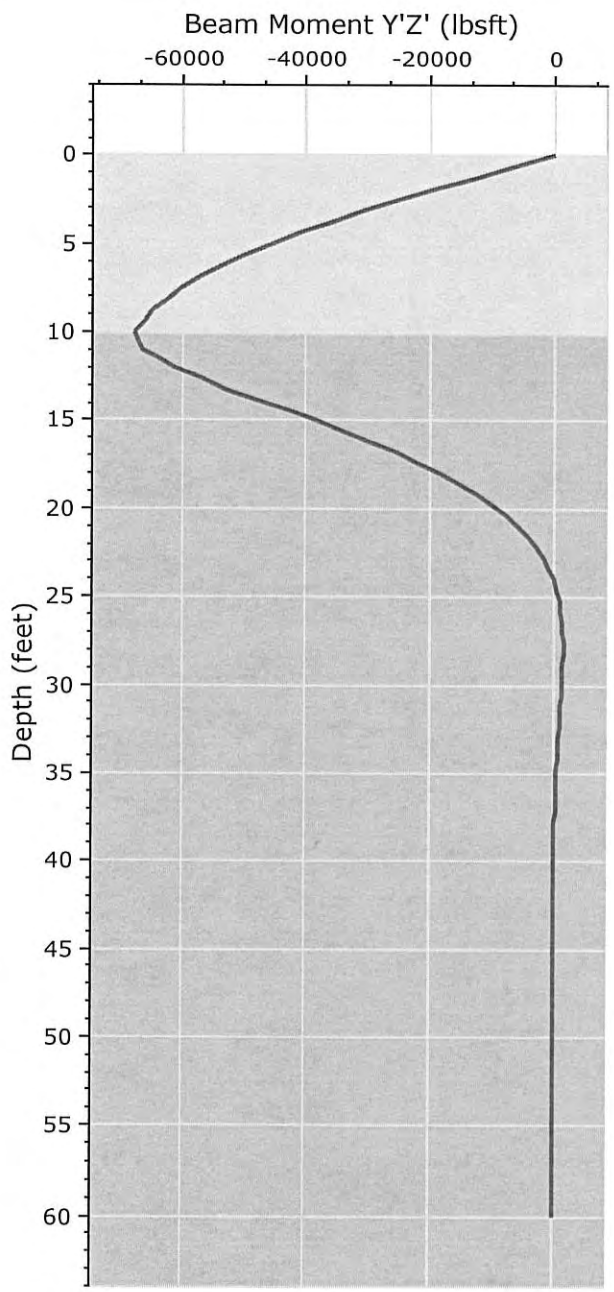
General	
Property	Pile Property 1
Location	-1.668, 1.302
Elevation:	0 (ft)
Length:	60 (ft)

Orientation	
Elevation (ft)	0
Length (ft)	60
Ground Slope Angle (°)	0
Alpha Angle (°)	0
Beta Angle (°)	90
Rotation Angle (°)	0

Loading	
Loading Type	Static
Load Factor Profile	None
Type	**Value**
Deflection X, (ft)	0.0416
Slope Y, (deg)	0







rocscience

RSPILE 2.015

Project	File No. 21783 - Flexeble PSH Solutions, Inc.		
Analysis Description	24-inch diam pile - Free Head - 0.5 in Defflection - 10 ft of Fill		
Drawn By	gvarela	*Company*	Geotechnologies, Inc.
Date		*File Name*	21783.24diam.free.10ft.fill.rspile2

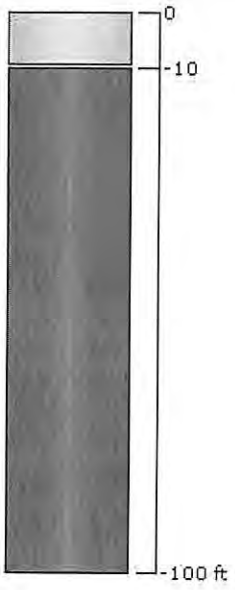
RSPile Analysis Information
File No. 21783 - Flexeble PSH Solutions, Inc.

Project Summary

Document Name	21783.24diam.free.10ft.fill
Project Title	File No. 21783 - Flexeble PSH Solutions, Inc.
Analysis	24-inch diam pile - Free Head - 0.5 in Defflection - 10 ft of Fill
Author	gvarela
Company	Geotechnologies, Inc.
Last saved with RSPile version	2.015

Soil Layers

Layer Name	Color	Layer Type	Thickness [ft]	Depth [ft]
Uncertified Fill Materials		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	10	0
Native Alluvial Soils or Bedrock		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	90	10



Soil Properties

Uncertified Fill Materials

Property	Value
Name	Uncertified Fill Materials
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	90
Sat. Unit Weight (lbs/ft3)	130
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	5
Initial Stiffness (lbs/ft3)	100000
Cohesion (psf)	25

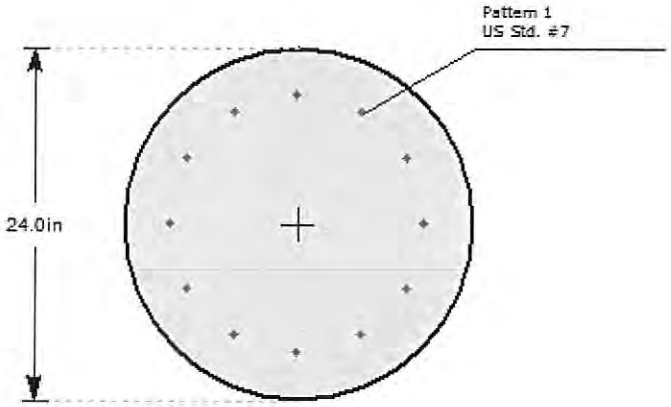
Native Alluvial Soils or Bedrock

Property	Value
Name	Native Alluvial Soils or Bedrock
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	120
Sat. Unit Weight (lbs/ft3)	127.318
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	30
Initial Stiffness (lbs/ft3)	150000
Cohesion (psf)	280

Pile Properties

Pile Property 1

Property	Value
Name	Pile Property 1
Color	
Pile Type	Reinforced Concrete
Pile Cross Section	Circle
Diameter (ft)	2
Compressive Strength (psf)	648000



Reinforcement

#	Location X (in)	Location Y (in)	Rebar Size	Bundled	Yield Stress (psf)	Elastic Modulus (psf)
1	8.7	0	US Std. #7		8640000.00	4176000000.00
2	7.534	4.35	US Std. #7		8640000.00	4176000000.00
3	4.35	7.534	US Std. #7		8640000.00	4176000000.00
4	5.327e-016	8.7	US Std. #7		8640000.00	4176000000.00
5	-4.35	7.534	US Std. #7		8640000.00	4176000000.00
6	-7.534	4.35	US Std. #7		8640000.00	4176000000.00
7	-8.7	1.065e-015	US Std. #7		8640000.00	4176000000.00
8	-7.534	-4.35	US Std. #7		8640000.00	4176000000.00
9	-4.35	-7.534	US Std. #7		8640000.00	4176000000.00
10	-1.598e-015	-8.7	US Std. #7		8640000.00	4176000000.00
11	4.35	-7.534	US Std. #7		8640000.00	4176000000.00
12	7.534	-4.35	US Std. #7		8640000.00	4176000000.00

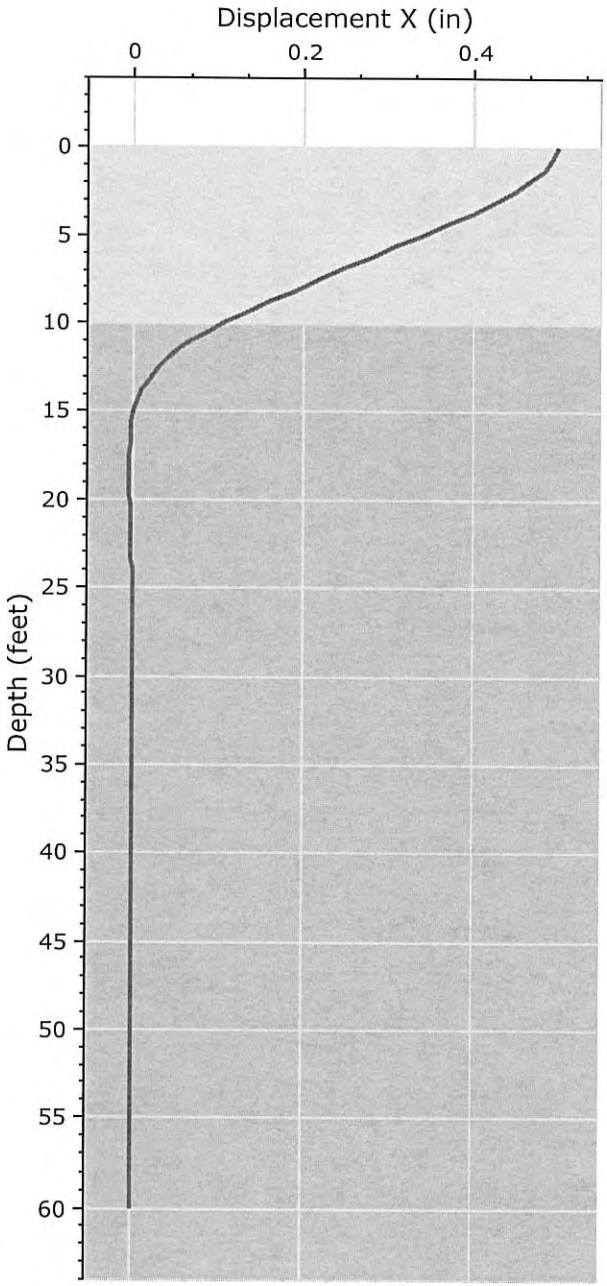
Pile Settings

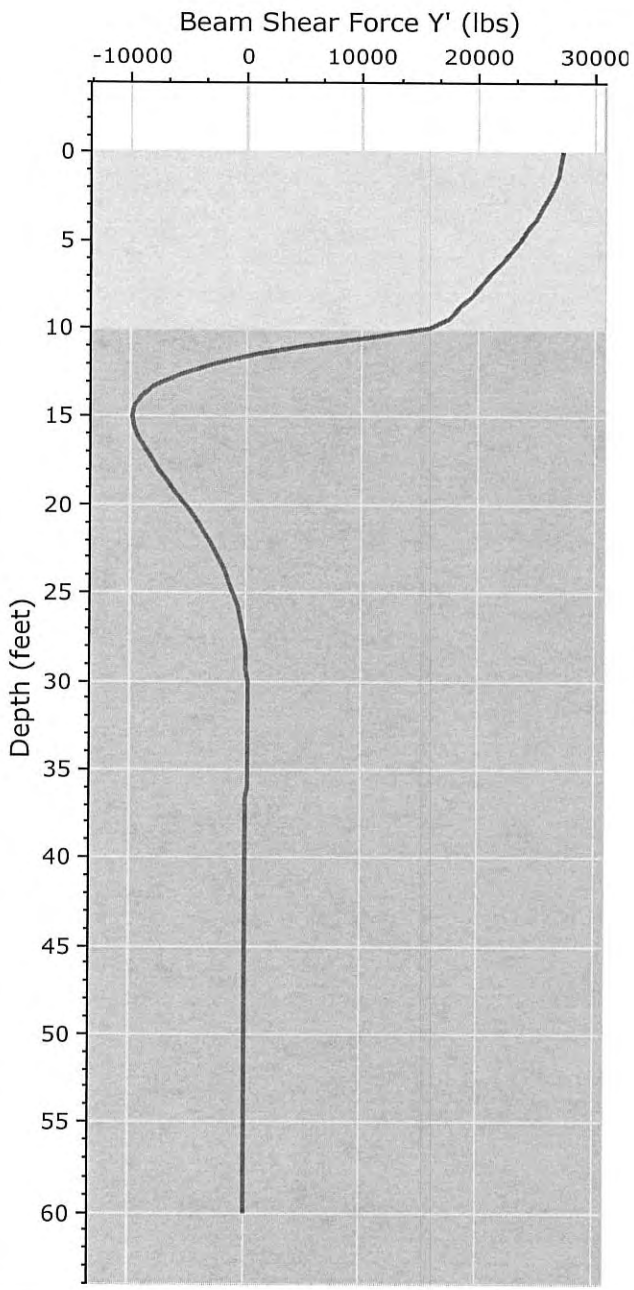
Pile 1

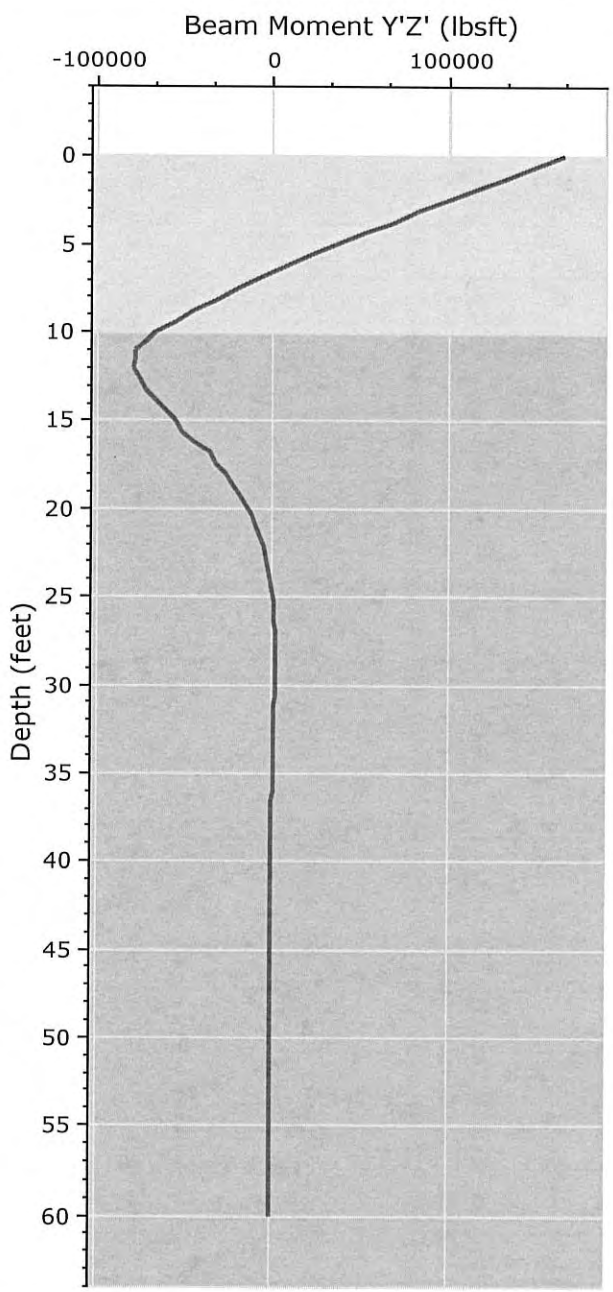
General	
Property	Pile Property 1
Location	-1.668, 1.302
Elevation:	0 (ft)
Length:	60 (ft)

Orientation	
Elevation (ft)	0
Length (ft)	60
Ground Slope Angle (°)	0
Alpha Angle (°)	0
Beta Angle (°)	90
Rotation Angle (°)	0

Loading	
Loading Type	Static
Load Factor Profile	None
Type	**Value**
Deflection X, (ft)	0.0416
Moment X, (lbsft)	0







rocscience

RSPILE 2.015

Project	File No. 21783 - Flexeble PSH Solutions, Inc.		
Analysis Description	24-inch diam pile - Fixed Head - 0.5 in Defflection - 10 ft of Fill		
Drawn By	gvarela	*Company*	Geotechnologies, Inc.
Date		*File Name*	21783.24diam.fix.10ft.fill.rspile2

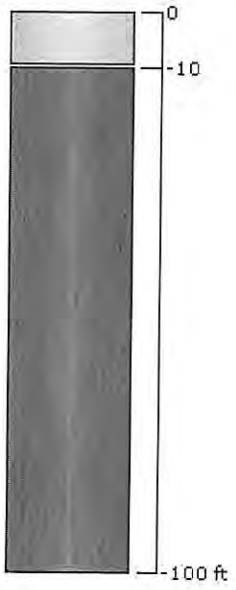
RSPile Analysis Information
File No. 21783 - Flexeble PSH Solutions, Inc.

Project Summary

Document Name	21783.24diam.fix.10ft.fill
Project Title	File No. 21783 - Flexeble PSH Solutions, Inc.
Analysis	24-inch diam pile - Fixed Head - 0.5 in Defflection - 10 ft of Fill
Author	gvarela
Company	Geotechnologies, Inc.
Last saved with RSPile version	2.015

Soil Layers

Layer Name	Color	Layer Type	Thickness [ft]	Depth [ft]
Uncertified Fill Materials		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	10	0
Native Alluvial Soils or Bedrock		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	90	10



Soil Properties

Uncertified Fill Materials

Property	Value
Name	Uncertified Fill Materials
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	90
Sat. Unit Weight (lbs/ft3)	130
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	5
Initial Stiffness (lbs/ft3)	100000
Cohesion (psf)	25

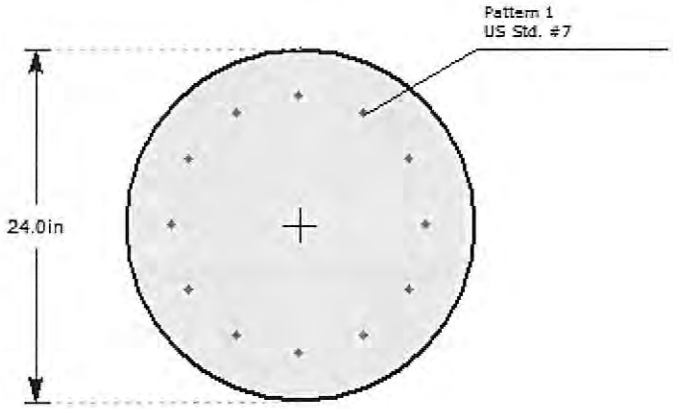
Native Alluvial Soils or Bedrock

Property	Value
Name	Native Alluvial Soils or Bedrock
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	120
Sat. Unit Weight (lbs/ft3)	127.318
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	30
Initial Stiffness (lbs/ft3)	150000
Cohesion (psf)	280

Pile Properties

Pile Property 1

Property	Value
Name	Pile Property 1
Color	
Pile Type	Reinforced Concrete
Pile Cross Section	Circle
Diameter (ft)	2
Compressive Strength (psf)	648000



Reinforcement

#	Location X (in)	Location Y (in)	Rebar Size	Bundled	Yield Stress (psf)	Elastic Modulus (psf)
1	8.7	0	US Std. #7		8640000.00	4176000000.00
2	7.534	4.35	US Std. #7		8640000.00	4176000000.00
3	4.35	7.534	US Std. #7		8640000.00	4176000000.00
4	5.327e-016	8.7	US Std. #7		8640000.00	4176000000.00
5	-4.35	7.534	US Std. #7		8640000.00	4176000000.00
6	-7.534	4.35	US Std. #7		8640000.00	4176000000.00
7	-8.7	1.065e-015	US Std. #7		8640000.00	4176000000.00
8	-7.534	-4.35	US Std. #7		8640000.00	4176000000.00
9	-4.35	-7.534	US Std. #7		8640000.00	4176000000.00
10	-1.598e-015	-8.7	US Std. #7		8640000.00	4176000000.00
11	4.35	-7.534	US Std. #7		8640000.00	4176000000.00
12	7.534	-4.35	US Std. #7		8640000.00	4176000000.00

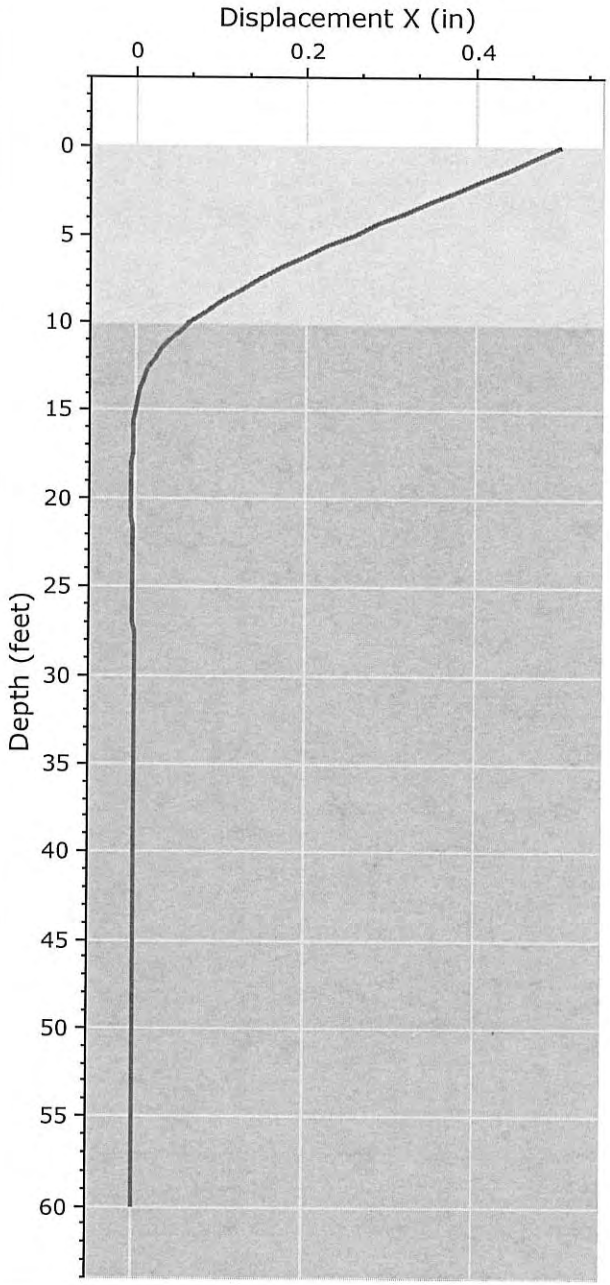
Pile Settings

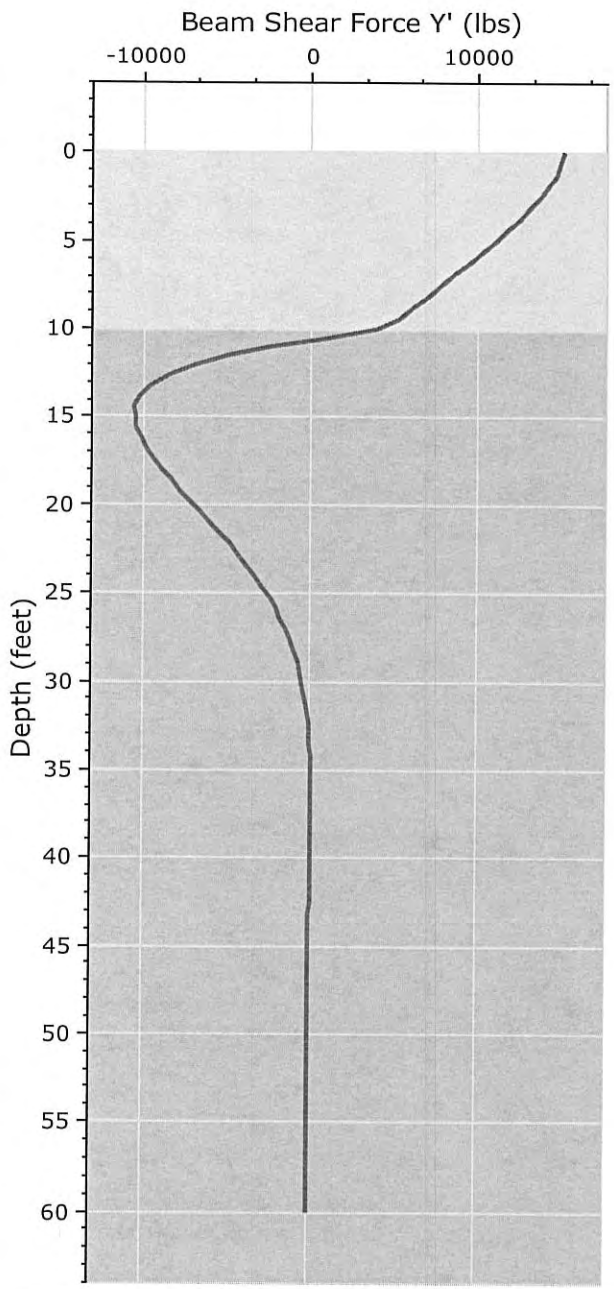
Pile 1

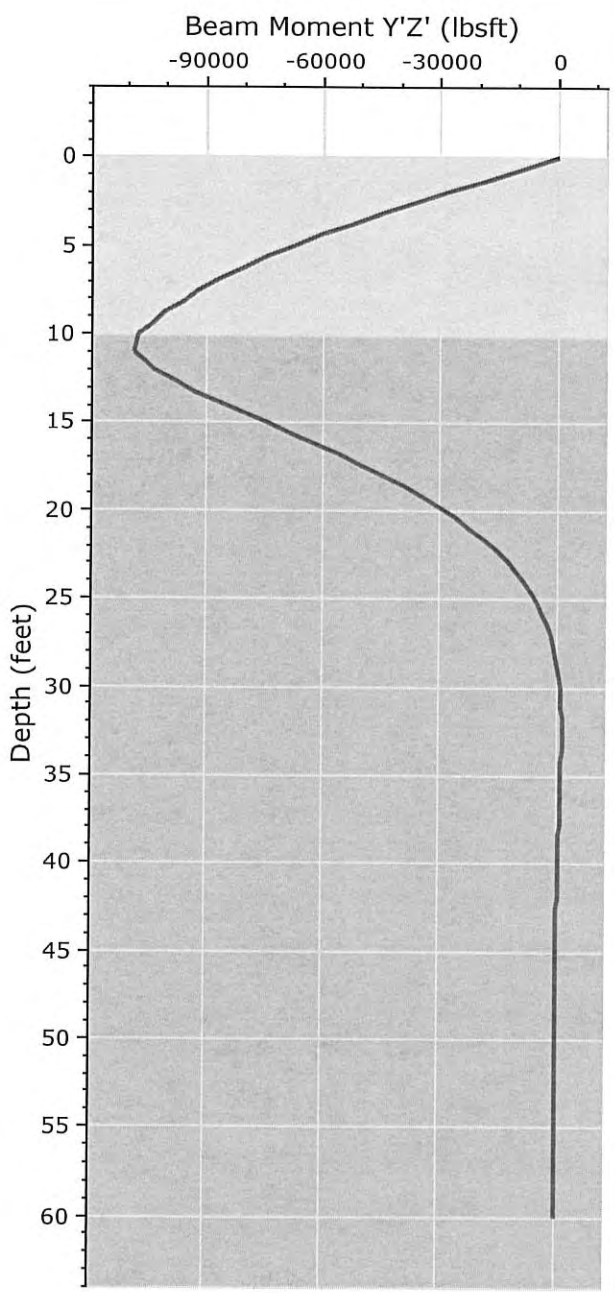
General	
Property	Pile Property 1
Location	-1.668, 1.302
Elevation:	0 (ft)
Length:	60 (ft)

Orientation	
Elevation (ft)	0
Length (ft)	60
Ground Slope Angle (°)	0
Alpha Angle (°)	0
Beta Angle (°)	90
Rotation Angle (°)	0

Loading	
Loading Type	Static
Load Factor Profile	None
Type	**Value**
Deflection X, (ft)	0.0416
Slope Y, (deg)	0







rocscience

RSPILE 2.015

Project	File No. 21783 - Flexeble PSH Solutions, Inc.
Analysis Description	30-inch diam pile - Free Head - 0.5 in Defflection - 10 ft of Fill
Drawn By	gvarela
Company	Geotechnologies, Inc.
Date	
File Name	21783.30diam.free.10ft.fill.rspile2

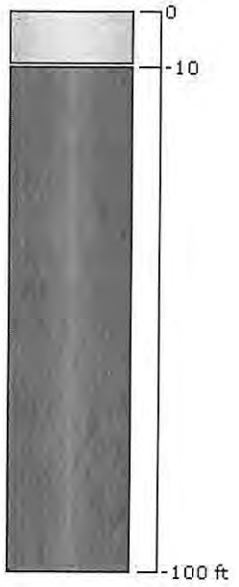
RSPile Analysis Information
File No. 21783 - Flexeble PSH Solutions, Inc.

Project Summary

Document Name	21783.30diam.free.10ft.fill
Project Title	File No. 21783 - Flexeble PSH Solutions, Inc.
Analysis	30-inch diam pile - Free Head - 0.5 in Defflection - 10 ft of Fill
Author	gvarela
Company	Geotechnologies, Inc.
Last saved with RSPile version	2.015

Soil Layers

Layer Name	Color	Layer Type	Thickness [ft]	Depth [ft]
Uncertified Fill Materials		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	10	0
Native Alluvial Soils or Bedrock		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	90	10



Soil Properties

Uncertified Fill Materials

Property	Value
Name	Uncertified Fill Materials
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	90
Sat. Unit Weight (lbs/ft3)	130
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	5
Initial Stiffness (lbs/ft3)	100000
Cohesion (psf)	25

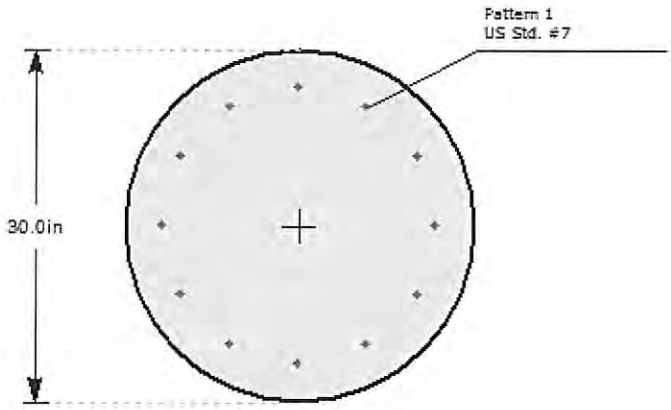
Native Alluvial Soils or Bedrock

Property	Value
Name	Native Alluvial Soils or Bedrock
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	120
Sat. Unit Weight (lbs/ft3)	127.318
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	30
Initial Stiffness (lbs/ft3)	150000
Cohesion (psf)	280

Pile Properties

Pile Property 1

Property	Value
Name	Pile Property 1
Color	
Pile Type	Reinforced Concrete
Pile Cross Section	Circle
Diameter (ft)	2.5
Compressive Strength (psf)	648000



Reinforcement

#	Location X (in)	Location Y (in)	Rebar Size	Bundled	Yield Stress (psf)	Elastic Modulus (psf)
1	11.7	0	US Std. #7		8640000.00	4176000000.00
2	10.13	5.85	US Std. #7		8640000.00	4176000000.00
3	5.85	10.13	US Std. #7		8640000.00	4176000000.00
4	7.164e-016	11.7	US Std. #7		8640000.00	4176000000.00
5	-5.85	10.13	US Std. #7		8640000.00	4176000000.00
6	-10.13	5.85	US Std. #7		8640000.00	4176000000.00
7	-11.7	1.433e-015	US Std. #7		8640000.00	4176000000.00
8	-10.13	-5.85	US Std. #7		8640000.00	4176000000.00
9	-5.85	-10.13	US Std. #7		8640000.00	4176000000.00
10	-2.149e-015	-11.7	US Std. #7		8640000.00	4176000000.00
11	5.85	-10.13	US Std. #7		8640000.00	4176000000.00
12	10.13	-5.85	US Std. #7		8640000.00	4176000000.00

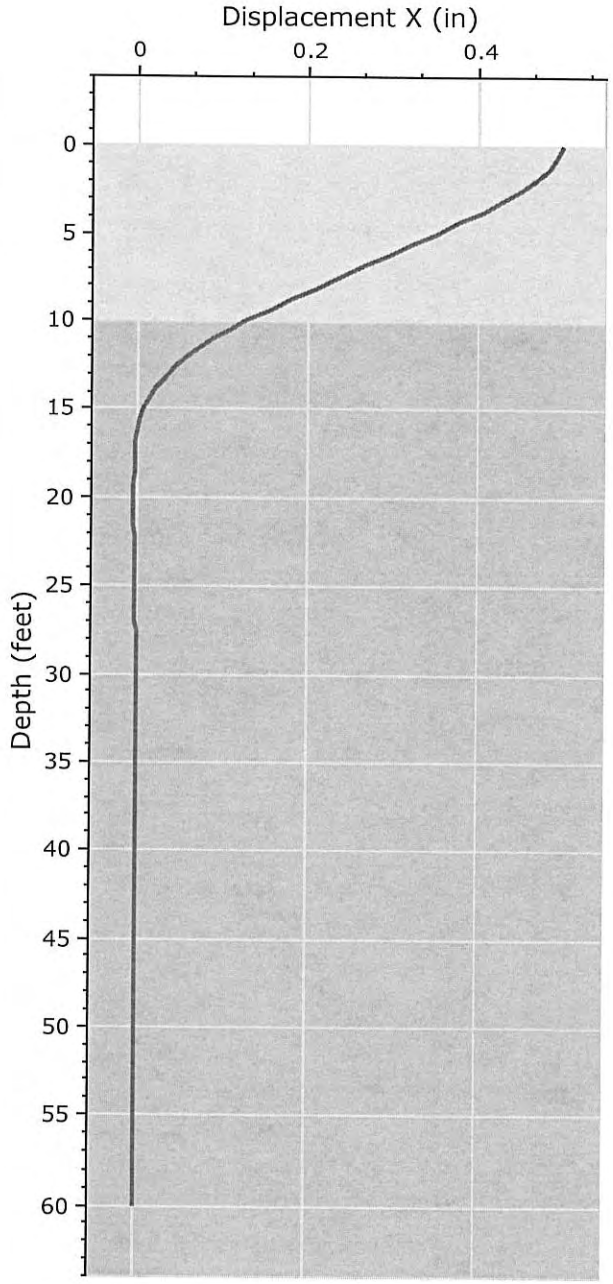
Pile Settings

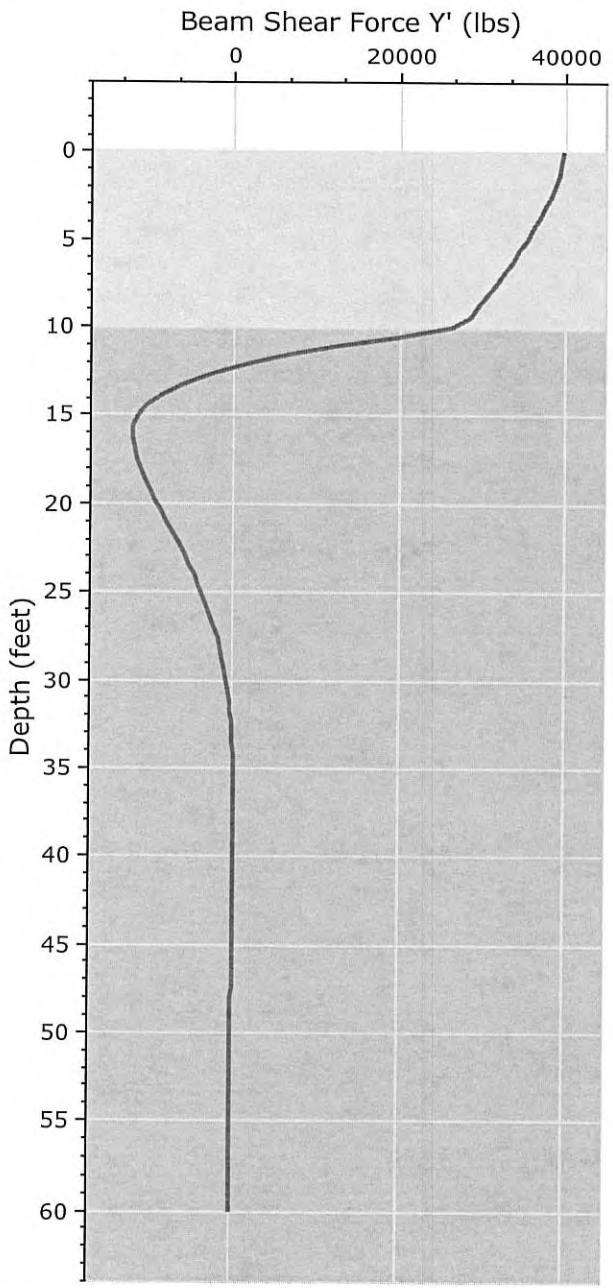
Pile 1

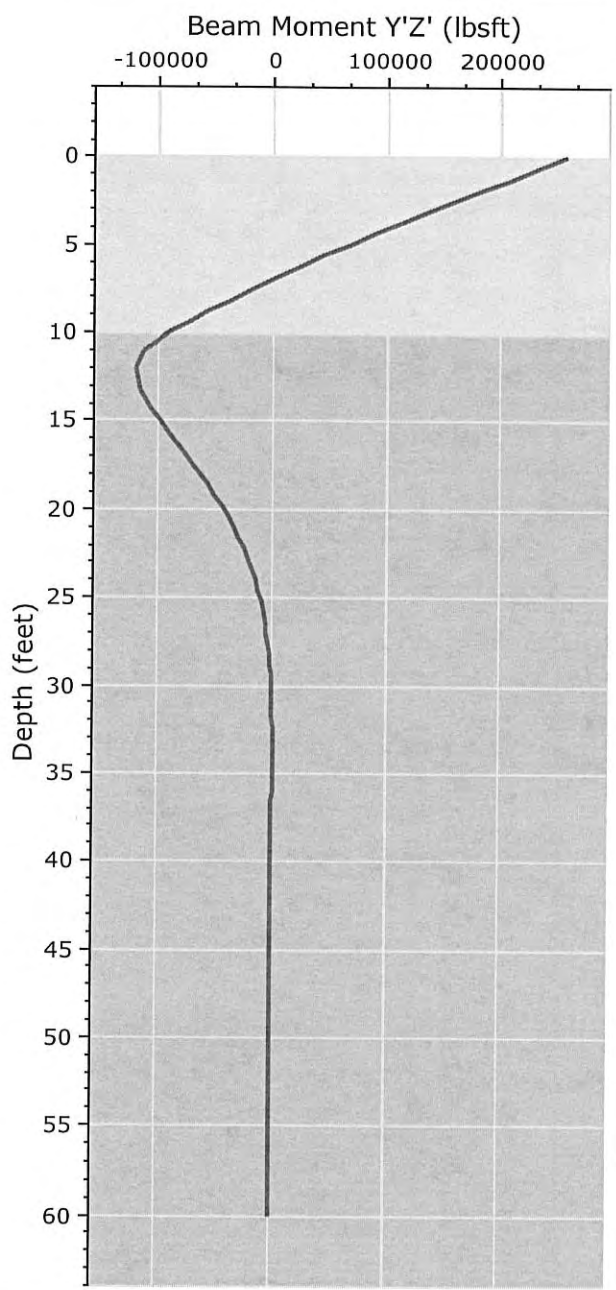
General	
Property	Pile Property 1
Location	-1.668, 1.302
Elevation:	0 (ft)
Length:	60 (ft)

Orientation	
Elevation (ft)	0
Length (ft)	60
Ground Slope Angle (°)	0
Alpha Angle (°)	0
Beta Angle (°)	90
Rotation Angle (°)	0

Loading	
Loading Type	Static
Load Factor Profile	None
Type	**Value**
Deflection X, (ft)	0.0416
Moment X, (lbsft)	0







rocscience

RSPILE 2.015

Project	File No. 21783 - Flexeble PSH Solutions, Inc.		
Analysis Description	30-inch diam pile - Fixed Head - 0.5 in Defflection - 10 ft of Fill		
Drawn By	gvarela	Company	Geotechnologies, Inc.
Date		File Name	21783.30diam.fix.10ft.fill.rspile2

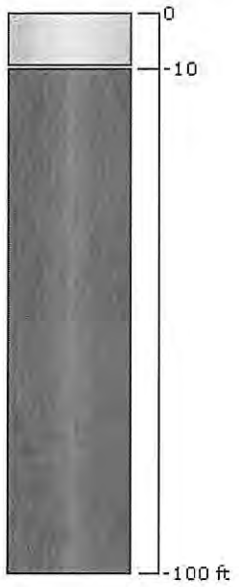
RSPile Analysis Information
File No. 21783 - Flexeble PSH Solutions, Inc.

Project Summary

Document Name	21783.30diam.fix.10ft.fill
Project Title	File No. 21783 - Flexeble PSH Solutions, Inc.
Analysis	30-inch diam pile - Fixed Head - 0.5 in Defflection - 10 ft of Fill
Author	gvarela
Company	Geotechnologies, Inc.
Last saved with RSPile version	2.015

Soil Layers

Layer Name	Color	Layer Type	Thickness [ft]	Depth [ft]
Uncertified Fill Materials		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	10	0
Native Alluvial Soils or Bedrock		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	90	10



Soil Properties

Uncertified Fill Materials

Property	Value
Name	Uncertified Fill Materials
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	90
Sat. Unit Weight (lbs/ft3)	130
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	5
Initial Stiffness (lbs/ft3)	100000
Cohesion (psf)	25

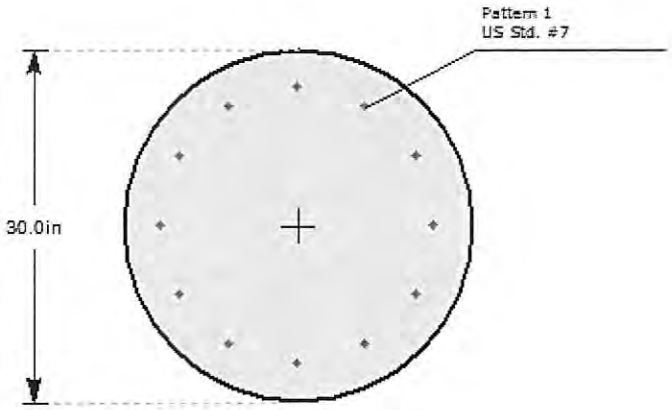
Native Alluvial Soils or Bedrock

Property	Value
Name	Native Alluvial Soils or Bedrock
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	120
Sat. Unit Weight (lbs/ft3)	127.318
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	30
Initial Stiffness (lbs/ft3)	150000
Cohesion (psf)	280

Pile Properties

Pile Property 1

Property	Value
Name	Pile Property 1
Color	
Pile Type	Reinforced Concrete
Pile Cross Section	Circle
Diameter (ft)	2.5
Compressive Strength (psf)	648000



Reinforcement

#	Location X (in)	Location Y (in)	Rebar Size	Bundled	Yield Stress (psf)	Elastic Modulus (psf)
1	11.7	0	US Std. #7		8640000.00	4176000000.00
2	10.13	5.85	US Std. #7		8640000.00	4176000000.00
3	5.85	10.13	US Std. #7		8640000.00	4176000000.00
4	7.164e-016	11.7	US Std. #7		8640000.00	4176000000.00
5	-5.85	10.13	US Std. #7		8640000.00	4176000000.00
6	-10.13	5.85	US Std. #7		8640000.00	4176000000.00
7	-11.7	1.433e-015	US Std. #7		8640000.00	4176000000.00
8	-10.13	-5.85	US Std. #7		8640000.00	4176000000.00
9	-5.85	-10.13	US Std. #7		8640000.00	4176000000.00
10	-2.149e-015	-11.7	US Std. #7		8640000.00	4176000000.00
11	5.85	-10.13	US Std. #7		8640000.00	4176000000.00
12	10.13	-5.85	US Std. #7		8640000.00	4176000000.00

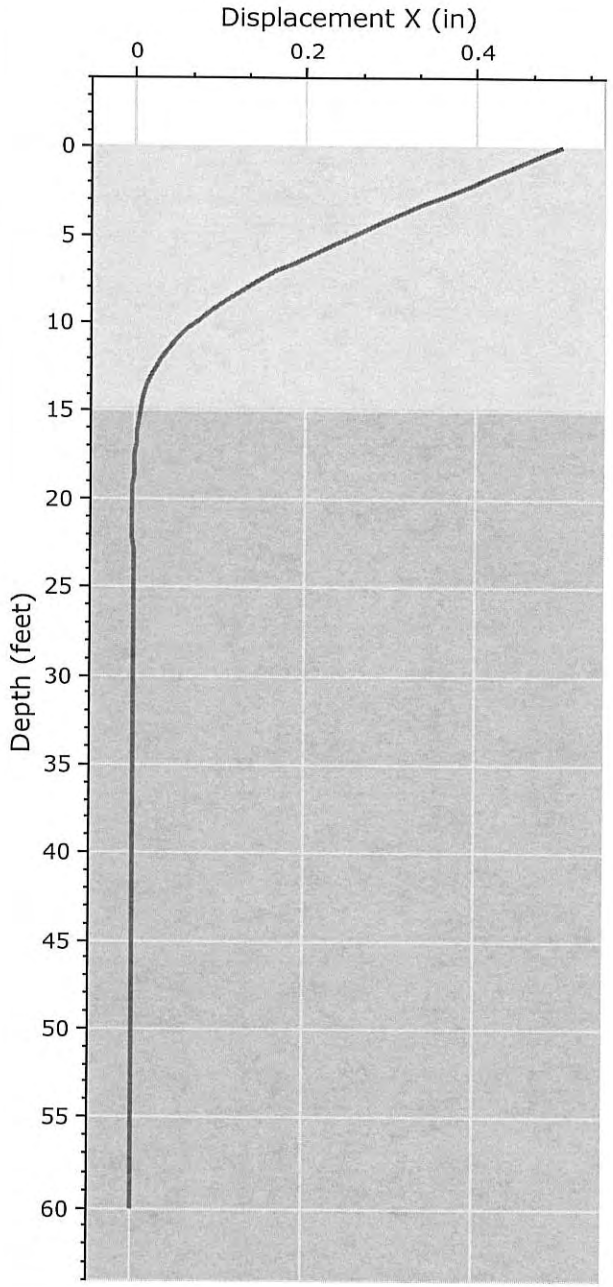
Pile Settings

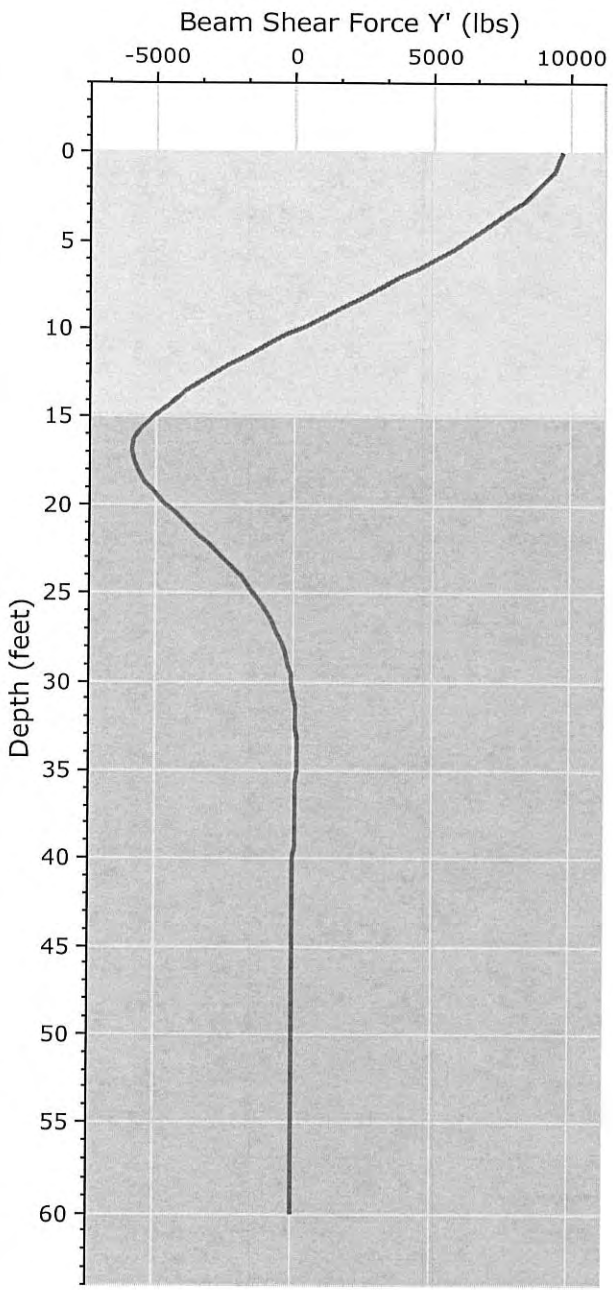
Pile 1

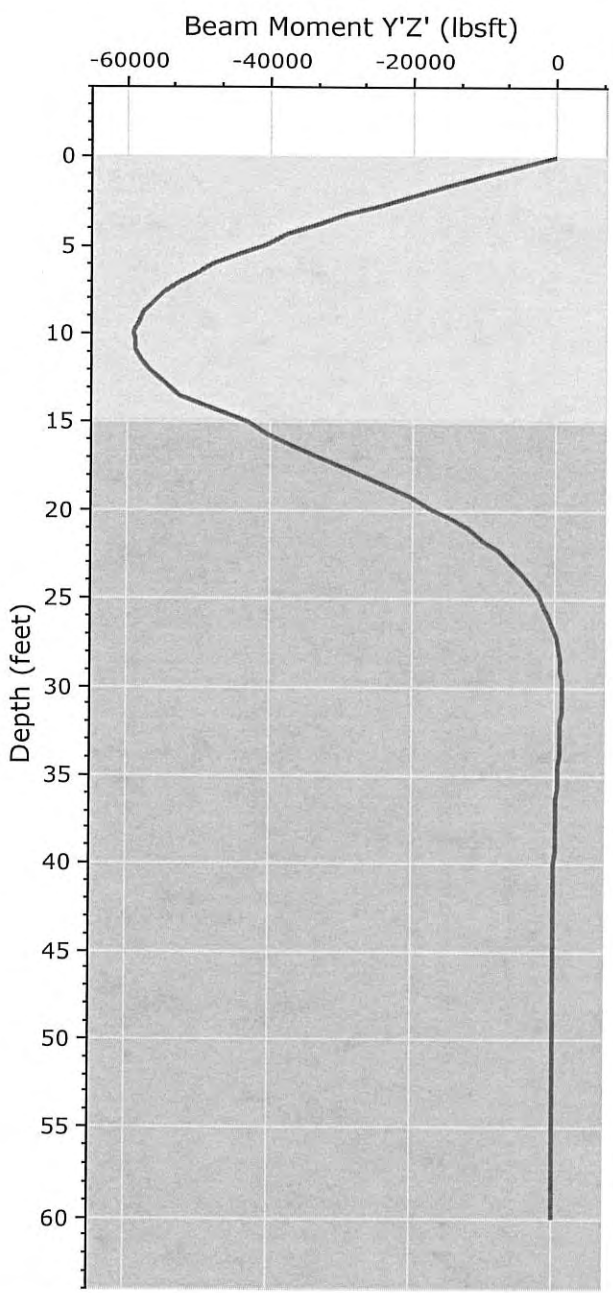
General	
Property	Pile Property 1
Location	-1.668, 1.302
Elevation:	0 (ft)
Length:	60 (ft)

Orientation	
Elevation (ft)	0
Length (ft)	60
Ground Slope Angle (°)	0
Alpha Angle (°)	0
Beta Angle (°)	90
Rotation Angle (°)	0

Loading	
Loading Type	Static
Load Factor Profile	None
Type	**Value**
Deflection X, (ft)	0.0416
Slope Y, (deg)	0







rocscience

RSPILE 2.015

Project	File No. 21783 - Flexeble PSH Solutions, Inc.		
Analysis Description	24-inch diam pile - Free Head - 0.5 in Defflection - 15 ft of Fill		
Drawn By	gvarela	*Company*	Geotechnologies, Inc.
Date		*File Name*	21783.24diam.free.15ft.fill.rspile2

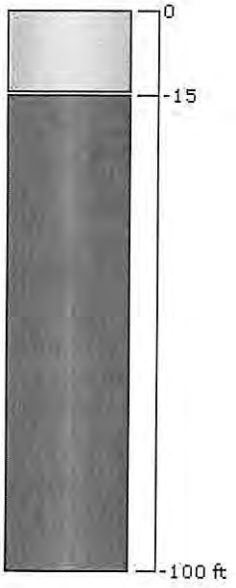
RSPile Analysis Information
File No. 21783 - Flexeble PSH Solutions, Inc.

Project Summary

Document Name	21783.24diam.free.15ft.fill
Project Title	File No. 21783 - Flexeble PSH Solutions, Inc.
Analysis	24-inch diam pile - Free Head - 0.5 in Defflection - 15 ft of Fill
Author	gvarela
Company	Geotechnologies, Inc.
Last saved with RSPile version	2.015

Soil Layers

Layer Name	Color	Layer Type	Thickness [ft]	Depth [ft]
Uncertified Fill Materials		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	15	0
Native Alluvial Soils or Bedrock		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	85	15



Soil Properties

Uncertified Fill Materials

Property	Value
Name	Uncertified Fill Materials
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	90
Sat. Unit Weight (lbs/ft3)	130
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	5
Initial Stiffness (lbs/ft3)	100000
Cohesion (psf)	25

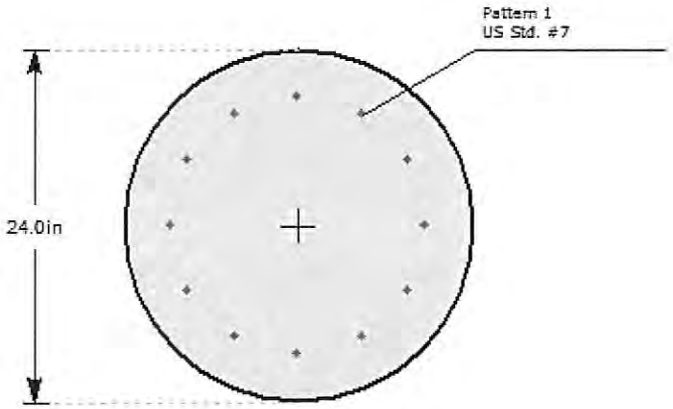
Native Alluvial Soils or Bedrock

Property	Value
Name	Native Alluvial Soils or Bedrock
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	120
Sat. Unit Weight (lbs/ft3)	127.318
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	30
Initial Stiffness (lbs/ft3)	150000
Cohesion (psf)	280

Pile Properties

Pile Property 1

Property	Value
Name	Pile Property 1
Color	
Pile Type	Reinforced Concrete
Pile Cross Section	Circle
Diameter (ft)	2
Compressive Strength (psf)	648000



Reinforcement

#	Location X (in)	Location Y (in)	Rebar Size	Bundled	Yield Stress (psf)	Elastic Modulus (psf)
1	8.7	0	US Std. #7		8640000.00	4176000000.00
2	7.534	4.35	US Std. #7		8640000.00	4176000000.00
3	4.35	7.534	US Std. #7		8640000.00	4176000000.00
4	5.327e-016	8.7	US Std. #7		8640000.00	4176000000.00
5	-4.35	7.534	US Std. #7		8640000.00	4176000000.00
6	-7.534	4.35	US Std. #7		8640000.00	4176000000.00
7	-8.7	1.065e-015	US Std. #7		8640000.00	4176000000.00
8	-7.534	-4.35	US Std. #7		8640000.00	4176000000.00
9	-4.35	-7.534	US Std. #7		8640000.00	4176000000.00
10	-1.598e-015	-8.7	US Std. #7		8640000.00	4176000000.00
11	4.35	-7.534	US Std. #7		8640000.00	4176000000.00
12	7.534	-4.35	US Std. #7		8640000.00	4176000000.00

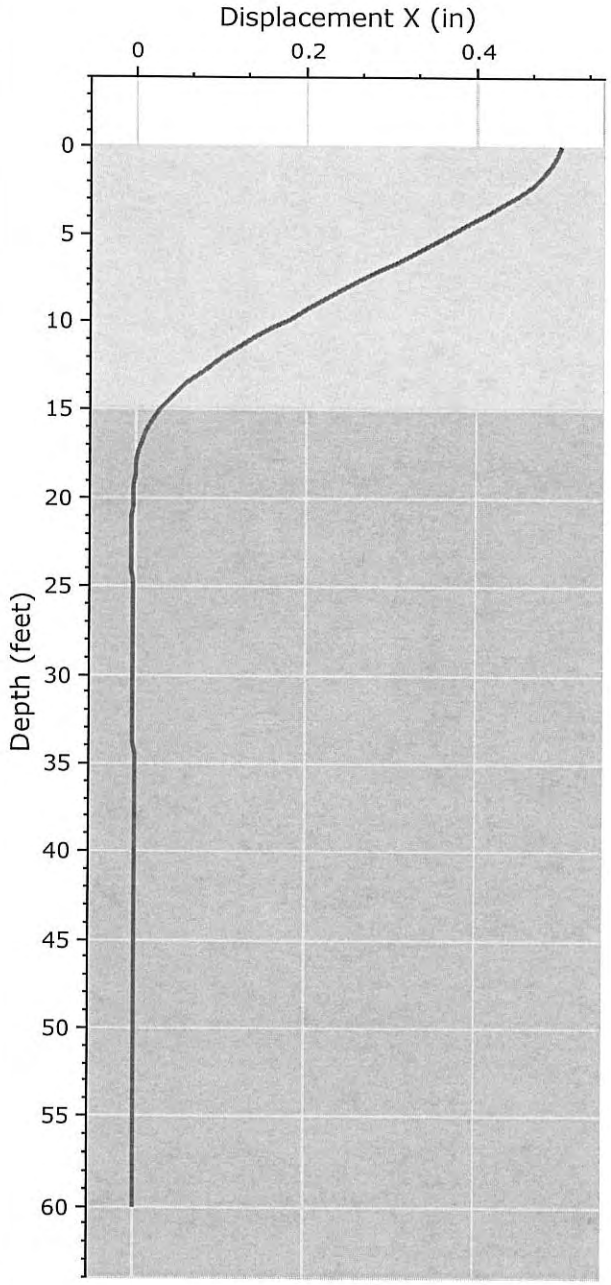
Pile Settings

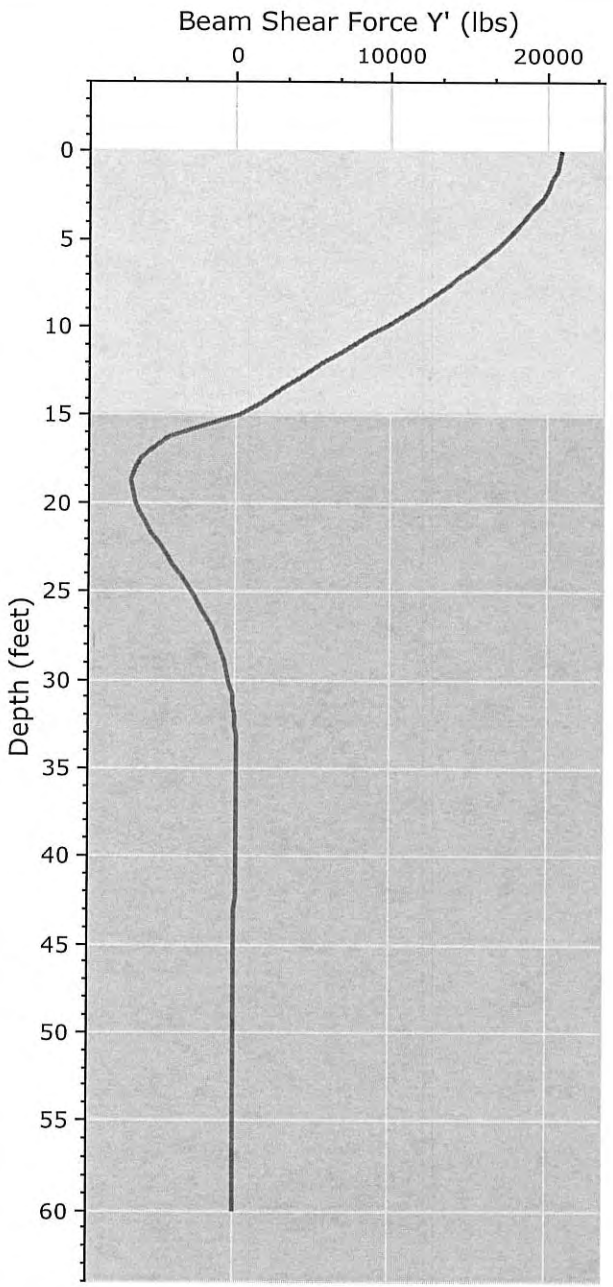
Pile 1

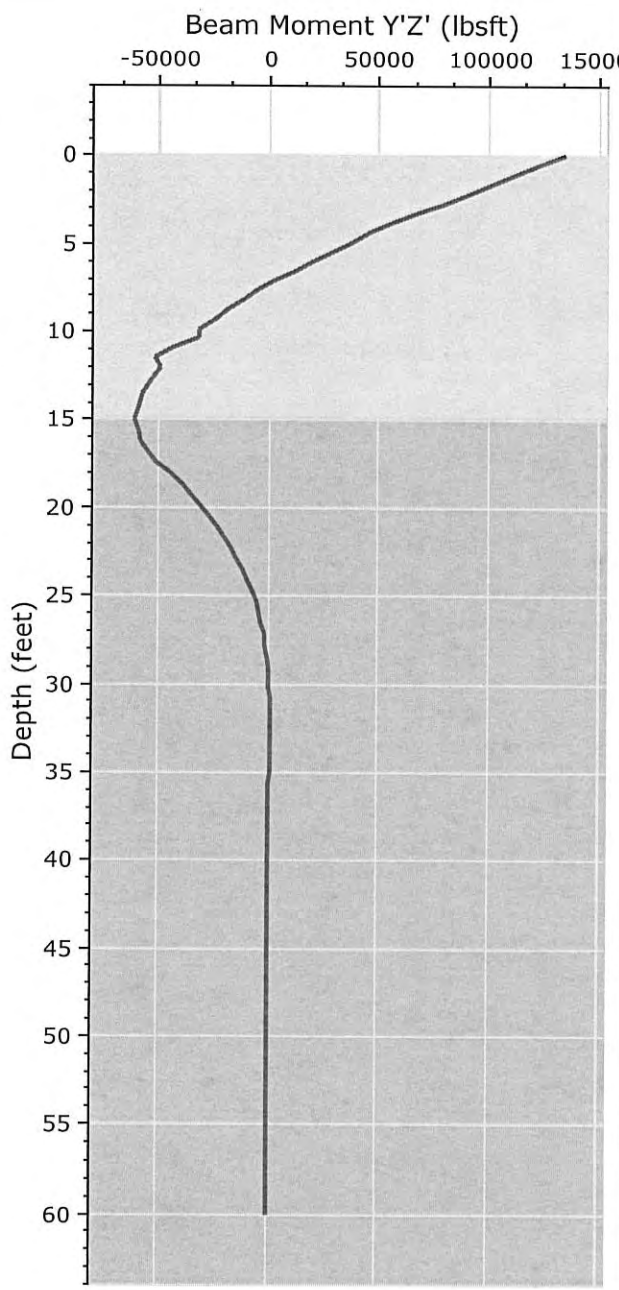
General	
Property	Pile Property 1
Location	-1.668, 1.302
Elevation:	0 (ft)
Length:	60 (ft)

Orientation	
Elevation (ft)	0
Length (ft)	60
Ground Slope Angle (°)	0
Alpha Angle (°)	0
Beta Angle (°)	90
Rotation Angle (°)	0

Loading	
Loading Type	Static
Load Factor Profile	None
Type	**Value**
Deflection X, (ft)	0.0416
Moment X, (lbsft)	0







rocscience

RSPILE 2.015

Project	File No. 21783 - Flexeble PSH Solutions, Inc.
Analysis Description	24-inch diam pile - Fixed Head - 0.5 in Defflection - 15 ft of Fill
Drawn By: gvarela	Company: Geotechnologies, Inc.
Date	File Name: 21783.24diam.fix.15ft.fill.rspile2

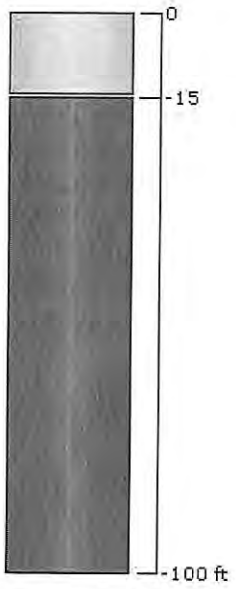
RSPile Analysis Information
File No. 21783 - Flexeble PSH Solutions, Inc.

Project Summary

Document Name	21783.24diam.fix.15ft.fill
Project Title	File No. 21783 - Flexeble PSH Solutions, Inc.
Analysis	24-inch diam pile - Fixed Head - 0.5 in Defflection - 15 ft of Fill
Author	gvarela
Company	Geotechnologies, Inc.
Last saved with RSPile version	2.015

Soil Layers

Layer Name	Color	Layer Type	Thickness [ft]	Depth [ft]
Uncertified Fill Materials		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	15	0
Native Alluvial Soils or Bedrock		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	85	15



Soil Properties

Uncertified Fill Materials

Property	Value
Name	Uncertified Fill Materials
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	90
Sat. Unit Weight (lbs/ft3)	130
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	5
Initial Stiffness (lbs/ft3)	100000
Cohesion (psf)	25

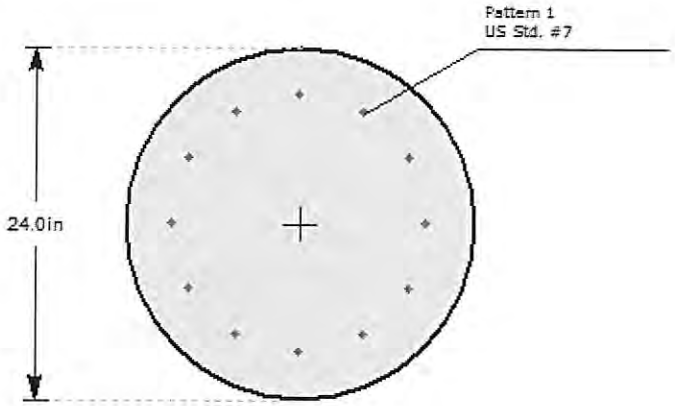
Native Alluvial Soils or Bedrock

Property	Value
Name	Native Alluvial Soils or Bedrock
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	120
Sat. Unit Weight (lbs/ft3)	127.318
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	30
Initial Stiffness (lbs/ft3)	150000
Cohesion (psf)	280

Pile Properties

Pile Property 1

Property	Value
Name	Pile Property 1
Color	
Pile Type	Reinforced Concrete
Pile Cross Section	Circle
Diameter (ft)	2
Compressive Strength (psf)	648000



Reinforcement

#	Location X (in)	Location Y (in)	Rebar Size	Bundled	Yield Stress (psf)	Elastic Modulus (psf)
1	8.7	0	US Std. #7		8640000.00	4176000000.00
2	7.534	4.35	US Std. #7		8640000.00	4176000000.00
3	4.35	7.534	US Std. #7		8640000.00	4176000000.00
4	5.327e-016	8.7	US Std. #7		8640000.00	4176000000.00
5	-4.35	7.534	US Std. #7		8640000.00	4176000000.00
6	-7.534	4.35	US Std. #7		8640000.00	4176000000.00
7	-8.7	1.065e-015	US Std. #7		8640000.00	4176000000.00
8	-7.534	-4.35	US Std. #7		8640000.00	4176000000.00
9	-4.35	-7.534	US Std. #7		8640000.00	4176000000.00
10	-1.598e-015	-8.7	US Std. #7		8640000.00	4176000000.00
11	4.35	-7.534	US Std. #7		8640000.00	4176000000.00
12	7.534	-4.35	US Std. #7		8640000.00	4176000000.00

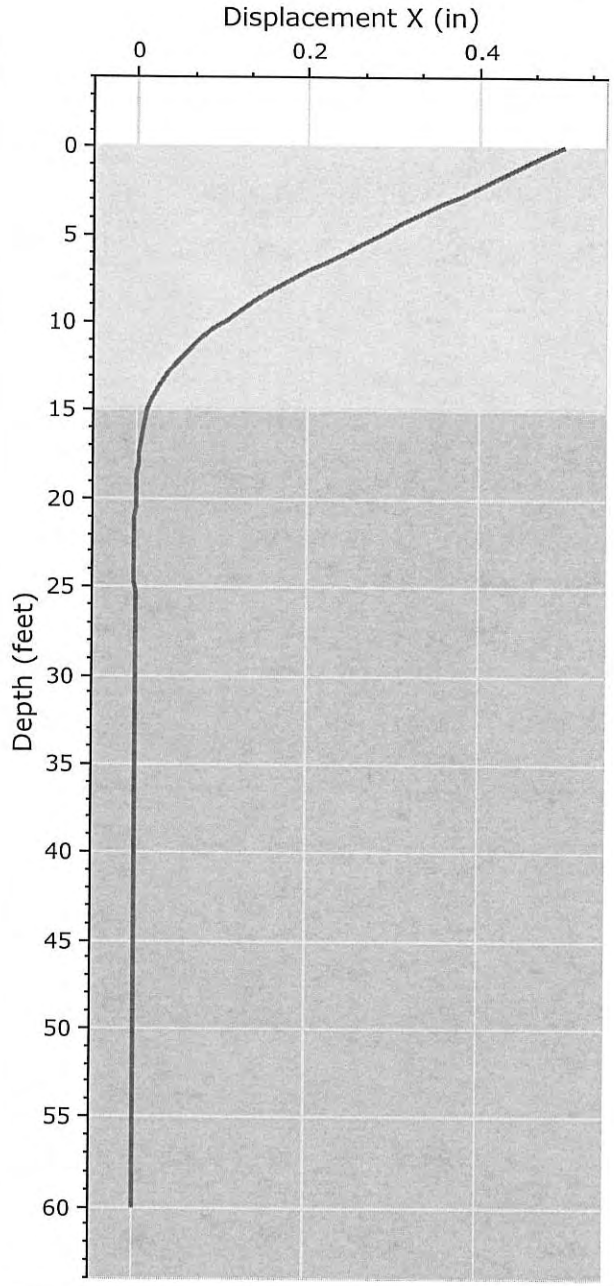
Pile Settings

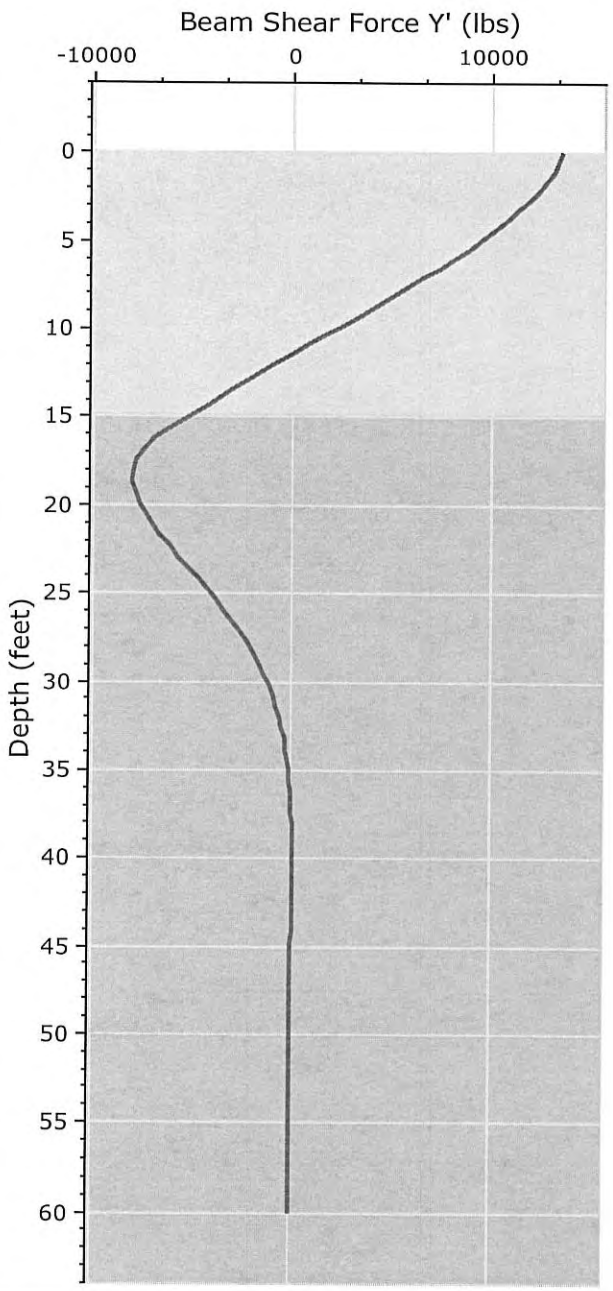
Pile 1

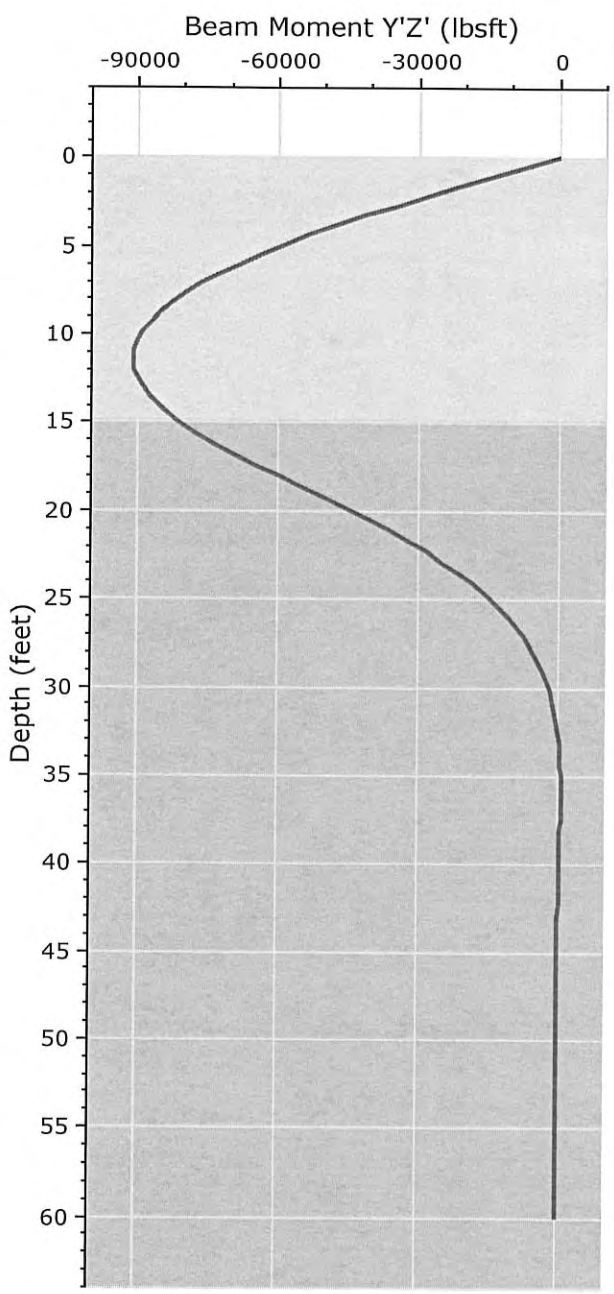
General	
Property	Pile Property 1
Location	-1.668, 1.302
Elevation:	0 (ft)
Length:	60 (ft)

Orientation	
Elevation (ft)	0
Length (ft)	60
Ground Slope Angle (°)	0
Alpha Angle (°)	0
Beta Angle (°)	90
Rotation Angle (°)	0

Loading	
Loading Type	Static
Load Factor Profile	None
Type	**Value**
Deflection X, (ft)	0.0416
Slope Y, (deg)	0







rocscience

RSPILE 2.015

Project	File No. 21783 - Flexeble PSH Solutions, Inc.		
Analysis Description	30-inch diam pile - Free Head - 0.5 in Defflection - 15 ft of Fill		
Drawn By	gvarela	Company	Geotechnologies, Inc.
Date		File Name	21783.30diam.free.15ft.fill.rspile2

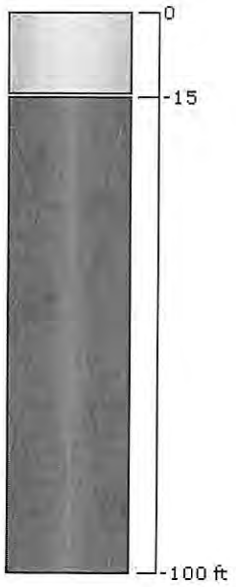
RSPile Analysis Information
File No. 21783 - Flexeble PSH Solutions, Inc.

Project Summary

Document Name	21783.30diam.free.15ft.fill
Project Title	File No. 21783 - Flexeble PSH Solutions, Inc.
Analysis	30-inch diam pile - Free Head - 0.5 in Defflection - 15 ft of Fill
Author	gvarela
Company	Geotechnologies, Inc.
Last saved with RSPile version	2.015

Soil Layers

Layer Name	Color	Layer Type	Thickness [ft]	Depth [ft]
Uncertified Fill Materials		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	15	0
Native Alluvial Soils or Bedrock		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	85	15



Soil Properties

Uncertified Fill Materials

Property	Value
Name	Uncertified Fill Materials
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	90
Sat. Unit Weight (lbs/ft3)	130
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	5
Initial Stiffness (lbs/ft3)	100000
Cohesion (psf)	25

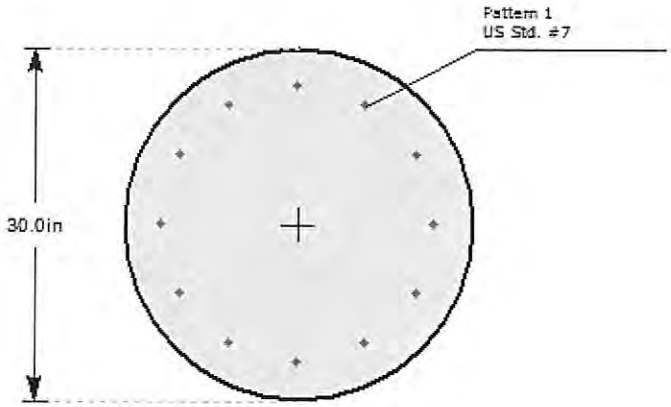
Native Alluvial Soils or Bedrock

Property	Value
Name	Native Alluvial Soils or Bedrock
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	120
Sat. Unit Weight (lbs/ft3)	127.318
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	30
Initial Stiffness (lbs/ft3)	150000
Cohesion (psf)	280

Pile Properties

Pile Property 1

Property	Value
Name	Pile Property 1
Color	
Pile Type	Reinforced Concrete
Pile Cross Section	Circle
Diameter (ft)	2.5
Compressive Strength (psf)	648000



Reinforcement

#	Location X (in)	Location Y (in)	Rebar Size	Bundled	Yield Stress (psf)	Elastic Modulus (psf)
1	11.7	0	US Std. #7		8640000.00	4176000000.00
2	10.13	5.85	US Std. #7		8640000.00	4176000000.00
3	5.85	10.13	US Std. #7		8640000.00	4176000000.00
4	7.164e-016	11.7	US Std. #7		8640000.00	4176000000.00
5	-5.85	10.13	US Std. #7		8640000.00	4176000000.00
6	-10.13	5.85	US Std. #7		8640000.00	4176000000.00
7	-11.7	1.433e-015	US Std. #7		8640000.00	4176000000.00
8	-10.13	-5.85	US Std. #7		8640000.00	4176000000.00
9	-5.85	-10.13	US Std. #7		8640000.00	4176000000.00
10	-2.149e-015	-11.7	US Std. #7		8640000.00	4176000000.00
11	5.85	-10.13	US Std. #7		8640000.00	4176000000.00
12	10.13	-5.85	US Std. #7		8640000.00	4176000000.00

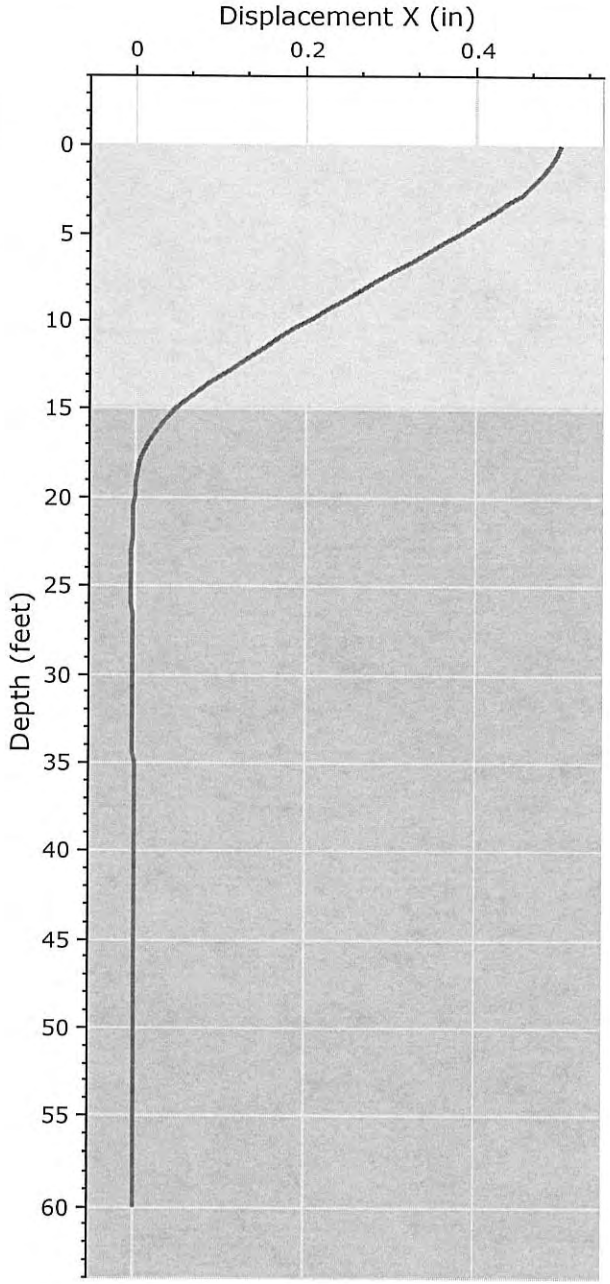
Pile Settings

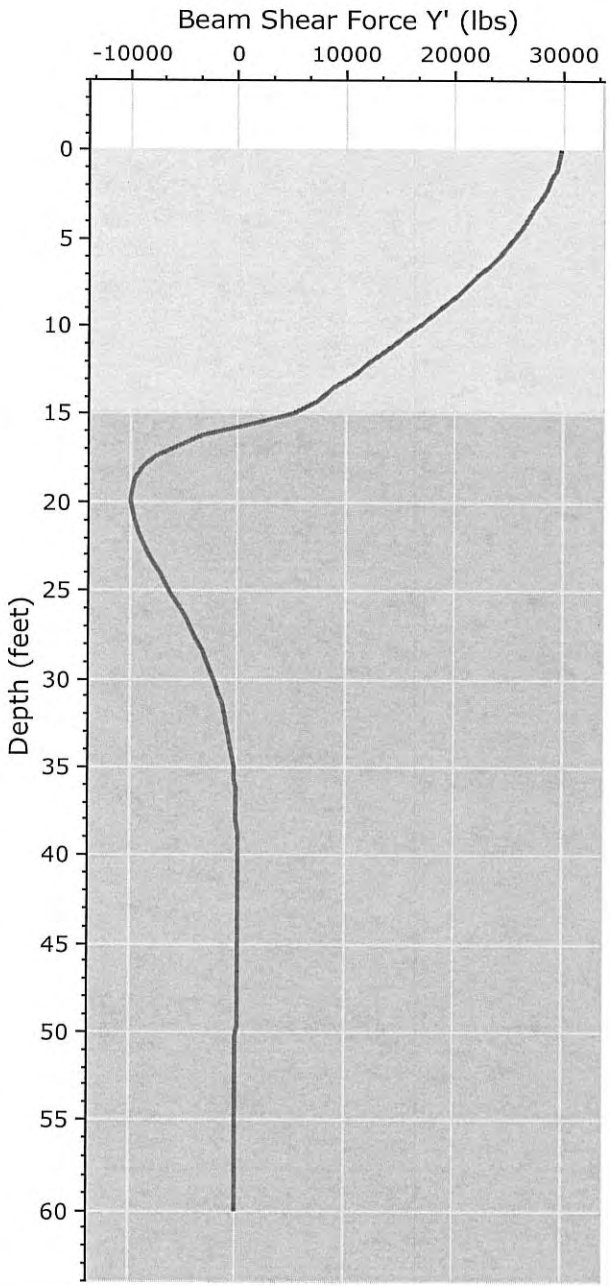
Pile 1

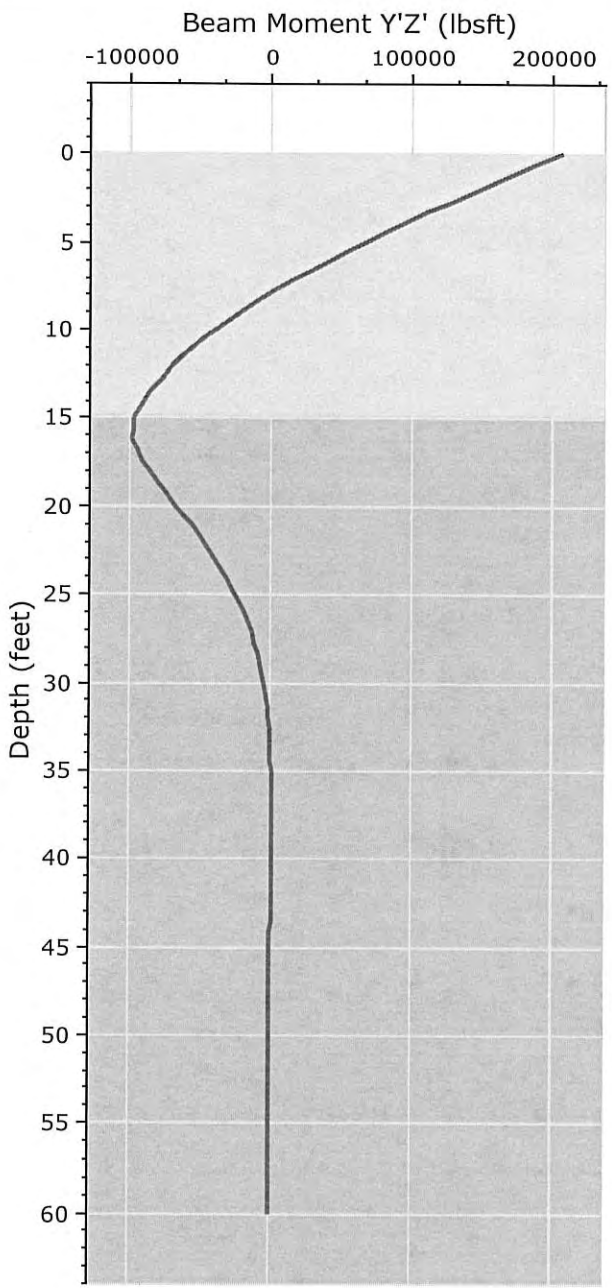
General	
Property	Pile Property 1
Location	-1.668, 1.302
Elevation:	0 (ft)
Length:	60 (ft)

Orientation	
Elevation (ft)	0
Length (ft)	60
Ground Slope Angle (°)	0
Alpha Angle (°)	0
Beta Angle (°)	90
Rotation Angle (°)	0

Loading	
Loading Type	Static
Load Factor Profile	None
Type	**Value**
Deflection X, (ft)	0.0416
Moment X, (lbsft)	0







rocscience

RSPILE 2.015

Project	File No. 21783 - Flexeble PSH Solutions, Inc.		
Analysis Description	30-inch diam pile - Fixed Head - 0.5 in Defflection - 15 ft of Fill		
Drawn By	gvarela	*Company*	Geotechnologies, Inc.
Date		*File Name*	21783.30diam.fix.15ft.fill.rspile2

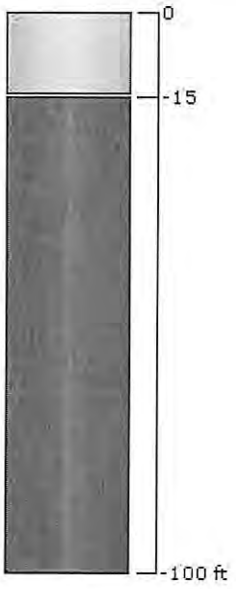
RSPile Analysis Information
File No. 21783 - Flexeble PSH Solutions, Inc.

Project Summary

Document Name	21783.30diam.fix.15ft.fill
Project Title	File No. 21783 - Flexeble PSH Solutions, Inc.
Analysis	30-inch diam pile - Fixed Head - 0.5 in Defflection - 15 ft of Fill
Author	gvarela
Company	Geotechnologies, Inc.
Last saved with RSPile version	2.015

Soil Layers

Layer Name	Color	Layer Type	Thickness [ft]	Depth [ft]
Uncertified Fill Materials		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	15	0
Native Alluvial Soils or Bedrock		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	85	15



Soil Properties

Uncertified Fill Materials

Property	Value
Name	Uncertified Fill Materials
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	90
Sat. Unit Weight (lbs/ft3)	130
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	5
Initial Stiffness (lbs/ft3)	100000
Cohesion (psf)	25

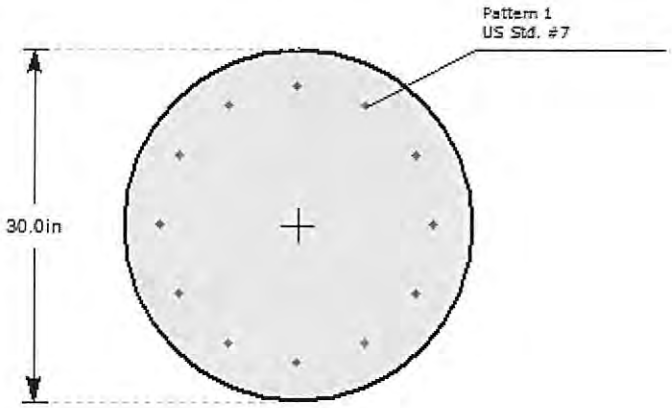
Native Alluvial Soils or Bedrock

Property	Value
Name	Native Alluvial Soils or Bedrock
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	120
Sat. Unit Weight (lbs/ft3)	127.318
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	30
Initial Stiffness (lbs/ft3)	150000
Cohesion (psf)	280

Pile Properties

Pile Property 1

Property	Value
Name	Pile Property 1
Color	
Pile Type	Reinforced Concrete
Pile Cross Section	Circle
Diameter (ft)	2.5
Compressive Strength (psf)	648000



Reinforcement

#	Location X (in)	Location Y (in)	Rebar Size	Bundled	Yield Stress (psf)	Elastic Modulus (psf)
1	11.7	0	US Std. #7		8640000.00	4176000000.00
2	10.13	5.85	US Std. #7		8640000.00	4176000000.00
3	5.85	10.13	US Std. #7		8640000.00	4176000000.00
4	7.164e-016	11.7	US Std. #7		8640000.00	4176000000.00
5	-5.85	10.13	US Std. #7		8640000.00	4176000000.00
6	-10.13	5.85	US Std. #7		8640000.00	4176000000.00
7	-11.7	1.433e-015	US Std. #7		8640000.00	4176000000.00
8	-10.13	-5.85	US Std. #7		8640000.00	4176000000.00
9	-5.85	-10.13	US Std. #7		8640000.00	4176000000.00
10	-2.149e-015	-11.7	US Std. #7		8640000.00	4176000000.00
11	5.85	-10.13	US Std. #7		8640000.00	4176000000.00
12	10.13	-5.85	US Std. #7		8640000.00	4176000000.00

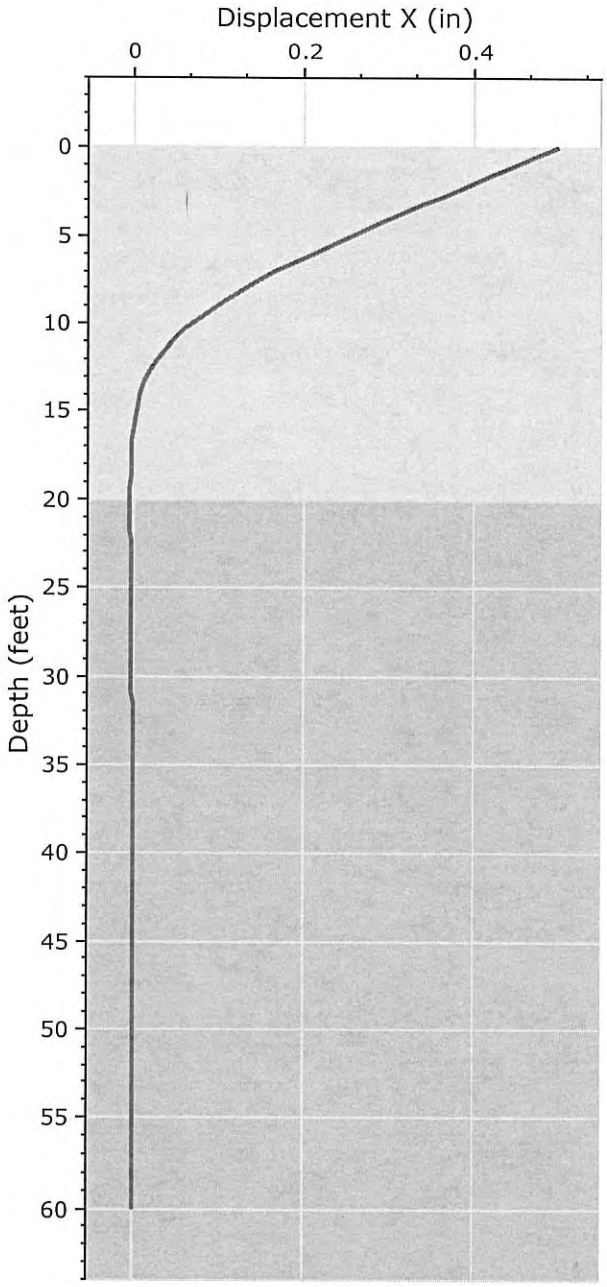
Pile Settings

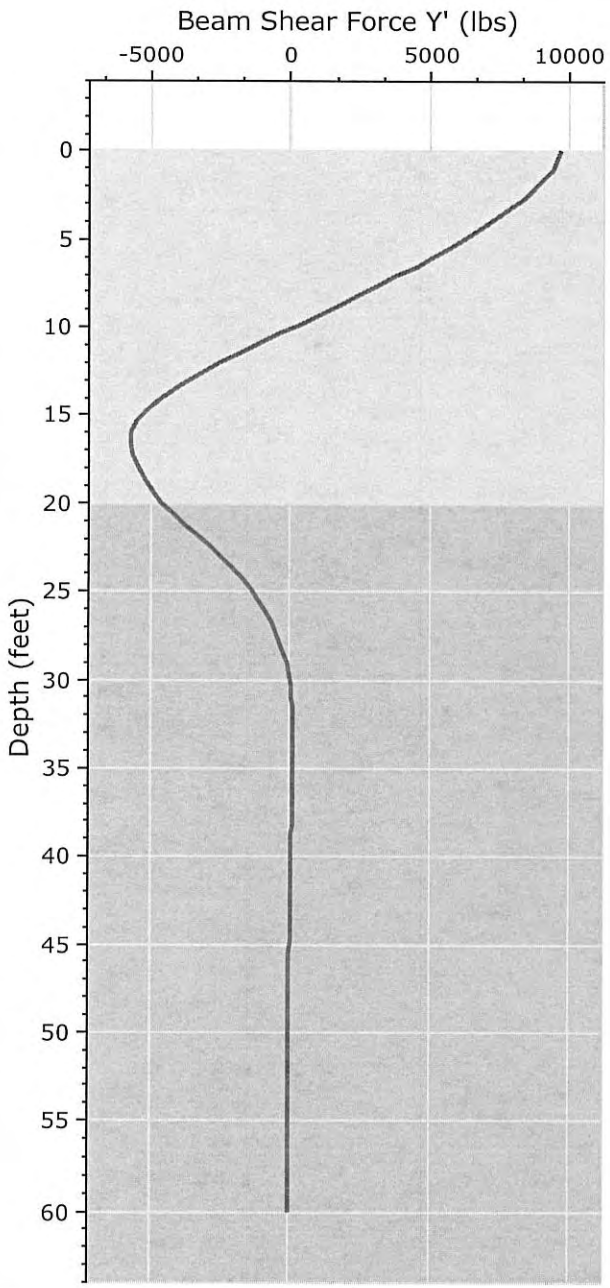
Pile 1

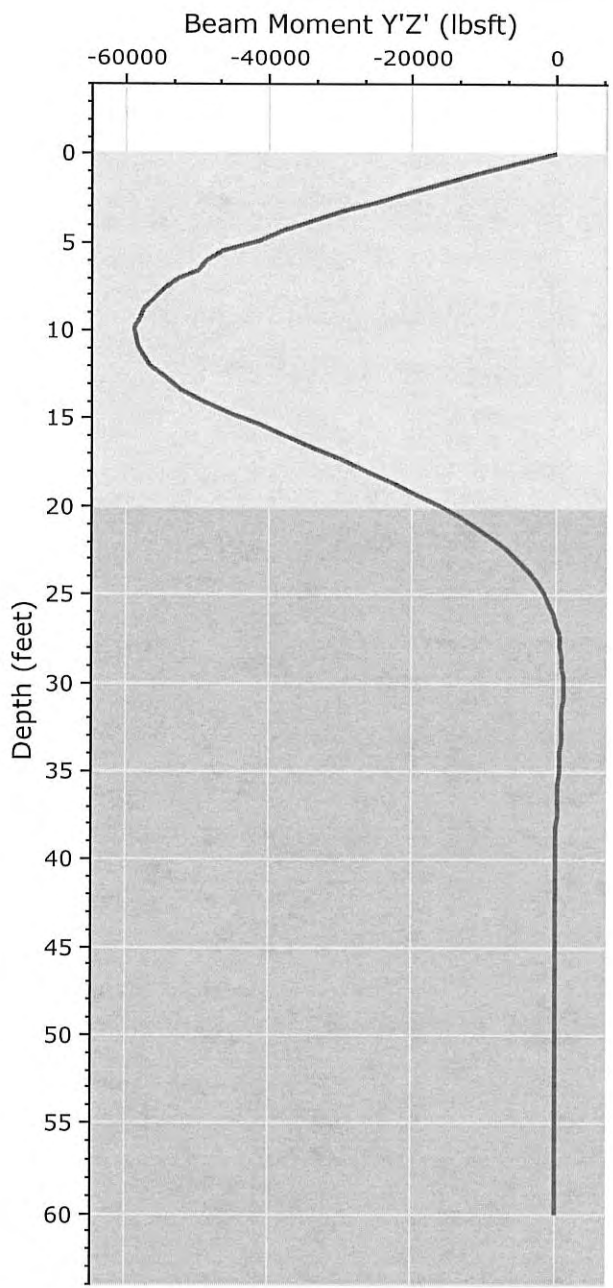
General	
Property	Pile Property 1
Location	-1.668, 1.302
Elevation:	0 (ft)
Length:	60 (ft)

Orientation	
Elevation (ft)	0
Length (ft)	60
Ground Slope Angle (°)	0
Alpha Angle (°)	0
Beta Angle (°)	90
Rotation Angle (°)	0

Loading	
Loading Type	Static
Load Factor Profile	None
Type	**Value**
Deflection X, (ft)	0.0416
Slope Y, (deg)	0







rocscience

RSPILE 2.015

Project	File No. 21783 - Flexeble PSH Solutions, Inc.		
Analysis Description	24-inch diam pile - Free Head - 0.5 in Defflection - 20 ft of Fill		
Drawn By	gvarela	*Company*	Geotechnologies, Inc.
Date		*File Name*	21783.24diam.free.20ft.fill.rspile2

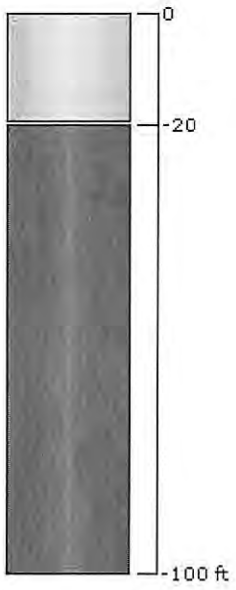
RSPile Analysis Information
File No. 21783 - Flexeble PSH Solutions, Inc.

Project Summary

Document Name	21783.24diam.free.20ft.fill
Project Title	File No. 21783 - Flexeble PSH Solutions, Inc.
Analysis	24-inch diam pile - Free Head - 0.5 in Defflection - 20 ft of Fill
Author	gvarela
Company	Geotechnologies, Inc.
Last saved with RSPile version	2.015

Soil Layers

Layer Name	Color	Layer Type	Thickness [ft]	Depth [ft]
Uncertified Fill Materials		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	20	0
Native Alluvial Soils or Bedrock		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	80	20



Soil Properties

Uncertified Fill Materials

Property	Value
Name	Uncertified Fill Materials
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	90
Sat. Unit Weight (lbs/ft3)	130
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	5
Initial Stiffness (lbs/ft3)	100000
Cohesion (psf)	25

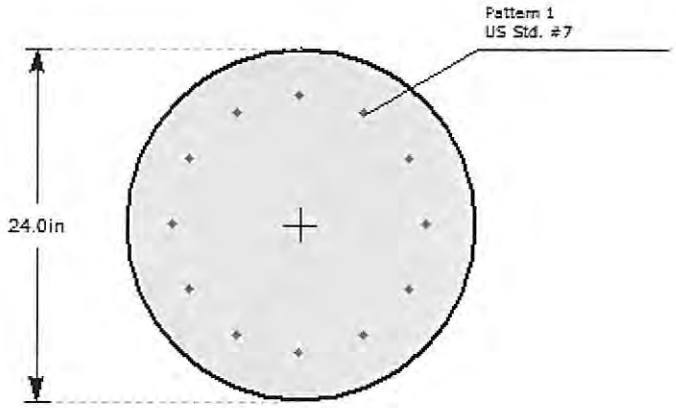
Native Alluvial Soils or Bedrock

Property	Value
Name	Native Alluvial Soils or Bedrock
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	120
Sat. Unit Weight (lbs/ft3)	127.318
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	30
Initial Stiffness (lbs/ft3)	150000
Cohesion (psf)	280

Pile Properties

Pile Property 1

Property	Value
Name	Pile Property 1
Color	
Pile Type	Reinforced Concrete
Pile Cross Section	Circle
Diameter (ft)	2
Compressive Strength (psf)	648000



Reinforcement

#	Location X (in)	Location Y (in)	Rebar Size	Bundled	Yield Stress (psf)	Elastic Modulus (psf)
1	8.7	0	US Std. #7		8640000.00	4176000000.00
2	7.534	4.35	US Std. #7		8640000.00	4176000000.00
3	4.35	7.534	US Std. #7		8640000.00	4176000000.00
4	5.327e-016	8.7	US Std. #7		8640000.00	4176000000.00
5	-4.35	7.534	US Std. #7		8640000.00	4176000000.00
6	-7.534	4.35	US Std. #7		8640000.00	4176000000.00
7	-8.7	1.065e-015	US Std. #7		8640000.00	4176000000.00
8	-7.534	-4.35	US Std. #7		8640000.00	4176000000.00
9	-4.35	-7.534	US Std. #7		8640000.00	4176000000.00
10	-1.598e-015	-8.7	US Std. #7		8640000.00	4176000000.00
11	4.35	-7.534	US Std. #7		8640000.00	4176000000.00
12	7.534	-4.35	US Std. #7		8640000.00	4176000000.00

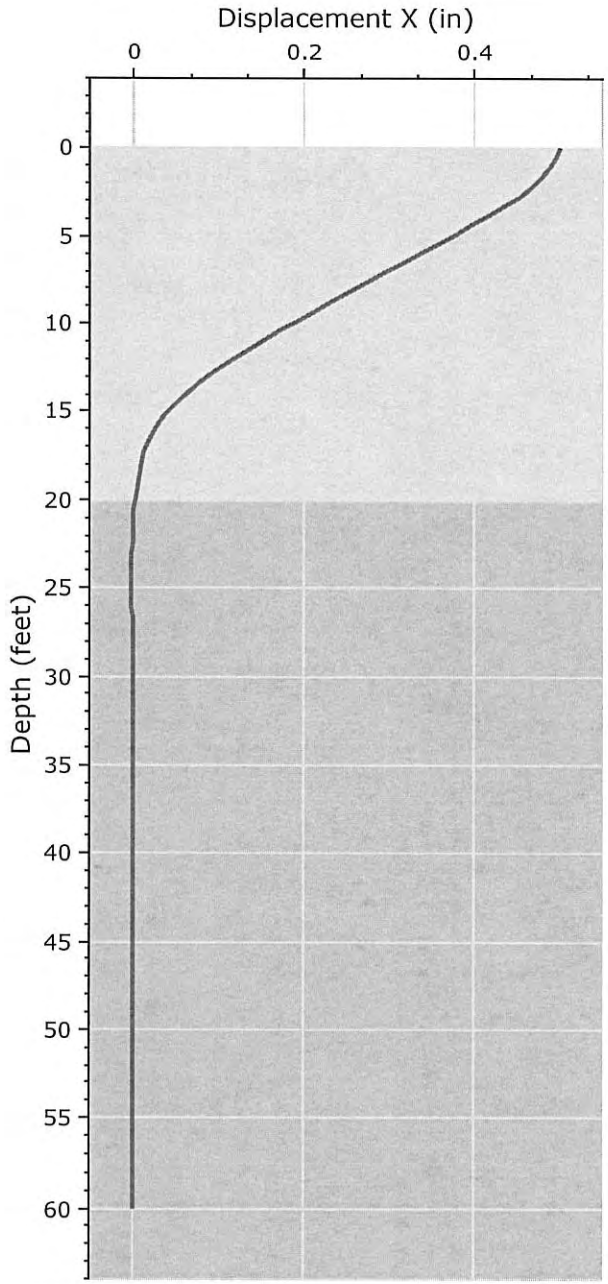
Pile Settings

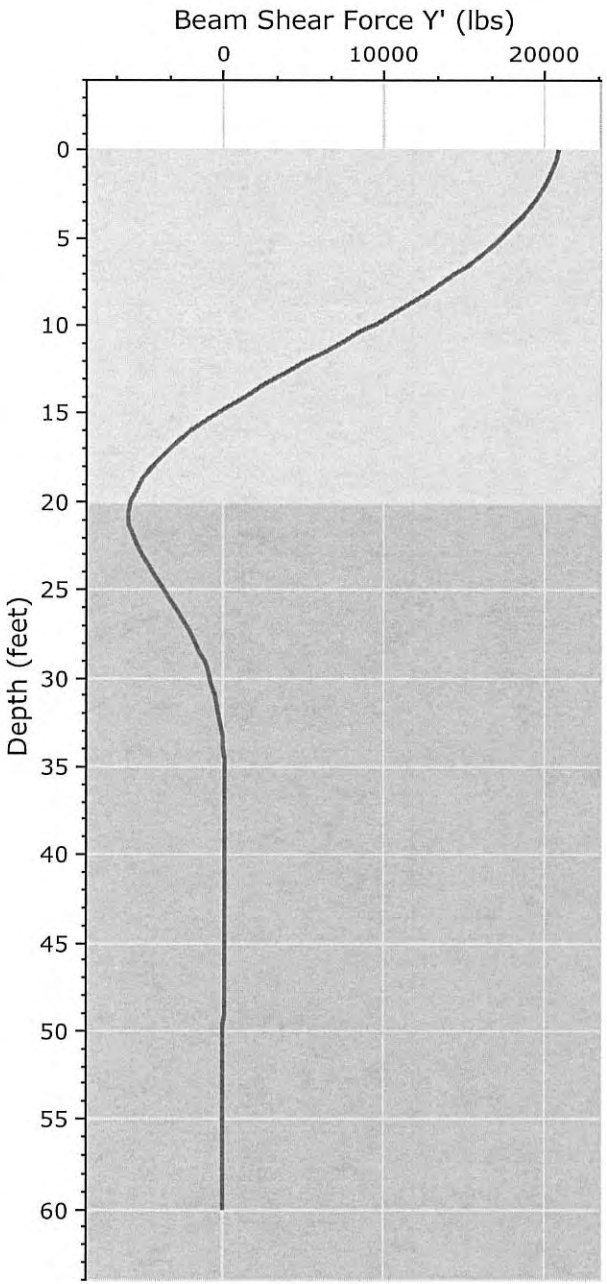
Pile 1

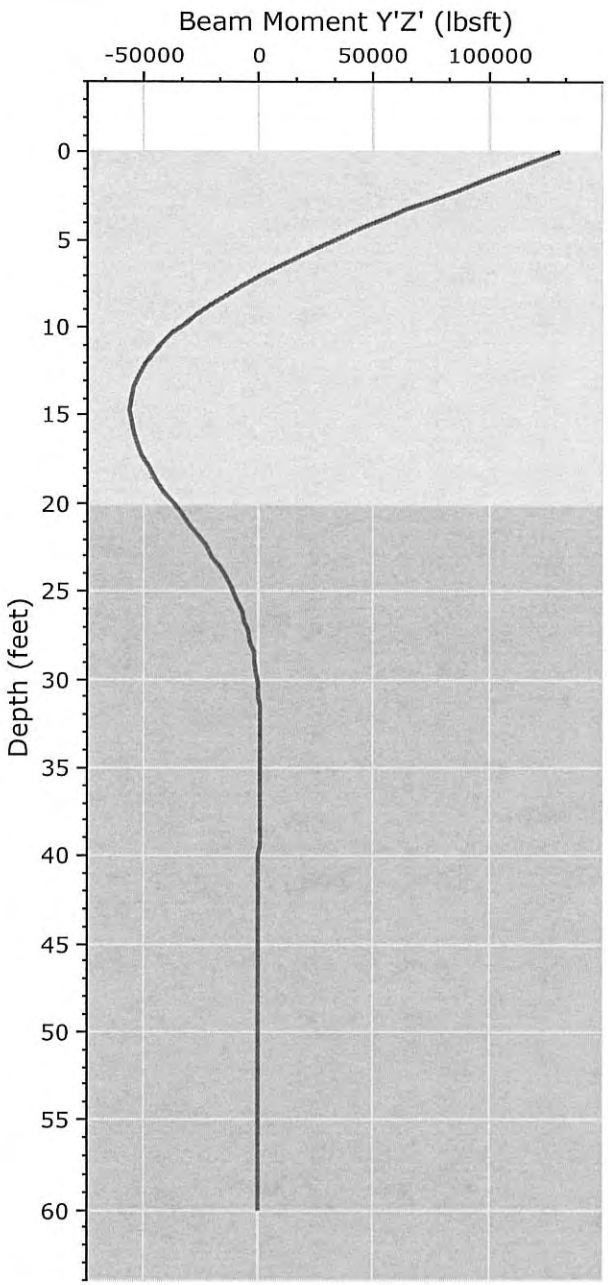
General	
Property	Pile Property 1
Location	-1.668, 1.302
Elevation:	0 (ft)
Length:	60 (ft)

Orientation	
Elevation (ft)	0
Length (ft)	60
Ground Slope Angle (°)	0
Alpha Angle (°)	0
Beta Angle (°)	90
Rotation Angle (°)	0

Loading	
Loading Type	Static
Load Factor Profile	None
Type	**Value**
Deflection X, (ft)	0.0416
Moment X, (lbsft)	0







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RSPILE 2.015

Project	File No. 21783 - Flexeble PSH Solutions, Inc.		
Analysis Description	24-inch diam pile - Fixed Head - 0.5 in Defflection - 20 ft of Fill		
Drawn By	gvarela	Company	Geotechnologies, Inc.
Date		File Name	21783.24diam.fix.20ft.fill.rspile2

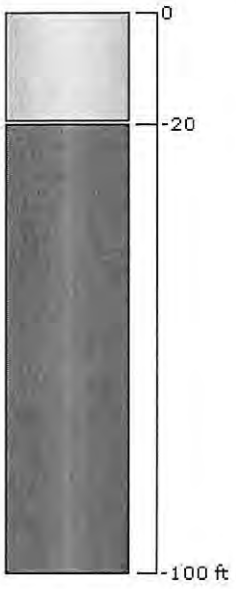
RSPile Analysis Information
File No. 21783 - Flexeble PSH Solutions, Inc.

Project Summary

Document Name	21783.24diam.fix.20ft.fill
Project Title	File No. 21783 - Flexeble PSH Solutions, Inc.
Analysis	24-inch diam pile - Fixed Head - 0.5 in Defflection - 20 ft of Fill
Author	gvarela
Company	Geotechnologies, Inc.
Last saved with RSPile version	2.015

Soil Layers

Layer Name	Color	Layer Type	Thickness [ft]	Depth [ft]
Uncertified Fill Materials		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	20	0
Native Alluvial Soils or Bedrock		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	80	20



Soil Properties

Uncertified Fill Materials

Property	Value
Name	Uncertified Fill Materials
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	90
Sat. Unit Weight (lbs/ft3)	130
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	5
Initial Stiffness (lbs/ft3)	100000
Cohesion (psf)	25

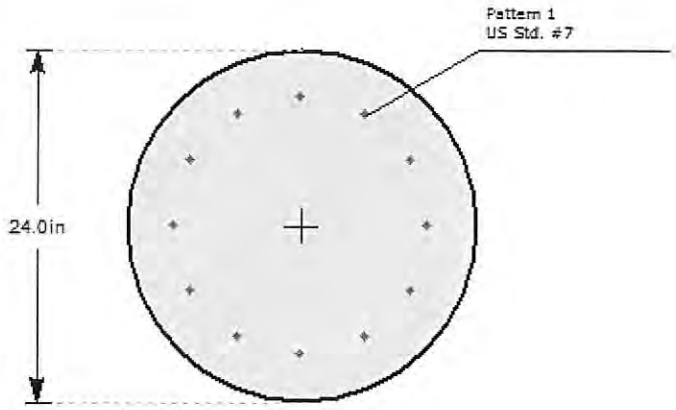
Native Alluvial Soils or Bedrock

Property	Value
Name	Native Alluvial Soils or Bedrock
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	120
Sat. Unit Weight (lbs/ft3)	127.318
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	30
Initial Stiffness (lbs/ft3)	150000
Cohesion (psf)	280

Pile Properties

Pile Property 1

Property	Value
Name	Pile Property 1
Color	
Pile Type	Reinforced Concrete
Pile Cross Section	Circle
Diameter (ft)	2
Compressive Strength (psf)	648000



Reinforcement

#	Location X (in)	Location Y (in)	Rebar Size	Bundled	Yield Stress (psf)	Elastic Modulus (psf)
1	8.7	0	US Std. #7		8640000.00	4176000000.00
2	7.534	4.35	US Std. #7		8640000.00	4176000000.00
3	4.35	7.534	US Std. #7		8640000.00	4176000000.00
4	5.327e-016	8.7	US Std. #7		8640000.00	4176000000.00
5	-4.35	7.534	US Std. #7		8640000.00	4176000000.00
6	-7.534	4.35	US Std. #7		8640000.00	4176000000.00
7	-8.7	1.065e-015	US Std. #7		8640000.00	4176000000.00
8	-7.534	-4.35	US Std. #7		8640000.00	4176000000.00
9	-4.35	-7.534	US Std. #7		8640000.00	4176000000.00
10	-1.598e-015	-8.7	US Std. #7		8640000.00	4176000000.00
11	4.35	-7.534	US Std. #7		8640000.00	4176000000.00
12	7.534	-4.35	US Std. #7		8640000.00	4176000000.00

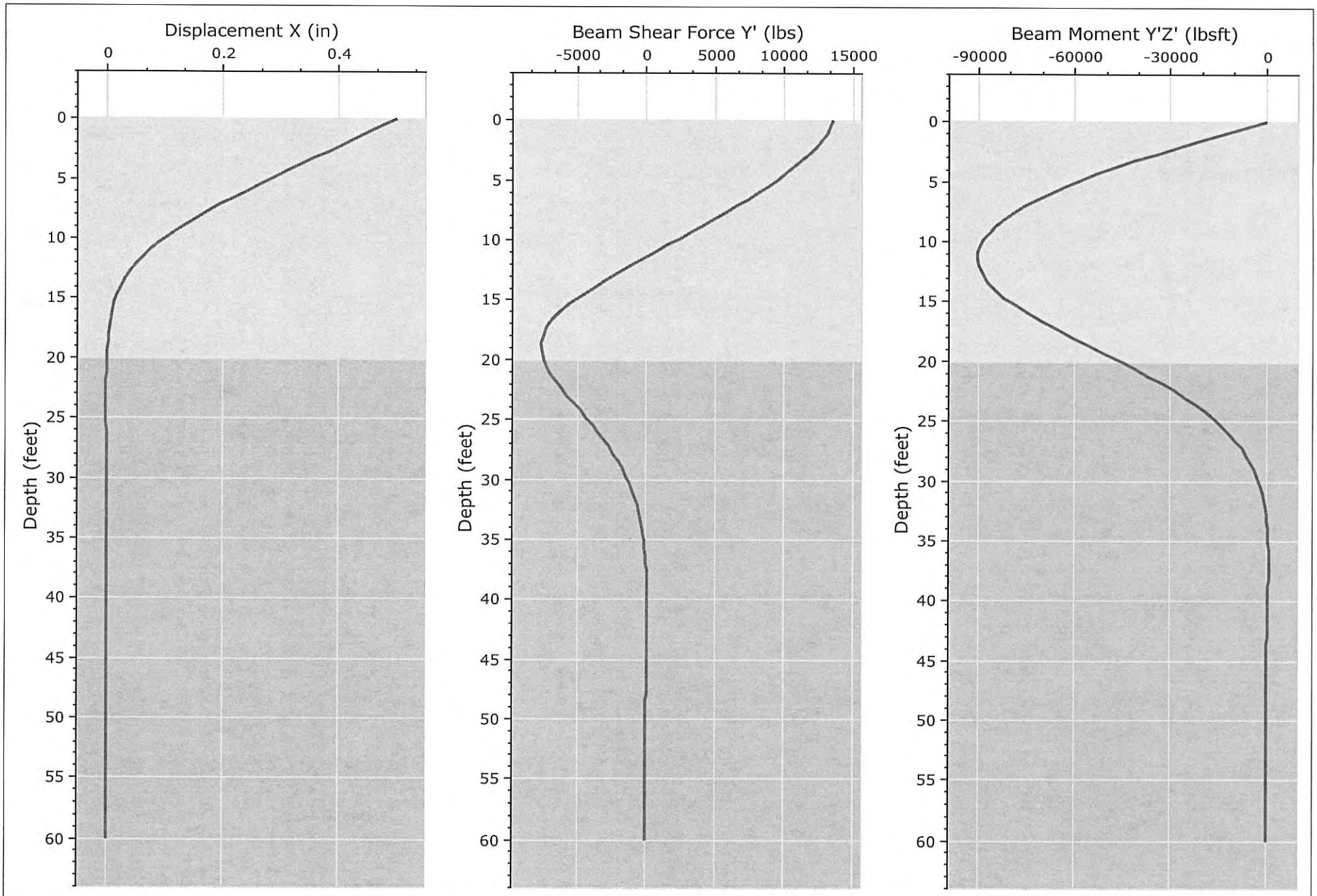
Pile Settings

Pile 1

General	
Property	Pile Property 1
Location	-1.668, 1.302
Elevation:	0 (ft)
Length:	60 (ft)

Orientation	
Elevation (ft)	0
Length (ft)	60
Ground Slope Angle (°)	0
Alpha Angle (°)	0
Beta Angle (°)	90
Rotation Angle (°)	0

Loading	
Loading Type	Static
Load Factor Profile	None
Type	**Value**
Deflection X, (ft)	0.0416
Slope Y, (deg)	0



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RSPILE 2.015

Project	File No. 21783 - Flexeble PSH Solutions, Inc.		
Analysis Description	30-inch diam pile - Free Head - 0.5 in Defflection - 20 ft of Fill		
Drawn By	gvarela	Company	Geotechnologies, Inc.
Date		File Name	21783.30diam.free.20ft.fill.rspile2

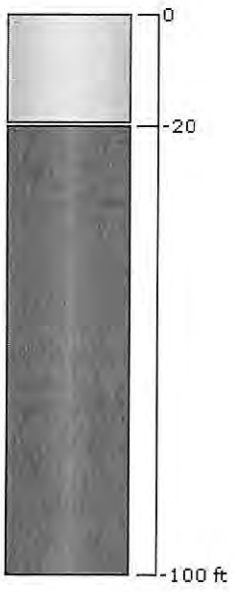
RSPile Analysis Information
File No. 21783 - Flexeble PSH Solutions, Inc.

Project Summary

Document Name	21783.30diam.free.20ft.fill
Project Title	File No. 21783 - Flexeble PSH Solutions, Inc.
Analysis	30-inch diam pile - Free Head - 0.5 in Defflection - 20 ft of Fill
Author	gvarela
Company	Geotechnologies, Inc.
Last saved with RSPile version	2.015

Soil Layers

Layer Name	Color	Layer Type	Thickness [ft]	Depth [ft]
Uncertified Fill Materials		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	20	0
Native Alluvial Soils or Bedrock		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	80	20



Soil Properties

Uncertified Fill Materials

Property	Value
Name	Uncertified Fill Materials
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	90
Sat. Unit Weight (lbs/ft3)	130
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	5
Initial Stiffness (lbs/ft3)	100000
Cohesion (psf)	25

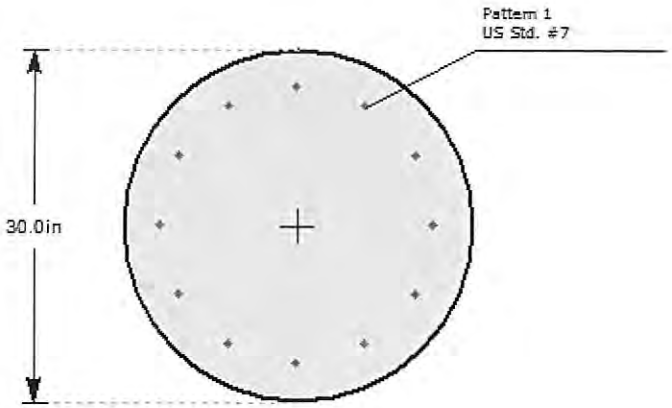
Native Alluvial Soils or Bedrock

Property	Value
Name	Native Alluvial Soils or Bedrock
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	120
Sat. Unit Weight (lbs/ft3)	127.318
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	30
Initial Stiffness (lbs/ft3)	150000
Cohesion (psf)	280

Pile Properties

Pile Property 1

Property	Value
Name	Pile Property 1
Color	
Pile Type	Reinforced Concrete
Pile Cross Section	Circle
Diameter (ft)	2.5
Compressive Strength (psf)	648000



Reinforcement

#	Location X (in)	Location Y (in)	Rebar Size	Bundled	Yield Stress (psf)	Elastic Modulus (psf)
1	11.7	0	US Std. #7		8640000.00	4176000000.00
2	10.13	5.85	US Std. #7		8640000.00	4176000000.00
3	5.85	10.13	US Std. #7		8640000.00	4176000000.00
4	7.164e-016	11.7	US Std. #7		8640000.00	4176000000.00
5	-5.85	10.13	US Std. #7		8640000.00	4176000000.00
6	-10.13	5.85	US Std. #7		8640000.00	4176000000.00
7	-11.7	1.433e-015	US Std. #7		8640000.00	4176000000.00
8	-10.13	-5.85	US Std. #7		8640000.00	4176000000.00
9	-5.85	-10.13	US Std. #7		8640000.00	4176000000.00
10	-2.149e-015	-11.7	US Std. #7		8640000.00	4176000000.00
11	5.85	-10.13	US Std. #7		8640000.00	4176000000.00
12	10.13	-5.85	US Std. #7		8640000.00	4176000000.00

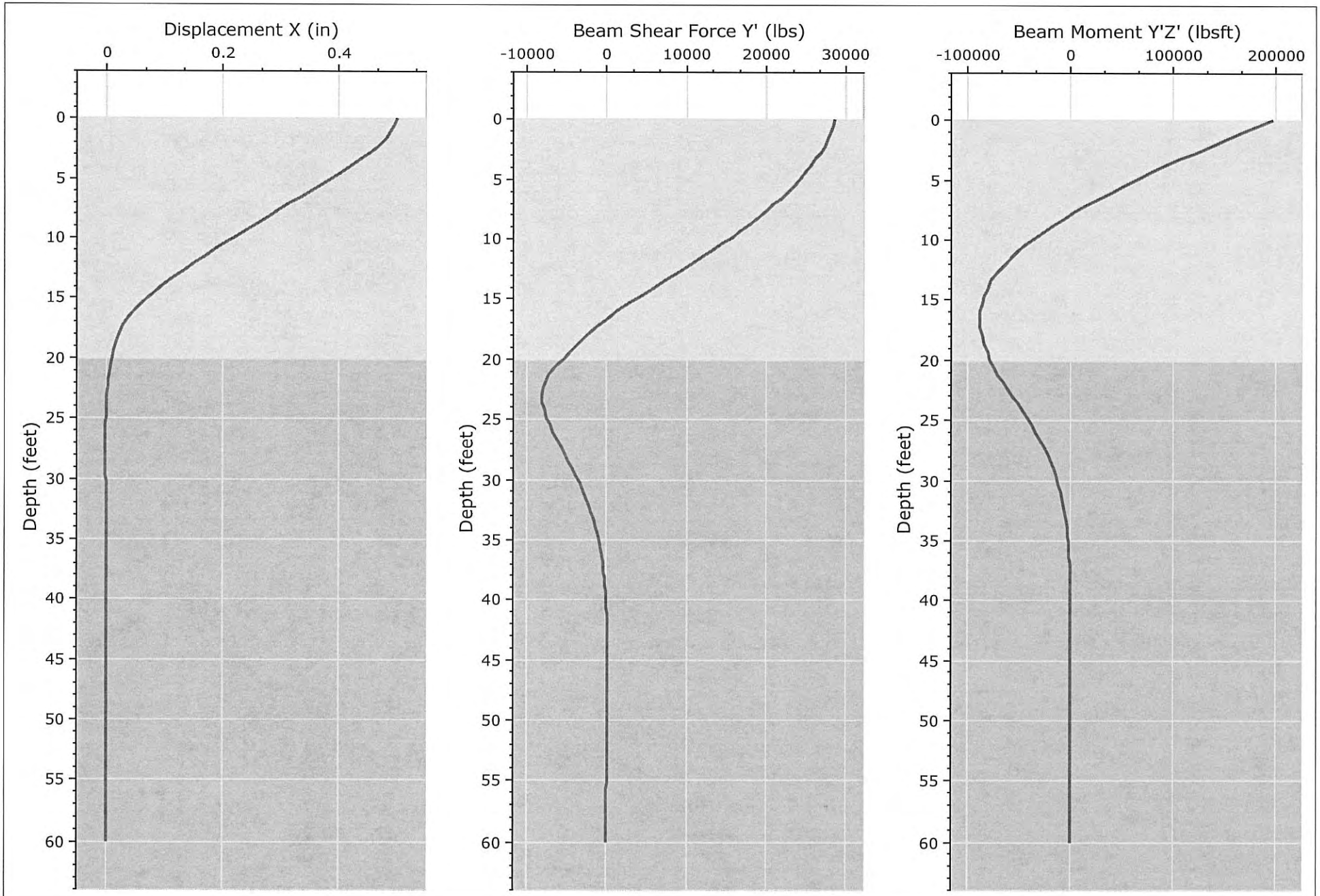
Pile Settings

Pile 1

General	
Property	Pile Property 1
Location	-1.668, 1.302
Elevation:	0 (ft)
Length:	60 (ft)

Orientation	
Elevation (ft)	0
Length (ft)	60
Ground Slope Angle (°)	0
Alpha Angle (°)	0
Beta Angle (°)	90
Rotation Angle (°)	0

Loading	
Loading Type	Static
Load Factor Profile	None
Type	**Value**
Deflection X, (ft)	0.0416
Moment X, (lbsft)	0



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RSPILE 2.015

Project	File No. 21783 - Flexeble PSH Solutions, Inc.		
Analysis Description	30-inch diam pile - Fixed Head - 0.5 in Defflection - 20 ft of Fill		
Drawn By	gvarela	*Company*	Geotechnologies, Inc.
Date		*File Name*	21783.30diam.fix.20ft.fill.rspile2

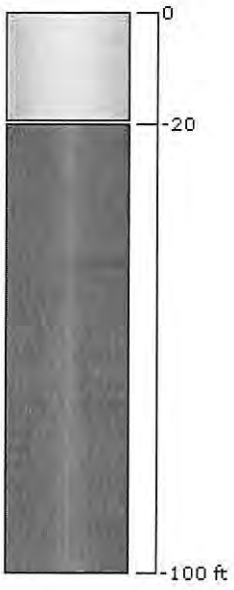
RSPile Analysis Information
File No. 21783 - Flexeble PSH Solutions, Inc.

Project Summary

Document Name	21783.30diam.fix.20ft.fill
Project Title	File No. 21783 - Flexeble PSH Solutions, Inc.
Analysis	30-inch diam pile - Fixed Head - 0.5 in Defflection - 20 ft of Fill
Author	gvarela
Company	Geotechnologies, Inc.
Last saved with RSPile version	2.015

Soil Layers

Layer Name	Color	Layer Type	Thickness [ft]	Depth [ft]
Uncertified Fill Materials		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	20	0
Native Alluvial Soils or Bedrock		Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand	80	20



Soil Properties

Uncertified Fill Materials

Property	Value
Name	Uncertified Fill Materials
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	90
Sat. Unit Weight (lbs/ft3)	130
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	5
Initial Stiffness (lbs/ft3)	100000
Cohesion (psf)	25

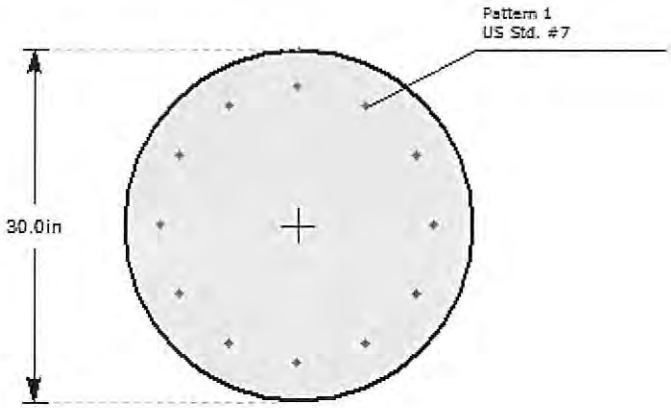
Native Alluvial Soils or Bedrock

Property	Value
Name	Native Alluvial Soils or Bedrock
Color	
Soil Type	Lateral: Silt (Cemented C - Phi Coil), Axial: API Sand
Unit Weight (lbs/ft3)	120
Sat. Unit Weight (lbs/ft3)	127.318
Friction Angle (degrees)	30
Coefficient of Lateral Earth Pressure	1
Bearing Capacity Factor	40
Maximum Unit Skin Friction (psf)	1e+006
Maximum Unit End Bearing Resistance (psf)	1e+006
Friction Angle (degrees)	30
Initial Stiffness (lbs/ft3)	150000
Cohesion (psf)	280

Pile Properties

Pile Property 1

Property	Value
Name	Pile Property 1
Color	
Pile Type	Reinforced Concrete
Pile Cross Section	Circle
Diameter (ft)	2.5
Compressive Strength (psf)	648000



Reinforcement

#	Location X (in)	Location Y (in)	Rebar Size	Bundled	Yield Stress (psf)	Elastic Modulus (psf)
1	11.7	0	US Std. #7		8640000.00	4176000000.00
2	10.13	5.85	US Std. #7		8640000.00	4176000000.00
3	5.85	10.13	US Std. #7		8640000.00	4176000000.00
4	7.164e-016	11.7	US Std. #7		8640000.00	4176000000.00
5	-5.85	10.13	US Std. #7		8640000.00	4176000000.00
6	-10.13	5.85	US Std. #7		8640000.00	4176000000.00
7	-11.7	1.433e-015	US Std. #7		8640000.00	4176000000.00
8	-10.13	-5.85	US Std. #7		8640000.00	4176000000.00
9	-5.85	-10.13	US Std. #7		8640000.00	4176000000.00
10	-2.149e-015	-11.7	US Std. #7		8640000.00	4176000000.00
11	5.85	-10.13	US Std. #7		8640000.00	4176000000.00
12	10.13	-5.85	US Std. #7		8640000.00	4176000000.00

Pile Settings

Pile 1

General	
Property	Pile Property 1
Location	-1.668, 1.302
Elevation:	0 (ft)
Length:	60 (ft)

Orientation	
Elevation (ft)	0
Length (ft)	60
Ground Slope Angle (°)	0
Alpha Angle (°)	0
Beta Angle (°)	90
Rotation Angle (°)	0

Loading	
Loading Type	Static
Load Factor Profile	None
Type	**Value**
Deflection X, (ft)	0.0416
Slope Y, (deg)	0

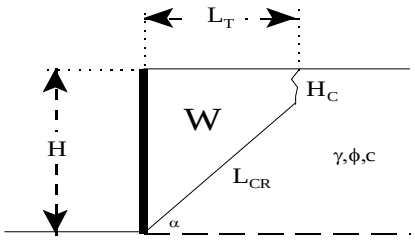
Geotechnologies, Inc.

Project: Flexible PSH Solutions, Inc.
File No.: 21783
Description: Retaining Wall up to 6 feet in height

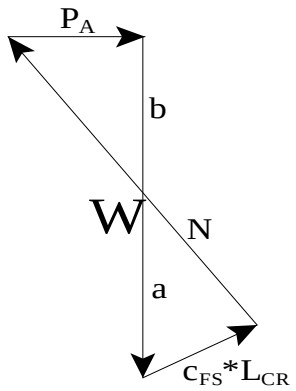
Retaining Wall Design with Level Backfill
(Vector Analysis)

Input:

Retaining Wall Height	(H)	6.00	feet
Unit Weight of Retained Soils	(γ)	120.0	pcf
Friction Angle of Retained Soils	(ϕ)	17.0	degrees
Cohesion of Retained Soils	(c)	435.0	psf
Factor of Safety	(FS)	1.50	
Factored Parameters:	(ϕ_{FS})	11.5	degrees
	(c_{FS})	290.0	psf



Failure Angle (α)	Height of Tension Crack (H_C)	Area of Wedge (A)	Weight of Wedge (W)	Length of Failure Plane (L_{CR})	a	b	Active Pressure (P_A)
degrees	feet	$feet^2$	lbs/lineal foot	feet	lbs/lineal foot	lbs/lineal foot	lbs/lineal foot
40	6.5	-4	-430.7	-0.8	-447.3	16.6	0.0
41	6.4	-3	-321.0	-0.6	-330.7	9.7	0.0
42	6.3	-2	-230.8	-0.4	-236.1	5.3	0.0
43	6.2	-1	-157.3	-0.3	-159.9	2.6	0.0
44	6.1	-1	-98.1	-0.2	-99.1	1.1	0.0
45	6.1	0	-51.2	-0.1	-51.5	0.3	0.0
46	6.0	0	-15.0	0.0	-15.0	0.0	0.0
47	6.0	0	12.0	0.0	12.0	0.0	0.0
48	6.0	0	30.8	0.1	30.7	0.1	0.1
49	5.9	0	42.4	0.1	42.2	0.2	0.2
50	5.9	0	47.7	0.1	47.4	0.3	0.3
51	5.9	0	47.4	0.1	47.1	0.3	0.3
52	5.9	0	42.1	0.1	41.8	0.3	0.2
53	5.9	0	32.1	0.1	32.0	0.2	0.1
54	6.0	0	18.0	0.0	18.0	0.1	0.0
55	6.0	0	0.1	0.0	0.1	0.0	0.0
56	6.0	0	-21.4	-0.1	-21.4	0.1	0.0
57	6.1	0	-46.1	-0.1	-46.5	0.4	0.0
58	6.2	-1	-74.1	-0.2	-75.1	1.0	0.0
59	6.2	-1	-105.0	-0.3	-107.1	2.0	0.0
60	6.3	-1	-138.9	-0.4	-142.6	3.7	0.0
61	6.4	-1	-175.7	-0.5	-181.8	6.0	0.0
62	6.5	-2	-215.5	-0.6	-224.7	9.3	0.0
63	6.7	-2	-258.2	-0.7	-271.8	13.6	0.0
64	6.8	-3	-303.9	-0.9	-323.1	19.2	0.0
65	7.0	-3	-352.8	-1.1	-379.3	26.4	0.0



Design Equations (Vector Analysis):

$a = c_{FS}*L_{CR}*\sin(90+\phi_{FS})/\sin(\alpha-\phi_{FS})$

$b = W-a$

$P_A = b*\tan(\alpha-\phi_{FS})$

$EFP = 2*P_A/H^2$

Maximum Active Pressure Resultant

$P_{A,\,max}$ 0.3 lbs/lineal foot

Equivalent Fluid Pressure (per lineal foot of wall)

$EFP = 2*P_A/H^2$

EFP 0.0 pcf

Design Wall for an Equivalent Fluid Pressure: 30 pcf

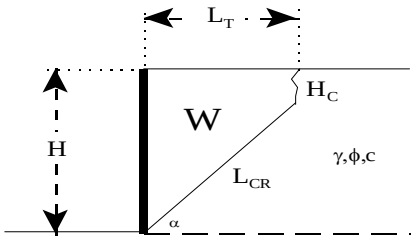
Geotechnologies, Inc.

Project: Flexible PSH Solutions
File No.: 21783
Description: Undrained Catilever Retaining Wall (Designed for Hydrostatic Pressure)

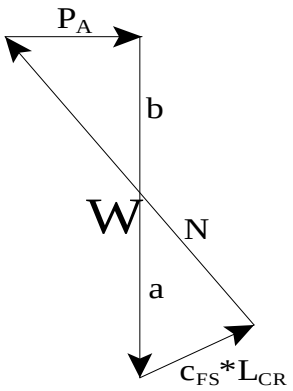
Retaining Wall Design with Level Backfill (Vector Analysis)

Input:

Retaining Wall Height	(H)	6.00	feet	
Unit Weight of Retained Soils	(γ)	57.6	pcf	**(Buoyant)**
Friction Angle of Retained Soils	(ϕ)	17.0	degrees	
Cohesion of Retained Soils	(c)	435.0	psf	
Factor of Safety	(FS)	1.50		
Factored Parameters:	(ϕ_{FS})	11.5	degrees	
	(c_{FS})	290.0	psf	



Failure Angle (α)	Height of Tension Crack (H_C)	Area of Wedge (A)	Weight of Wedge (W)	Length of Failure Plane (L_{CR})	a	b	Active Pressure (P_A)
degrees	feet	$feet^2$	lbs/lineal foot	feet	lbs/lineal foot	lbs/lineal foot	lbs/lineal foot
40	13.5	-87	-5024.5	-11.7	-6957.9	1933.3	0.0
41	13.3	-81	-4652.6	-11.1	-6409.8	1757.2	0.0
42	13.1	-75	-4327.1	-10.6	-5933.8	1606.7	0.0
43	12.9	-70	-4041.5	-10.1	-5519.3	1477.8	0.0
44	12.8	-66	-3790.5	-9.7	-5157.9	1367.3	0.0
45	12.6	-62	-3569.8	-9.4	-4842.3	1272.5	0.0
46	12.5	-59	-3375.5	-9.1	-4566.8	1191.3	0.0
47	12.5	-56	-3204.5	-8.8	-4326.3	1121.7	0.0
48	12.4	-53	-3054.2	-8.6	-4116.5	1062.4	0.0
49	12.4	-51	-2922.1	-8.4	-3934.2	1012.0	0.0
50	12.3	-49	-2806.5	-8.3	-3776.1	969.6	0.0
51	12.3	-47	-2705.6	-8.1	-3639.9	934.3	0.0
52	12.3	-45	-2618.1	-8.0	-3523.5	905.4	0.0
53	12.4	-44	-2542.8	-8.0	-3425.1	882.3	0.0
54	12.4	-43	-2478.6	-7.9	-3343.2	864.6	0.0
55	12.5	-42	-2424.7	-7.9	-3276.6	851.9	0.0
56	12.6	-41	-2380.4	-8.0	-3224.4	844.0	0.0
57	12.7	-41	-2345.1	-8.0	-3185.7	840.6	0.0
58	12.8	-40	-2318.4	-8.1	-3159.9	841.6	0.0
59	13.0	-40	-2299.7	-8.2	-3146.7	846.9	0.0
60	13.2	-40	-2288.9	-8.3	-3145.6	856.7	0.0
61	13.4	-40	-2285.8	-8.4	-3156.7	870.9	0.0
62	13.6	-40	-2290.3	-8.6	-3180.0	889.7	0.0
63	13.9	-40	-2302.4	-8.9	-3215.7	913.3	0.0
64	14.2	-40	-2322.2	-9.1	-3264.2	941.9	0.0
65	14.5	-41	-2350.0	-9.4	-3326.0	976.1	0.0



Design Equations (Vector Analysis):

$a = c_{FS}*L_{CR}*\sin(90+\phi_{FS})/\sin(\alpha-\phi_{FS})$

$b = W-a$

$P_A = b*\tan(\alpha-\phi_{FS})$

$EFP = 2*P_A/H^2$

Maximum Active Pressure Resultant

$P_{A,\,max}$ 0.0 lbs/lineal foot

Equivalent Fluid Pressure (per lineal foot of wall)

$EFP = 2*P_A/H^2$

EFP 0.0 pcf

Design Wall for an Equivalent Fluid Pressure: 93 pcf (Includes Hydrostatic Pressure)

Geotechnologies, Inc.

Project: Flexible PSH Solutions, Inc.

File No.: 21783 **DRAINED RESTRAINED RETAINING WALL**

Soil Weight	γ	120	pcf
Internal Friction Angle	ϕ	17	degrees
Cohesion	c	0	psf
Height of Retaining Wall	H	6	feet

Restrained Retaining Wall Design based on At Rest Earth Pressure

$\sigma'_h = K_o\sigma'_v$

$K_o = 1 - \sin\phi$	0.708	
$\sigma'_v = \gamma H$	720.0	psf

σ'_h =	509.5	psf	
EFP =	84.9	pcf	
P_o =	1528.5	lbs/ft	(based on a triangular distribution of pressure)

Design wall for an EFP of 85 pcf

Geotechnologies, Inc.

Project: Flexible PSH Solutions, Inc.

File No.: 21783 **UNDRAINED RESTRAINED RETAINING WALL**

Soil Weight	γ	57.6 pcf	**(Buoyant)**
Internal Friction Angle	ϕ	17 degrees	
Cohesion	c	0 psf	
Height of Retaining Wall	H	6 feet	

Restrained Retaining Wall Design based on At Rest Earth Pressure

$\sigma'_h = K_o\sigma'_v$

$K_o = 1 - \sin\phi$	0.708	
$\sigma'_v = \gamma H$	345.6 psf	
σ'_h =	244.6 psf	
EFP =	40.8 pcf	
P_o =	733.7 lbs/ft	(based on a triangular distribution of pressure)

Design wall for an EFP of 104 pcf **(Includes Hydrostatic Pressure)**

BORING LOG BY CONVERSE FOUNDATION ENGINEERING (1959)

(1 Page)

LOG OF EXPLORATORY BORING

Boring No.	Depth in Feet	L. A. Code Classif.	Soil Description
1	0 - 11.8	Fill	Mixed FILL - Alternate layers of SANDY SILT, SILTY SAND and CLAYEY SILT (dry to moist, medium firm to firm, light brown and dark brown) + occasional chunks of wood and asphalt.
	11.8 - 18.5	Fill	Mixed FILL - CLAYEY SILT-SAND and CLAYEY SILT (very moist to wet, medium soft, gray and gray black) with considerable wood, glass and other rubble. Eight inches soft asphalt at 12 feet. Slow water seepage at 18 feet.
	18.5 - 22.0	Compact Silt	SANDY SILT (very moist, medium firm, dark brown)
	22.0 - 33.5	Soft Bedrock	SANDSTONE (moist, firm, dark brown) with alternate SILTSTONE bedding below 32 feet.

037 00300106

BORING LOGS BY DONALD R. WARREN Co. (1963)

(5 Pages)

DATE November 1962 — DONALD R. WARREN CO. — JOB No. F 62-1597

BY HJ/AAR — ENGINEERS — SHEET No. 2 OF

LOS ANGELES 12, CALIFORNIA

SUBJECT Stanley Construction Co. — REFERENCE

Warehouse for Golden State Glass
Corner Oakwood Avenue & Juanita Street, Los Angeles, Calif.

LOG OF BORINGS — BORING NO. 1

○ = Undisturbed Sample

Surface Elev. 101 ft.

DEPTH	SAMPLE NO.	DRY DENSITY LBS./CU. FT.	MOISTURE CONTENT, %	SHEAR STRENGTH KIPS/SQ. FT.	UNIFIED SOIL CLASSIFICATION	
0	①	97	18.5	5.5		Black, slightly sandy fat clay (dry & hard)
						Same (slightly moist & very stiff)
5'	②	93	20.2	3.4		Light brown med. to fat clay (slightly moist & stiff)
						Weathered shale (moist & very dense)
10'	③	90	30.0	2.4		Shale, in place (moist & very dens
15'						Same, but much harder

0230170B173

DATE November 1962 **DONALD R. WARREN CO.** JOB No. F 62-1597

BY HJ/AAR ENGINEERS LOS ANGELES 12, CALIFORNIA SHEET No. 3 OF

SUBJECT Stanley Construction Co. REFERENCE

Warehouse for Golden State Glass
Corner Oakwood Avenue & Juanita Street, Los Angeles, Calif.

LOG OF BORINGS

BORING NO. 2

Surface Elev. 98 ft.

DEPTH	SAMPLE NO.	DRY DENSITY LBS./CU. FT.	MOISTURE CONTENT, %	SHEAR STRENGTH KIPS/SQ FT.	UNIFIED SOIL CLASSIFICATION	
0						3" concrete slab
						Black, slightly sandy clay (moist & stiff)
5'						Same but color is light brown
10'						Light brown very fine sandy medium to fat clay (moist & stiff)
						Light brown weathered shale, (moist & very dense) A few cobbles & gravel at 12'
15'						Light brown shale, in place (moist & very dense)
20'						

0230170174

DATE November 1962 | DONALD R. WARREN CO. | JOB NO F 62-1597

BY HJ/AAR | ENGINEERS, LOS ANGELES 12, CALIFORNIA | SHEET NO 4 OF

SUBJECT Stanley Construction Co. | REFERENCE

Warehouse for Golden State Glass
Corner Oakwood Avenue & Juanita Street, Los Angeles, Calif.

LOG OF BORINGS

BORING NO. 3

○ = Undisturbed Sample

▼ = Water Table

Surface Elev. 95 ft.

DEPTH	SAMPLE NO.	DRY DENSITY LBS./CU. FT.	MOISTURE CONTENT, %	SHEAR STRENGTH KIPS/SQ. FT.	UNIFIED SOIL CLASSIFICATION	
0					FILL	Fine sandy lean clay with pieces of concrete & brick (dry & loose)
5'	①	111	14.7	-		Black, slightly sandy fat clay (moist & stiff to very stiff)
	②	104	6.7	2.0		Brown very fine sandy med. to fat clay (moist & stiff)
10'						Brown slightly clayey very fine sand (moist & very dense)
12' ▼						Light brown clean very fine sand (very moist & very dense)
	③	108	18.7	2.8		Tan slightly clayey fine sand (very moist & very dense)
15'						Slightly silty fine to medium sand (saturated)
20'						

0280170175

DATE May 14, 1963

BY HJR/PF

DONALD R. WARREN CO.
ENGINEERS
LOS ANGELES 12, CALIFORNIA

JOB No. P63-651

SHEET No. 5 OF

REFERENCE

SUBJECT Stanley Const. Co.
Office Building
344 No. Juanita St., Los Angeles, California

LOG OF BORINGS

BORING NO. 4

○ = Undisturbed Sample
▼ = Water Table

DEPTH	SAMPLE NO.	DRY DENSITY LBS./CU. FT.	MOISTURE CONTENT, %	SHEAR STRENGTH KIPS/SQ. FT	UNIFIED SOIL CLASSIFICATION	
0'						Brown, sandy medium to fat clay (moist)
	①	102	12.3	2.2		
5'	②	105	17.2	1.6		Brown fine sandy medium clay (moist and stiff)
						Brown clayey fine sand (moist and medium dense)
▼ 10'	③	102	22.9	2.3		Brown fine sandy medium clay (very moist and firm)
						Clayey medium sand with shale fragments (saturated, and medium dense)
15'	④	113	17.9	2.9		
						Dark gray clayey sand with scatter gravel (moist and very dense)
20'	⑤	95	23.8	3.0		Dark brown silty fine sand (moist, and very dense) Layers of oily shale.
25'	⑥	117	6.1	4.7		
						The water is coming in fast.

0230170176

DATE May 14, 1963

BY HJR/PF

DONALD R. WARREN CO.
ENGINEERS
LOS ANGELES 12, CALIFORNIA

JOB No F63-651

SHEET No 6 OF

SUBJECT Stanley Const. Co.
Office Building
344 No. Juanita St., Los Angeles, California

REFERENCE

LOG OF BORINGS

BORING NO. 5

DEPTH	SAMPLE NO.	DRY DENSITY LBS./CU. FT.	MOISTURE CONTENT, %	SHEAR STRENGTH KIPS/SQ. FT.	UNIFIED SOIL CLASSIFICATION	
0'						Black slightly sandy fat clay (moist and stiff)
5'						Brown slightly sandy medium to fat clay
10'						Light brown and gray weathered shale (moist and dense)
						Same but in place material (moist and fairly hard)
15'						
20'						
25'						No water.

0280170177

APPENDIX E:

GREENHOUSE GAS EMISSIONS CALCULATIONS WORKSHEETS

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Enlightenment Plaza_Existing Conditions

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	7.81	1000sqft	1.93	7,810.00	0
Single Family Housing	3.00	Dwelling Unit	0.16	1,516.00	9

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2019
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - For the Existing Conditions scenario ignore all construction data.

Land Use - Existing conditions includes 3 SF dwelling units (1,516 sf) and 7,810 sf of light industrial (ATT service yard). This scenario excludes 3838 Oakwood as that property is to remain as offfice use with no change in land use or floor area.

Construction Phase - Ignore all construction data.

Off-road Equipment - Ignore all construction data.

Vehicle Trips - ADT rates were adjusted to match the Traffic Study assumptions for existing uses, which were based on manual driveway counts in 2019.

Woodstoves - No woodstoves or fireplaces observed for existing uses.

Energy Use - Historic Title 24 applied for all energy use.

Enlightenment Plaza_Existing Conditions - Los Angeles-South Coast County, Annual

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	1.00
tblConstructionPhase	PhaseEndDate	10/22/2019	9/25/2019
tblEnergyUse	LightingElect	3.85	3.10
tblEnergyUse	NT24E	5,089.81	6,155.97
tblEnergyUse	NT24NG	5,819.00	4,831.00
tblEnergyUse	Refrigerator	1,251.38	827.00
tblEnergyUse	T24E	2.94	2.25
tblEnergyUse	T24E	467.55	210.90
tblEnergyUse	T24NG	15.35	13.65
tblEnergyUse	T24NG	28,628.82	22,665.25
tblFireplaces	NumberGas	2.55	0.00
tblFireplaces	NumberNoFireplace	0.30	0.00
tblFireplaces	NumberWood	0.15	0.00
tblLandUse	LandUseSquareFeet	5,400.00	1,516.00
tblLandUse	LotAcreage	0.18	1.93
tblLandUse	LotAcreage	0.97	0.16
tblOffRoadEquipment	UsageHours	8.00	1.00
tblTripsAndVMT	WorkerTripNumber	13.00	3.00
tblVehicleTrips	ST_TR	1.32	18.00
tblVehicleTrips	SU_TR	0.68	18.00
tblVehicleTrips	WD_TR	6.97	18.00
tblWoodstoves	NumberCatalytic	0.15	0.00
tblWoodstoves	NumberNoncatalytic	0.15	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	9.5000e-004	9.7700e-003	5.9000e-003	1.0000e-005	2.0000e-005	5.4000e-004	5.6000e-004	0.0000	5.0000e-004	5.0000e-004	0.0000	0.8514	0.8514	2.6000e-004	0.0000	0.8578
Maximum	**9.5000e-004**	**9.7700e-003**	**5.9000e-003**	**1.0000e-005**	**2.0000e-005**	**5.4000e-004**	**5.6000e-004**	**0.0000**	**5.0000e-004**	**5.0000e-004**	**0.0000**	**0.8514**	**0.8514**	**2.6000e-004**	**0.0000**	**0.8578**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	9.5000e-004	9.7700e-003	5.9000e-003	1.0000e-005	2.0000e-005	5.4000e-004	5.6000e-004	0.0000	5.0000e-004	5.0000e-004	0.0000	0.8514	0.8514	2.6000e-004	0.0000	0.8578
Maximum	**9.5000e-004**	**9.7700e-003**	**5.9000e-003**	**1.0000e-005**	**2.0000e-005**	**5.4000e-004**	**5.6000e-004**	**0.0000**	**5.0000e-004**	**5.0000e-004**	**0.0000**	**0.8514**	**0.8514**	**2.6000e-004**	**0.0000**	**0.8578**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	9-25-2019	9-30-2019	0.0077	0.0077
		Highest	0.0077	0.0077

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0388	3.6000e-004	0.0312	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0507	0.0507	5.0000e-005	0.0000	0.0520
Energy	1.2100e-003	0.0107	7.4400e-003	7.0000e-005		8.3000e-004	8.3000e-004		8.3000e-004	8.3000e-004	0.0000	73.5555	73.5555	1.6800e-003	5.2000e-004	73.7526
Mobile	0.0751	0.4010	1.1286	3.5300e-003	0.2731	4.1100e-003	0.2772	0.0732	3.8600e-003	0.0771	0.0000	325.0739	325.0739	0.0187	0.0000	325.5413
Waste						0.0000	0.0000		0.0000	0.0000	2.7140	0.0000	2.7140	0.1604	0.0000	6.7238
Water						0.0000	0.0000		0.0000	0.0000	0.6350	15.2780	15.9129	0.0656	1.6100e-003	18.0336
Total	**0.1150**	**0.4121**	**1.1672**	**3.6000e-003**	**0.2731**	**5.1100e-003**	**0.2782**	**0.0732**	**4.8600e-003**	**0.0781**	**3.3490**	**413.9581**	**417.3071**	**0.2464**	**2.1300e-003**	**424.1033**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0388	3.6000e-004	0.0312	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0507	0.0507	5.0000e-005	0.0000	0.0520
Energy	1.2100e-003	0.0107	7.4400e-003	7.0000e-005		8.3000e-004	8.3000e-004		8.3000e-004	8.3000e-004	0.0000	73.5555	73.5555	1.6800e-003	5.2000e-004	73.7526
Mobile	0.0751	0.4010	1.1286	3.5300e-003	0.2731	4.1100e-003	0.2772	0.0732	3.8600e-003	0.0771	0.0000	325.0739	325.0739	0.0187	0.0000	325.5413
Waste						0.0000	0.0000		0.0000	0.0000	2.7140	0.0000	2.7140	0.1604	0.0000	6.7238
Water						0.0000	0.0000		0.0000	0.0000	0.6350	15.2780	15.9129	0.0656	1.6100e-003	18.0336
Total	**0.1150**	**0.4121**	**1.1672**	**3.6000e-003**	**0.2731**	**5.1100e-003**	**0.2782**	**0.0732**	**4.8600e-003**	**0.0781**	**3.3490**	**413.9581**	**417.3071**	**0.2464**	**2.1300e-003**	**424.1033**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/25/2019	9/25/2019	5	1	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Demolition	Concrete/Industrial Saws	1	1.00	81	0.73

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	3.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.5000e-004	9.7700e-003	5.8300e-003	1.0000e-005		5.4000e-004	5.4000e-004		5.0000e-004	5.0000e-004	0.0000	0.8356	0.8356	2.6000e-004	0.0000	0.8420
Total	**9.5000e-004**	**9.7700e-003**	**5.8300e-003**	**1.0000e-005**		**5.4000e-004**	**5.4000e-004**		**5.0000e-004**	**5.0000e-004**	**0.0000**	**0.8356**	**0.8356**	**2.6000e-004**	**0.0000**	**0.8420**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	7.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0158	0.0158	0.0000	0.0000	0.0158
Total	**1.0000e-005**	**1.0000e-005**	**7.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0158**	**0.0158**	**0.0000**	**0.0000**	**0.0158**

3.2 Demolition - 2019

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.5000e-004	9.7700e-003	5.8300e-003	1.0000e-005		5.4000e-004	5.4000e-004		5.0000e-004	5.0000e-004	0.0000	0.8356	0.8356	2.6000e-004	0.0000	0.8420
Total	**9.5000e-004**	**9.7700e-003**	**5.8300e-003**	**1.0000e-005**		**5.4000e-004**	**5.4000e-004**		**5.0000e-004**	**5.0000e-004**	**0.0000**	**0.8356**	**0.8356**	**2.6000e-004**	**0.0000**	**0.8420**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	7.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0158	0.0158	0.0000	0.0000	0.0158
Total	**1.0000e-005**	**1.0000e-005**	**7.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0158**	**0.0158**	**0.0000**	**0.0000**	**0.0158**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0751	0.4010	1.1286	3.5300e-003	0.2731	4.1100e-003	0.2772	0.0732	3.8600e-003	0.0771	0.0000	325.0739	325.0739	0.0187	0.0000	325.5413
Unmitigated	0.0751	0.4010	1.1286	3.5300e-003	0.2731	4.1100e-003	0.2772	0.0732	3.8600e-003	0.0771	0.0000	325.0739	325.0739	0.0187	0.0000	325.5413

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	140.58	140.58	140.58	622,527	622,527
Single Family Housing	28.56	29.73	25.86	96,847	96,847
Total	169.14	170.31	166.44	719,374	719,374

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925
Single Family Housing	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	61.6100	61.6100	1.4600e-003	3.0000e-004	61.7361
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	61.6100	61.6100	1.4600e-003	3.0000e-004	61.7361
NaturalGas Mitigated	1.2100e-003	0.0107	7.4400e-003	7.0000e-005		8.3000e-004	8.3000e-004		8.3000e-004	8.3000e-004	0.0000	11.9455	11.9455	2.3000e-004	2.2000e-004	12.0165
NaturalGas Unmitigated	1.2100e-003	0.0107	7.4400e-003	7.0000e-005		8.3000e-004	8.3000e-004		8.3000e-004	8.3000e-004	0.0000	11.9455	11.9455	2.3000e-004	2.2000e-004	12.0165

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Light Industry	141361	7.6000e-004	6.9300e-003	5.8200e-003	4.0000e-005		5.3000e-004	5.3000e-004		5.3000e-004	5.3000e-004	0.0000	7.5436	7.5436	1.4000e-004	1.4000e-004	7.5884
Single Family Housing	82488.8	4.4000e-004	3.8000e-003	1.6200e-003	2.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004	0.0000	4.4019	4.4019	8.0000e-005	8.0000e-005	4.4281
Total		**1.2000e-003**	**0.0107**	**7.4400e-003**	**6.0000e-005**		**8.4000e-004**	**8.4000e-004**		**8.4000e-004**	**8.4000e-004**	**0.0000**	**11.9455**	**11.9455**	**2.2000e-004**	**2.2000e-004**	**12.0165**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Light Industry	141361	7.6000e-004	6.9300e-003	5.8200e-003	4.0000e-005		5.3000e-004	5.3000e-004		5.3000e-004	5.3000e-004	0.0000	7.5436	7.5436	1.4000e-004	1.4000e-004	7.5884
Single Family Housing	82488.8	4.4000e-004	3.8000e-003	1.6200e-003	2.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004	0.0000	4.4019	4.4019	8.0000e-005	8.0000e-005	4.4281
Total		**1.2000e-003**	**0.0107**	**7.4400e-003**	**6.0000e-005**		**8.4000e-004**	**8.4000e-004**		**8.4000e-004**	**8.4000e-004**	**0.0000**	**11.9455**	**11.9455**	**2.2000e-004**	**2.2000e-004**	**12.0165**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	86691	48.2836	1.1400e-003	2.4000e-004	48.3824
Single Family Housing	23927.1	13.3265	3.1000e-004	7.0000e-005	13.3538
Total		**61.6100**	**1.4500e-003**	**3.1000e-004**	**61.7361**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	86691	48.2836	1.1400e-003	2.4000e-004	48.3824
Single Family Housing	23927.1	13.3265	3.1000e-004	7.0000e-005	13.3538
Total		**61.6100**	**1.4500e-003**	**3.1000e-004**	**61.7361**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0388	3.6000e-004	0.0312	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0507	0.0507	5.0000e-005	0.0000	0.0520
Unmitigated	0.0388	3.6000e-004	0.0312	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0507	0.0507	5.0000e-005	0.0000	0.0520

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	4.0900e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0337					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.6000e-004	3.6000e-004	0.0312	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0507	0.0507	5.0000e-005	0.0000	0.0520
Total	**0.0388**	**3.6000e-004**	**0.0312**	**0.0000**		**1.7000e-004**	**1.7000e-004**		**1.7000e-004**	**1.7000e-004**	**0.0000**	**0.0507**	**0.0507**	**5.0000e-005**	**0.0000**	**0.0520**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	4.0900e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0337					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.6000e-004	3.6000e-004	0.0312	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0507	0.0507	5.0000e-005	0.0000	0.0520
Total	**0.0388**	**3.6000e-004**	**0.0312**	**0.0000**		**1.7000e-004**	**1.7000e-004**		**1.7000e-004**	**1.7000e-004**	**0.0000**	**0.0507**	**0.0507**	**5.0000e-005**	**0.0000**	**0.0520**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	15.9129	0.0656	1.6100e-003	18.0336
Unmitigated	15.9129	0.0656	1.6100e-003	18.0336

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	1.80606 / 0	13.6709	0.0592	1.4500e-003	15.5831
Single Family Housing	0.195462 / 0.123226	2.2420	6.4200e-003	1.6000e-004	2.4506
Total		**15.9129**	**0.0656**	**1.6100e-003**	**18.0336**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	1.80606 / 0	13.6709	0.0592	1.4500e-003	15.5831
Single Family Housing	0.195462 / 0.123226	2.2420	6.4200e-003	1.6000e-004	2.4506
Total		**15.9129**	**0.0656**	**1.6100e-003**	**18.0336**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	2.7140	0.1604	0.0000	6.7238
Unmitigated	2.7140	0.1604	0.0000	6.7238

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	9.68	1.9650	0.1161	0.0000	4.8681
Single Family Housing	3.69	0.7490	0.0443	0.0000	1.8557
Total		**2.7140**	**0.1604**	**0.0000**	**6.7238**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	9.68	1.9650	0.1161	0.0000	4.8681
Single Family Housing	3.69	0.7490	0.0443	0.0000	1.8557
Total		**2.7140**	**0.1604**	**0.0000**	**6.7238**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	454.00	Dwelling Unit	2.08	247,812.00	564

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot area per survey excludes 3838 Oakwood Avenue. Population estimate is based on 564 persons per Applicant's data for room occupancy.

Construction Phase - Construction schedule conservatively assumes an approximate 24 month buildout.

Off-road Equipment - Equipment added to architectural coating phase (added 3 air compressors, 4 aerial lifts and 2 forklifts).

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	95.00
tblConstructionPhase	NumDays	220.00	350.00
tblConstructionPhase	NumDays	6.00	44.00
tblConstructionPhase	NumDays	3.00	10.00

tblConstructionPhase	PhaseEndDate	5/2/2022	5/1/2023
tblConstructionPhase	PhaseEndDate	4/4/2022	12/5/2022
tblConstructionPhase	PhaseEndDate	5/31/2021	8/2/2021
tblConstructionPhase	PhaseEndDate	4/18/2022	12/19/2022
tblConstructionPhase	PhaseEndDate	5/21/2021	6/1/2021
tblConstructionPhase	PhaseStartDate	4/19/2022	12/20/2022
tblConstructionPhase	PhaseStartDate	6/1/2021	8/3/2021
tblConstructionPhase	PhaseStartDate	5/22/2021	6/2/2021
tblConstructionPhase	PhaseStartDate	4/5/2022	12/6/2022
tblFireplaces	NumberGas	385.90	0.00
tblFireplaces	NumberNoFireplace	45.40	0.00
tblFireplaces	NumberWood	22.70	0.00
tblGrading	AcresOfGrading	22.00	3.00
tblGrading	AcresOfGrading	15.00	4.50
tblGrading	MaterialExported	0.00	3,040.00
tblGrading	MaterialExported	0.00	845.00
tblLandUse	LandUseSquareFeet	454,000.00	247,812.00
tblLandUse	LotAcreage	11.95	2.08
tblLandUse	Population	1,298.00	564.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00
tblOffRoadEquipment	PhaseName		Architectural Coating
tblOffRoadEquipment	PhaseName		Architectural Coating
tblSequestration	NumberOfNewTrees	0.00	92.00
tblTripsAndVMT	HaulingTripLength	20.00	8.00
tblTripsAndVMT	HaulingTripLength	20.00	25.00

tblTripsAndVMT	HaulingTripLength	20.00	25.00
tblTripsAndVMT	HaulingTripNumber	106.00	120.00
tblTripsAndVMT	HaulingTripNumber	380.00	435.00
tblVehicleTrips	ST_TR	6.39	1.27
tblVehicleTrips	SU_TR	5.86	1.27
tblVehicleTrips	WD_TR	6.65	1.27

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.2689	2.0244	1.9894	5.1200e-003	0.3638	0.0811	0.4449	0.1335	0.0765	0.2100	0.0000	457.2988	457.2988	0.0552	0.0000	458.6775
2022	0.4844	2.5204	3.3785	8.8800e-003	0.4730	0.0937	0.5667	0.1265	0.0896	0.2161	0.0000	789.2459	789.2459	0.0710	0.0000	791.0220
2023	0.7565	0.3625	0.6158	1.1100e-003	0.0306	0.0174	0.0481	8.1300e-003	0.0170	0.0252	0.0000	97.3014	97.3014	0.0123	0.0000	97.6075
Maximum	**0.7565**	**2.5204**	**3.3785**	**8.8800e-003**	**0.4730**	**0.0937**	**0.5667**	**0.1335**	**0.0896**	**0.2161**	**0.0000**	**789.2459**	**789.2459**	**0.0710**	**0.0000**	**791.0220**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.2689	2.0244	1.9894	5.1200e-003	0.2861	0.0811	0.3672	0.0928	0.0765	0.1693	0.0000	457.2986	457.2986	0.0552	0.0000	458.6773
2022	0.4844	2.5204	3.3785	8.8800e-003	0.4730	0.0937	0.5667	0.1265	0.0896	0.2161	0.0000	789.2456	789.2456	0.0710	0.0000	791.0217
2023	0.7565	0.3625	0.6158	1.1100e-003	0.0306	0.0174	0.0481	8.1300e-003	0.0170	0.0252	0.0000	97.3013	97.3013	0.0123	0.0000	97.6074
Maximum	**0.7565**	**2.5204**	**3.3785**	**8.8800e-003**	**0.4730**	**0.0937**	**0.5667**	**0.1265**	**0.0896**	**0.2161**	**0.0000**	**789.2456**	**789.2456**	**0.0710**	**0.0000**	**791.0217**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**8.96**	**0.00**	**7.33**	**15.17**	**0.00**	**9.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**4-21-2021**	**7-20-2021**	0.7829	0.7829
2	**7-21-2021**	**10-20-2021**	0.8344	0.8344
3	**10-21-2021**	**1-20-2022**	0.8265	0.8265
4	**1-21-2022**	**4-20-2022**	0.7551	0.7551
5	**4-21-2022**	**7-20-2022**	0.7575	0.7575
6	**7-21-2022**	**10-20-2022**	0.7675	0.7675
7	**10-21-2022**	**1-20-2023**	0.7396	0.7396
8	**1-21-2023**	**4-20-2023**	0.8368	0.8368
9	**4-21-2023**	**7-20-2023**	0.1021	0.1021
		Highest	0.8368	0.8368

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.2673	0.0767	6.0739	4.7900e-003		0.2528	0.2528		0.2528	0.2528	30.3833	7.6479	38.0311	0.1494	0.0000	41.7659
Energy	0.0226	0.1928	0.0821	1.2300e-003		0.0156	0.0156		0.0156	0.0156	0.0000	1,224.6483	1,224.6483	0.0279	8.9900e-003	1,228.0246
Mobile	0.1638	0.7482	2.2960	8.7500e-003	0.7478	6.6200e-003	0.7544	0.2004	6.1600e-003	0.2066	0.0000	808.4523	808.4523	0.0395	0.0000	809.4397
Stationary	0.0394	0.1761	0.1004	1.9000e-004		5.7900e-003	5.7900e-003		5.7900e-003	5.7900e-003	0.0000	18.2783	18.2783	2.5600e-003	0.0000	18.3423
Waste						0.0000	0.0000		0.0000	0.0000	42.3926	0.0000	42.3926	2.5053	0.0000	105.0260
Water						0.0000	0.0000		0.0000	0.0000	9.3844	329.9117	339.2960	0.9717	0.0244	370.8499
Total	**1.4930**	**1.1938**	**8.5524**	**0.0150**	**0.7478**	**0.2808**	**1.0286**	**0.2004**	**0.2804**	**0.4808**	**82.1602**	**2,388.9384**	**2,471.0986**	**3.6964**	**0.0334**	**2,573.4484**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.1141	0.0540	4.6830	2.5000e-004		0.0259	0.0259		0.0259	0.0259	0.0000	7.6479	7.6479	7.3500e-003	0.0000	7.8317
Energy	0.0215	0.1836	0.0781	1.1700e-003		0.0149	0.0149		0.0149	0.0149	0.0000	1,164.2706	1,164.2706	0.0266	8.5500e-003	1,167.4820
Mobile	0.1638	0.7482	2.2960	8.7500e-003	0.7478	6.6200e-003	0.7544	0.2004	6.1600e-003	0.2066	0.0000	808.4523	808.4523	0.0395	0.0000	809.4397
Stationary	0.0394	0.1761	0.1004	1.9000e-004		5.7900e-003	5.7900e-003		5.7900e-003	5.7900e-003	0.0000	18.2783	18.2783	2.5600e-003	0.0000	18.3423
Waste						0.0000	0.0000		0.0000	0.0000	10.5982	0.0000	10.5982	0.6263	0.0000	26.2565
Water						0.0000	0.0000		0.0000	0.0000	7.5075	263.9293	271.4368	0.7773	0.0195	296.6799
Total	**1.3388**	**1.1620**	**7.1576**	**0.0104**	**0.7478**	**0.0532**	**0.8010**	**0.2004**	**0.0527**	**0.2532**	**18.1056**	**2,262.5783**	**2,280.6840**	**1.4796**	**0.0281**	**2,326.0321**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**10.33**	**2.67**	**16.31**	**30.75**	**0.00**	**81.06**	**22.13**	**0.00**	**81.20**	**47.35**	**77.96**	**5.29**	**7.71**	**59.97**	**15.92**	**9.61**

2.3 Vegetation

Vegetation

	CO2e
Category	MT
New Trees	65.1360
Total	**65.1360**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	4/21/2021	5/18/2021	5	20	
2	Site Preparation	Site Preparation	5/19/2021	6/1/2021	5	10	
3	Grading	Grading	6/2/2021	8/2/2021	5	44	
4	Building Construction	Building Construction	8/3/2021	12/5/2022	5	350	
5	Paving	Paving	12/6/2022	12/19/2022	5	10	
6	Architectural Coating	Architectural Coating	12/20/2022	5/1/2023	5	95	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 0

Residential Indoor: 501,819; Residential Outdoor: 167,273; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Aerial Lifts	4	6.00	63	0.31
Architectural Coating	Air Compressors	4	6.00	78	0.48
Architectural Coating	Forklifts	2	6.00	89	0.20

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	43.00	14.70	6.90	8.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	120.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	435.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	327.00	49.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	10	65.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.6200e-003	0.0000	4.6200e-003	7.0000e-004	0.0000	7.0000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0199	0.1970	0.1449	2.4000e-004		0.0104	0.0104		9.7100e-003	9.7100e-003	0.0000	21.0713	21.0713	5.3900e-003	0.0000	21.2060
Total	**0.0199**	**0.1970**	**0.1449**	**2.4000e-004**	**4.6200e-003**	**0.0104**	**0.0150**	**7.0000e-004**	**9.7100e-003**	**0.0104**	**0.0000**	**21.0713**	**21.0713**	**5.3900e-003**	**0.0000**	**21.2060**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	9.0000e-005	3.5600e-003	7.3000e-004	1.0000e-005	1.5000e-004	1.0000e-005	1.6000e-004	4.0000e-005	1.0000e-005	5.0000e-005	0.0000	0.7822	0.7822	6.0000e-005	0.0000	0.7838
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.6000e-004	4.4000e-004	4.9200e-003	1.0000e-005	1.4200e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2856	1.2856	4.0000e-005	0.0000	1.2865
Total	**6.5000e-004**	**4.0000e-003**	**5.6500e-003**	**2.0000e-005**	**1.5700e-003**	**2.0000e-005**	**1.6000e-003**	**4.2000e-004**	**2.0000e-005**	**4.4000e-004**	**0.0000**	**2.0677**	**2.0677**	**1.0000e-004**	**0.0000**	**2.0703**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.0800e-003	0.0000	2.0800e-003	3.2000e-004	0.0000	3.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0199	0.1970	0.1449	2.4000e-004		0.0104	0.0104		9.7100e-003	9.7100e-003	0.0000	21.0713	21.0713	5.3900e-003	0.0000	21.2060
Total	**0.0199**	**0.1970**	**0.1449**	**2.4000e-004**	**2.0800e-003**	**0.0104**	**0.0125**	**3.2000e-004**	**9.7100e-003**	**0.0100**	**0.0000**	**21.0713**	**21.0713**	**5.3900e-003**	**0.0000**	**21.2060**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	9.0000e-005	3.5600e-003	7.3000e-004	1.0000e-005	1.5000e-004	1.0000e-005	1.6000e-004	4.0000e-005	1.0000e-005	5.0000e-005	0.0000	0.7822	0.7822	6.0000e-005	0.0000	0.7838
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.6000e-004	4.4000e-004	4.9200e-003	1.0000e-005	1.4200e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2856	1.2856	4.0000e-005	0.0000	1.2865
Total	**6.5000e-004**	**4.0000e-003**	**5.6500e-003**	**2.0000e-005**	**1.5700e-003**	**2.0000e-005**	**1.6000e-003**	**4.2000e-004**	**2.0000e-005**	**4.4000e-004**	**0.0000**	**2.0677**	**2.0677**	**1.0000e-004**	**0.0000**	**2.0703**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.4300e-003	0.0000	2.4300e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7300e-003	0.0914	0.0538	1.2000e-004		3.5100e-003	3.5100e-003		3.2300e-003	3.2300e-003	0.0000	10.7632	10.7632	3.4800e-003	0.0000	10.8502
Total	**7.7300e-003**	**0.0914**	**0.0538**	**1.2000e-004**	**2.4300e-003**	**3.5100e-003**	**5.9400e-003**	**2.6000e-004**	**3.2300e-003**	**3.4900e-003**	**0.0000**	**10.7632**	**10.7632**	**3.4800e-003**	**0.0000**	**10.8502**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.1000e-004	0.0194	4.6400e-003	6.0000e-005	1.2900e-003	6.0000e-005	1.3500e-003	3.5000e-004	6.0000e-005	4.1000e-004	0.0000	5.5700	5.5700	3.7000e-004	0.0000	5.5794
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7000e-004	1.3000e-004	1.5100e-003	0.0000	4.4000e-004	0.0000	4.4000e-004	1.2000e-004	0.0000	1.2000e-004	0.0000	0.3956	0.3956	1.0000e-005	0.0000	0.3959
Total	**7.8000e-004**	**0.0195**	**6.1500e-003**	**6.0000e-005**	**1.7300e-003**	**6.0000e-005**	**1.7900e-003**	**4.7000e-004**	**6.0000e-005**	**5.3000e-004**	**0.0000**	**5.9656**	**5.9656**	**3.8000e-004**	**0.0000**	**5.9753**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.1000e-003	0.0000	1.1000e-003	1.2000e-004	0.0000	1.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7300e-003	0.0914	0.0538	1.2000e-004		3.5100e-003	3.5100e-003		3.2300e-003	3.2300e-003	0.0000	10.7632	10.7632	3.4800e-003	0.0000	10.8502
Total	**7.7300e-003**	**0.0914**	**0.0538**	**1.2000e-004**	**1.1000e-003**	**3.5100e-003**	**4.6100e-003**	**1.2000e-004**	**3.2300e-003**	**3.3500e-003**	**0.0000**	**10.7632**	**10.7632**	**3.4800e-003**	**0.0000**	**10.8502**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.1000e-004	0.0194	4.6400e-003	6.0000e-005	1.2900e-003	6.0000e-005	1.3500e-003	3.5000e-004	6.0000e-005	4.1000e-004	0.0000	5.5700	5.5700	3.7000e-004	0.0000	5.5794
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7000e-004	1.3000e-004	1.5100e-003	0.0000	4.4000e-004	0.0000	4.4000e-004	1.2000e-004	0.0000	1.2000e-004	0.0000	0.3956	0.3956	1.0000e-005	0.0000	0.3959
Total	**7.8000e-004**	**0.0195**	**6.1500e-003**	**6.0000e-005**	**1.7300e-003**	**6.0000e-005**	**1.7900e-003**	**4.7000e-004**	**6.0000e-005**	**5.3000e-004**	**0.0000**	**5.9656**	**5.9656**	**3.8000e-004**	**0.0000**	**5.9753**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1343	0.0000	0.1343	0.0730	0.0000	0.0730	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0402	0.4447	0.2147	4.5000e-004		0.0202	0.0202		0.0185	0.0185	0.0000	39.8285	39.8285	0.0129	0.0000	40.1506
Total	**0.0402**	**0.4447**	**0.2147**	**4.5000e-004**	**0.1343**	**0.0202**	**0.1544**	**0.0730**	**0.0185**	**0.0916**	**0.0000**	**39.8285**	**39.8285**	**0.0129**	**0.0000**	**40.1506**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.2000e-003	0.0703	0.0168	2.1000e-004	4.6700e-003	2.2000e-004	4.8900e-003	1.2800e-003	2.1000e-004	1.5000e-003	0.0000	20.1914	20.1914	1.3600e-003	0.0000	20.2253
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.5000e-004	7.4000e-004	8.3200e-003	2.0000e-005	2.4100e-003	2.0000e-005	2.4300e-003	6.4000e-004	2.0000e-005	6.6000e-004	0.0000	2.1756	2.1756	6.0000e-005	0.0000	2.1772
Total	**3.1500e-003**	**0.0710**	**0.0251**	**2.3000e-004**	**7.0800e-003**	**2.4000e-004**	**7.3200e-003**	**1.9200e-003**	**2.3000e-004**	**2.1600e-003**	**0.0000**	**22.3670**	**22.3670**	**1.4200e-003**	**0.0000**	**22.4026**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0604	0.0000	0.0604	0.0329	0.0000	0.0329	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0402	0.4447	0.2147	4.5000e-004		0.0202	0.0202		0.0185	0.0185	0.0000	39.8285	39.8285	0.0129	0.0000	40.1505
Total	**0.0402**	**0.4447**	**0.2147**	**4.5000e-004**	**0.0604**	**0.0202**	**0.0806**	**0.0329**	**0.0185**	**0.0514**	**0.0000**	**39.8285**	**39.8285**	**0.0129**	**0.0000**	**40.1505**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.2000e-003	0.0703	0.0168	2.1000e-004	4.6700e-003	2.2000e-004	4.8900e-003	1.2800e-003	2.1000e-004	1.5000e-003	0.0000	20.1914	20.1914	1.3600e-003	0.0000	20.2253
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.5000e-004	7.4000e-004	8.3200e-003	2.0000e-005	2.4100e-003	2.0000e-005	2.4300e-003	6.4000e-004	2.0000e-005	6.6000e-004	0.0000	2.1756	2.1756	6.0000e-005	0.0000	2.1772
Total	**3.1500e-003**	**0.0710**	**0.0251**	**2.3000e-004**	**7.0800e-003**	**2.4000e-004**	**7.3200e-003**	**1.9200e-003**	**2.3000e-004**	**2.1600e-003**	**0.0000**	**22.3670**	**22.3670**	**1.4200e-003**	**0.0000**	**22.4026**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1115	0.8735	0.7937	1.3600e-003		0.0445	0.0445		0.0427	0.0427	0.0000	113.1686	113.1686	0.0223	0.0000	113.7252
Total	**0.1115**	**0.8735**	**0.7937**	**1.3600e-003**		**0.0445**	**0.0445**		**0.0427**	**0.0427**	**0.0000**	**113.1686**	**113.1686**	**0.0223**	**0.0000**	**113.7252**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.2900e-003	0.2636	0.0715	6.8000e-004	0.0168	5.4000e-004	0.0174	4.8500e-003	5.1000e-004	5.3700e-003	0.0000	65.8269	65.8269	4.0400e-003	0.0000	65.9279
Worker	0.0767	0.0597	0.6739	1.9500e-003	0.1953	1.6100e-003	0.1969	0.0519	1.4800e-003	0.0534	0.0000	176.2399	176.2399	5.1900e-003	0.0000	176.3695
Total	**0.0850**	**0.3233**	**0.7454**	**2.6300e-003**	**0.2121**	**2.1500e-003**	**0.2143**	**0.0567**	**1.9900e-003**	**0.0587**	**0.0000**	**242.0668**	**242.0668**	**9.2300e-003**	**0.0000**	**242.2974**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1115	0.8735	0.7937	1.3600e-003		0.0445	0.0445		0.0427	0.0427	0.0000	113.1684	113.1684	0.0223	0.0000	113.7250
Total	**0.1115**	**0.8735**	**0.7937**	**1.3600e-003**		**0.0445**	**0.0445**		**0.0427**	**0.0427**	**0.0000**	**113.1684**	**113.1684**	**0.0223**	**0.0000**	**113.7250**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.2900e-003	0.2636	0.0715	6.8000e-004	0.0168	5.4000e-004	0.0174	4.8500e-003	5.1000e-004	5.3700e-003	0.0000	65.8269	65.8269	4.0400e-003	0.0000	65.9279
Worker	0.0767	0.0597	0.6739	1.9500e-003	0.1953	1.6100e-003	0.1969	0.0519	1.4800e-003	0.0534	0.0000	176.2399	176.2399	5.1900e-003	0.0000	176.3695
Total	**0.0850**	**0.3233**	**0.7454**	**2.6300e-003**	**0.2121**	**2.1500e-003**	**0.2143**	**0.0567**	**1.9900e-003**	**0.0587**	**0.0000**	**242.0668**	**242.0668**	**9.2300e-003**	**0.0000**	**242.2974**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2236	1.7598	1.7296	3.0200e-003		0.0846	0.0846		0.0811	0.0811	0.0000	250.2545	250.2545	0.0483	0.0000	251.4616
Total	**0.2236**	**1.7598**	**1.7296**	**3.0200e-003**		**0.0846**	**0.0846**		**0.0811**	**0.0811**	**0.0000**	**250.2545**	**250.2545**	**0.0483**	**0.0000**	**251.4616**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0172	0.5536	0.1495	1.4900e-003	0.0372	1.0400e-003	0.0382	0.0107	9.9000e-004	0.0117	0.0000	144.2656	144.2656	8.6200e-003	0.0000	144.4810
Worker	0.1590	0.1192	1.3729	4.1600e-003	0.4318	3.4500e-003	0.4352	0.1147	3.1800e-003	0.1179	0.0000	375.9704	375.9704	0.0104	0.0000	376.2292
Total	**0.1762**	**0.6728**	**1.5224**	**5.6500e-003**	**0.4690**	**4.4900e-003**	**0.4735**	**0.1254**	**4.1700e-003**	**0.1296**	**0.0000**	**520.2359**	**520.2359**	**0.0190**	**0.0000**	**520.7102**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2236	1.7598	1.7296	3.0200e-003		0.0846	0.0846		0.0811	0.0811	0.0000	250.2542	250.2542	0.0483	0.0000	251.4613
Total	**0.2236**	**1.7598**	**1.7296**	**3.0200e-003**		**0.0846**	**0.0846**		**0.0811**	**0.0811**	**0.0000**	**250.2542**	**250.2542**	**0.0483**	**0.0000**	**251.4613**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0172	0.5536	0.1495	1.4900e-003	0.0372	1.0400e-003	0.0382	0.0107	9.9000e-004	0.0117	0.0000	144.2656	144.2656	8.6200e-003	0.0000	144.4810
Worker	0.1590	0.1192	1.3729	4.1600e-003	0.4318	3.4500e-003	0.4352	0.1147	3.1800e-003	0.1179	0.0000	375.9704	375.9704	0.0104	0.0000	376.2292
Total	**0.1762**	**0.6728**	**1.5224**	**5.6500e-003**	**0.4690**	**4.4900e-003**	**0.4735**	**0.1254**	**4.1700e-003**	**0.1296**	**0.0000**	**520.2359**	**520.2359**	**0.0190**	**0.0000**	**520.7102**

3.6 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.7100e-003	0.0467	0.0585	9.0000e-005		2.4400e-003	2.4400e-003		2.2500e-003	2.2500e-003	0.0000	7.7550	7.7550	2.4600e-003	0.0000	7.8165
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.7100e-003**	**0.0467**	**0.0585**	**9.0000e-005**		**2.4400e-003**	**2.4400e-003**		**2.2500e-003**	**2.2500e-003**	**0.0000**	**7.7550**	**7.7550**	**2.4600e-003**	**0.0000**	**7.8165**

3.6 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	2.3000e-004	2.6100e-003	1.0000e-005	8.2000e-004	1.0000e-005	8.3000e-004	2.2000e-004	1.0000e-005	2.2000e-004	0.0000	0.7156	0.7156	2.0000e-005	0.0000	0.7161
Total	**3.0000e-004**	**2.3000e-004**	**2.6100e-003**	**1.0000e-005**	**8.2000e-004**	**1.0000e-005**	**8.3000e-004**	**2.2000e-004**	**1.0000e-005**	**2.2000e-004**	**0.0000**	**0.7156**	**0.7156**	**2.0000e-005**	**0.0000**	**0.7161**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.7100e-003	0.0467	0.0585	9.0000e-005		2.4400e-003	2.4400e-003		2.2500e-003	2.2500e-003	0.0000	7.7550	7.7550	2.4600e-003	0.0000	7.8165
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.7100e-003**	**0.0467**	**0.0585**	**9.0000e-005**		**2.4400e-003**	**2.4400e-003**		**2.2500e-003**	**2.2500e-003**	**0.0000**	**7.7550**	**7.7550**	**2.4600e-003**	**0.0000**	**7.8165**

3.6 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	2.3000e-004	2.6100e-003	1.0000e-005	8.2000e-004	1.0000e-005	8.3000e-004	2.2000e-004	1.0000e-005	2.2000e-004	0.0000	0.7156	0.7156	2.0000e-005	0.0000	0.7161
Total	**3.0000e-004**	**2.3000e-004**	**2.6100e-003**	**1.0000e-005**	**8.2000e-004**	**1.0000e-005**	**8.3000e-004**	**2.2000e-004**	**1.0000e-005**	**2.2000e-004**	**0.0000**	**0.7156**	**0.7156**	**2.0000e-005**	**0.0000**	**0.7161**

3.7 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0735					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.9400e-003	0.0400	0.0552	9.0000e-005		2.0800e-003	2.0800e-003		2.0300e-003	2.0300e-003	0.0000	7.4939	7.4939	1.2400e-003	0.0000	7.5248
Total	**0.0784**	**0.0400**	**0.0552**	**9.0000e-005**		**2.0800e-003**	**2.0800e-003**		**2.0300e-003**	**2.0300e-003**	**0.0000**	**7.4939**	**7.4939**	**1.2400e-003**	**0.0000**	**7.5248**

3.7 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1800e-003	8.8000e-004	0.0102	3.0000e-005	3.2100e-003	3.0000e-005	3.2300e-003	8.5000e-004	2.0000e-005	8.7000e-004	0.0000	2.7909	2.7909	8.0000e-005	0.0000	2.7928
Total	**1.1800e-003**	**8.8000e-004**	**0.0102**	**3.0000e-005**	**3.2100e-003**	**3.0000e-005**	**3.2300e-003**	**8.5000e-004**	**2.0000e-005**	**8.7000e-004**	**0.0000**	**2.7909**	**2.7909**	**8.0000e-005**	**0.0000**	**2.7928**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0735					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.9400e-003	0.0400	0.0552	9.0000e-005		2.0800e-003	2.0800e-003		2.0300e-003	2.0300e-003	0.0000	7.4939	7.4939	1.2400e-003	0.0000	7.5248
Total	**0.0784**	**0.0400**	**0.0552**	**9.0000e-005**		**2.0800e-003**	**2.0800e-003**		**2.0300e-003**	**2.0300e-003**	**0.0000**	**7.4939**	**7.4939**	**1.2400e-003**	**0.0000**	**7.5248**

3.7 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1800e-003	8.8000e-004	0.0102	3.0000e-005	3.2100e-003	3.0000e-005	3.2300e-003	8.5000e-004	2.0000e-005	8.7000e-004	0.0000	2.7909	2.7909	8.0000e-005	0.0000	2.7928
Total	**1.1800e-003**	**8.8000e-004**	**0.0102**	**3.0000e-005**	**3.2100e-003**	**3.0000e-005**	**3.2300e-003**	**8.5000e-004**	**2.0000e-005**	**8.7000e-004**	**0.0000**	**2.7909**	**2.7909**	**8.0000e-005**	**0.0000**	**2.7928**

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7019					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0440	0.3548	0.5262	8.3000e-004		0.0172	0.0172		0.0168	0.0168	0.0000	71.6086	71.6086	0.0116	0.0000	71.8982
Total	**0.7459**	**0.3548**	**0.5262**	**8.3000e-004**		**0.0172**	**0.0172**		**0.0168**	**0.0168**	**0.0000**	**71.6086**	**71.6086**	**0.0116**	**0.0000**	**71.8982**

3.7 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0106	7.6500e-003	0.0896	2.8000e-004	0.0306	2.4000e-004	0.0309	8.1300e-003	2.2000e-004	8.3500e-003	0.0000	25.6927	25.6927	6.6000e-004	0.0000	25.7093
Total	**0.0106**	**7.6500e-003**	**0.0896**	**2.8000e-004**	**0.0306**	**2.4000e-004**	**0.0309**	**8.1300e-003**	**2.2000e-004**	**8.3500e-003**	**0.0000**	**25.6927**	**25.6927**	**6.6000e-004**	**0.0000**	**25.7093**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7019					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0440	0.3548	0.5262	8.3000e-004		0.0172	0.0172		0.0168	0.0168	0.0000	71.6086	71.6086	0.0116	0.0000	71.8982
Total	**0.7459**	**0.3548**	**0.5262**	**8.3000e-004**		**0.0172**	**0.0172**		**0.0168**	**0.0168**	**0.0000**	**71.6086**	**71.6086**	**0.0116**	**0.0000**	**71.8982**

3.7 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0106	7.6500e-003	0.0896	2.8000e-004	0.0306	2.4000e-004	0.0309	8.1300e-003	2.2000e-004	8.3500e-003	0.0000	25.6927	25.6927	6.6000e-004	0.0000	25.7093
Total	**0.0106**	**7.6500e-003**	**0.0896**	**2.8000e-004**	**0.0306**	**2.4000e-004**	**0.0309**	**8.1300e-003**	**2.2000e-004**	**8.3500e-003**	**0.0000**	**25.6927**	**25.6927**	**6.6000e-004**	**0.0000**	**25.7093**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1638	0.7482	2.2960	8.7500e-003	0.7478	6.6200e-003	0.7544	0.2004	6.1600e-003	0.2066	0.0000	808.4523	808.4523	0.0395	0.0000	809.4397
Unmitigated	0.1638	0.7482	2.2960	8.7500e-003	0.7478	6.6200e-003	0.7544	0.2004	6.1600e-003	0.2066	0.0000	808.4523	808.4523	0.0395	0.0000	809.4397

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	576.58	576.58	576.58	1,970,261	1,970,261
Total	576.58	576.58	576.58	1,970,261	1,970,261

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	951.5961	951.5961	0.0225	4.6500e-003	953.5437
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,001.3480	1,001.3480	0.0237	4.8900e-003	1,003.3973
NaturalGas Mitigated	0.0215	0.1836	0.0781	1.1700e-003		0.0149	0.0149		0.0149	0.0149	0.0000	212.6745	212.6745	4.0800e-003	3.9000e-003	213.9383
NaturalGas Unmitigated	0.0226	0.1928	0.0821	1.2300e-003		0.0156	0.0156		0.0156	0.0156	0.0000	223.3004	223.3004	4.2800e-003	4.0900e-003	224.6273

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	4.18449e+006	0.0226	0.1928	0.0821	1.2300e-003		0.0156	0.0156		0.0156	0.0156	0.0000	223.3004	223.3004	4.2800e-003	4.0900e-003	224.6273
Total		**0.0226**	**0.1928**	**0.0821**	**1.2300e-003**		**0.0156**	**0.0156**		**0.0156**	**0.0156**	**0.0000**	**223.3004**	**223.3004**	**4.2800e-003**	**4.0900e-003**	**224.6273**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	3.98537e+006	0.0215	0.1836	0.0781	1.1700e-003		0.0149	0.0149		0.0149	0.0149	0.0000	212.6745	212.6745	4.0800e-003	3.9000e-003	213.9383
Total		**0.0215**	**0.1836**	**0.0781**	**1.1700e-003**		**0.0149**	**0.0149**		**0.0149**	**0.0149**	**0.0000**	**212.6745**	**212.6745**	**4.0800e-003**	**3.9000e-003**	**213.9383**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	1.79788e+006	1,001.3480	0.0237	4.8900e-003	1,003.3973
Total		**1,001.3480**	**0.0237**	**4.8900e-003**	**1,003.3973**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	1.70855e+006	951.5961	0.0225	4.6500e-003	953.5437
Total		**951.5961**	**0.0225**	**4.6500e-003**	**953.5437**

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.1141	0.0540	4.6830	2.5000e-004		0.0259	0.0259		0.0259	0.0259	0.0000	7.6479	7.6479	7.3500e-003	0.0000	7.8317
Unmitigated	1.2673	0.0767	6.0739	4.7900e-003		0.2528	0.2528		0.2528	0.2528	30.3833	7.6479	38.0311	0.1494	0.0000	41.7659

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0775					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.8955					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.1532	0.0227	1.3910	4.5400e-003		0.2269	0.2269		0.2269	0.2269	30.3833	0.0000	30.3833	0.1420	0.0000	33.9341
Landscaping	0.1411	0.0540	4.6830	2.5000e-004		0.0259	0.0259		0.0259	0.0259	0.0000	7.6479	7.6479	7.3500e-003	0.0000	7.8317
Total	**1.2672**	**0.0767**	**6.0739**	**4.7900e-003**		**0.2528**	**0.2528**		**0.2528**	**0.2528**	**30.3833**	**7.6479**	**38.0311**	**0.1494**	**0.0000**	**41.7659**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0775					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.8955					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1411	0.0540	4.6830	2.5000e-004		0.0259	0.0259		0.0259	0.0259	0.0000	7.6479	7.6479	7.3500e-003	0.0000	7.8317
Total	**1.1141**	**0.0540**	**4.6830**	**2.5000e-004**		**0.0259**	**0.0259**		**0.0259**	**0.0259**	**0.0000**	**7.6479**	**7.6479**	**7.3500e-003**	**0.0000**	**7.8317**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Use Water Efficient Landscaping

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	271.4368	0.7773	0.0195	296.6799
Unmitigated	339.2960	0.9717	0.0244	370.8499

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	29.5799 / 18.6482	339.2960	0.9717	0.0244	370.8499
Total		**339.2960**	**0.9717**	**0.0244**	**370.8499**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	23.6639 / 14.9186	271.4368	0.7773	0.0195	296.6799
Total		**271.4368**	**0.7773**	**0.0195**	**296.6799**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	10.5982	0.6263	0.0000	26.2565
Unmitigated	42.3926	2.5053	0.0000	105.0260

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	208.84	42.3926	2.5053	0.0000	105.0260
Total		**42.3926**	**2.5053**	**0.0000**	**105.0260**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	52.21	10.5982	0.6263	0.0000	26.2565
Total		**10.5982**	**0.6263**	**0.0000**	**26.2565**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	4	0.5	12	1000	0.73	Diesel

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Emergency Generator - Diesel (750 - 9999 HP)	0.0394	0.1761	0.1004	1.9000e-004		5.7900e-003	5.7900e-003		5.7900e-003	5.7900e-003	0.0000	18.2783	18.2783	2.5600e-003	0.0000	18.3423
Total	**0.0394**	**0.1761**	**0.1004**	**1.9000e-004**		**5.7900e-003**	**5.7900e-003**		**5.7900e-003**	**5.7900e-003**	**0.0000**	**18.2783**	**18.2783**	**2.5600e-003**	**0.0000**	**18.3423**

11.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	65.1360	0.0000	0.0000	65.1360

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	92	65.1360	0.0000	0.0000	65.1360
Total		**65.1360**	**0.0000**	**0.0000**	**65.1360**

Phase I Environmental Site Assessment

316 N. Juanita Ave.

316 N. Juanita Avenue
Los Angeles, California

EBI Project No. 1118004048

Report Date: July 26, 2018

Prepared for:

AT&T Mobility, LLC
600 E. Green St., Room 300
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Prepared by:

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July 26, 2018

Ms. Linda S. Rankin
AT&T Mobility, LLC
600 E. Green St., Room 300
Pasadena, CA 91101

Subject: **Phase I Environmental Site Assessment, 316 N. Juanita Ave.**
316 N. Juanita Avenue, Los Angeles, California
EBI Project # 1118004048

To Whom It May Concern:

Attached please find *EBI's Phase I Environmental Site Assessment*, (the *Report*) for the above-mentioned asset (the Subject Property). During the property survey and research, *EBI's* property surveyor met with agents representing the Subject Property, or agents of the owner, and reviewed the property and its history. The *Report* was completed according to the terms and conditions authorized by you, the Client. This *Report* has been completed in general conformance with ASTM E 1527–13 and *AT&T Mobility, LLC's* Scope of Work.

The exclusive purpose of this *Report* is to observe the general physical condition and maintenance status of the property, to suggest repair or maintenance items considered customary for the property to continue in its current operation compared to properties of similar age and condition, and to assist *AT&T Mobility, LLC,* in its pre-sale effort in evaluating their Property.

This *Report* was performed utilizing methods and procedures consistent with established commercial practices and in conformance with industry standards. The suggestions represent *EBI Consulting's* opinion based on written, graphic or verbal information, the property condition and data available to us at the time of the survey. Factual information regarding operations, conditions or data provided by the Client, occupants, owner or their representative has been assumed to be correct and complete.

There are no intended or unintended third party beneficiaries to this report, except as expressly stated herein.

EBI Consulting is an independent contractor, not an employee of either the issuer or the borrower, and its compensation was not based on the findings or recommendations made in the *Report* or on the closing of any business transaction.

EBI Consulting declares that, to the best of our professional knowledge and belief, *EBI* meets the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and *EBI* has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. *EBI Consulting* has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Thank you for the opportunity to prepare this *Report,* and assist you with this project. Please call us if you have any questions or if *EBI Consulting* may be of further assistance.

Respectfully Submitted,
EBI CONSULTING

Jodi Vanneman
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EXECUTIVE SUMMARY

At the request of AT&T Mobility, LLC, EBI has performed a Phase I Environmental Site Assessment (ESA) of the property located at 316 N. Juanita Avenue in Los Angeles, California, herein referred to as the Subject Property. The main objective of this ESA was to identify *recognized environmental conditions* in connection with the Subject Property, defined in ASTM Practice E 1527-13 as 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. This ESA also includes a preliminary evaluation of certain potential environmental conditions that are outside the scope of ASTM Practice E 1527-13.

The Subject Property includes a 1.93± acre parcel improved with three single-story structures that include a 5,402± square foot administration building, a 2,160± square foot vehicle maintenance building and a 300± square foot storage building constructed 1960 – 1981. The buildings occupy approximately 10 percent of the parcel area and the rest of the land is paved and used primarily for parking, access and limited storage. The parcel is entirely enclosed by a chain-link fence with municipal sidewalks outside the fence on the northeast, east and west boundaries. Although the administration building located on the west side was originally constructed to include a wash rack and maintenance storage, these areas have been converted to administrative uses with only a small storage area remaining on the east side of this structure. The vehicle maintenance building located near the center of the site is equipped with three auto bays and three aboveground hydraulic auto lifts and overhead lines (oil, water and air) to service vehicles. An overhang is located on the west side of this building with two cargo storage containers (used and new tires) and a wood structure (used for training to install satellites dishes) on the east side. The small storage building is located on the northeast corner of the site and used primarily to store cables and electronics.

At the time of assessment, the Subject Property was solely occupied by AT&T and used for administration, vehicle maintenance and storage. There are currently no manufacturing or fueling operations conducted at the Subject Property.

Below is the Assessment Summary Table presenting our recommended actions for the Subject Property. EBI's Findings and Opinions are presented in Section 8.0, and recommendations for further action or investigation are presented in Section 9.0.

ASSESSMENT SUMMARY TABLE
316 N. JUANITA AVE.
316 N. JUANITA AVENUE, LOS ANGELES, CALIFORNIA

ASSESSMENT COMPONENT	SECTION	NO FURTHER ACTION	REC	HREC	CREC	OTHER	RECOMMENDED ACTION	ESTIMATED COST
Current Occupants/ Operations	**2.3, 5.0**	☐	☒	☐	☐	☐	Conduct a Phase II Environmental Site Assessment to evaluate potential impact to soil and groundwater in the area of the vehicle maintenance building of former hydraulic lifts, oil/water separator and former wash rack (south side of the administration building).	$10,000 - $15,000
Historical Review	**4.3**	☐	☒	☐	☐	☐	See above	

Regulatory Review	**4.1**	☒	☐	☐	☐	☐	No Further Action	
Potential Off-site Sources	**2.5, 4.1**	☒	☐	☐	☐	☐	No Further Action	
Vapor Migration	**4.1.4**	☒	☐	☐	☐	☐	No Further Action	
Hazardous Substances/ Petroleum Products	**5.2**	☒	☐	☐	☐	☐	No Further Action	
Other Suspect Containers	**5.2**	☒	☐	☐	☐	☐	No Further Action	
Waste Generation	**5.3**	☒	☐	☐	☐	☐	No Further Action	
USTs	**5.4**	☒	☐	☐	☐	☐	No Further Action	
ASTs	**5.4**	☒	☐	☐	☐	☐	No Further Action	
PCBs	**5.5**	☒	☐	☐	☐	☐	No Further Action	
Additional Site Conditions	**5.6**	☒	☐	☐	☐	☐	No Further Action	
Asbestos Containing Materials	**7.1**	☐	☐	☐	☐	☒	Develop and implement Asbestos Operations and Maintenance (O&M) Plan.	
Radon	**7.2**	☒	☐	☐	☐	☐	No Further Action	
Lead-based Paint	**7.3**	☒	☐	☐	☐	☐	No Further Action	
Lead in Drinking Water	**7.4**	☒	☐	☐	☐	☐	No Further Action	

1.0 INTRODUCTION

This report documents the findings, opinions, and conclusions of a Phase I Environmental Site Assessment (ESA) of the property located at 316 N. Juanita Avenue in Los Angeles, California.

1.1 PURPOSE

The purpose of this ESA was to identify *recognized environmental conditions* and certain environmental conditions outside the scope of ASTM Practice E 1527-13 in connection with the property at the time of the property reconnaissance.

1.2 SCOPE-OF-SERVICES

This ESA was conducted utilizing a standard of good commercial and customary practice that was consistent with the ASTM Practice E 1527-13. Any significant scope-of-work additions, deletions or deviations to ASTM Practice E 1527-13 are noted below or in the corresponding sections of this report. The scope-of-work for this assessment included an evaluation of the following:

- Physical characteristics of the Subject Property through a review of referenced sources for topographic, geologic, soils and hydrologic data.
- Subject Property history through a review of referenced sources such as land deeds, fire insurance maps, city directories, aerial photographs, prior reports, and interviews.
- Current Subject Property conditions, including observations and interviews regarding the following: the presence or absence of hazardous substances or petroleum products; generation, treatment, storage, or disposal of hazardous, regulated, or biomedical waste; equipment that utilizes oils which potentially contain PCBs; and storage tanks (aboveground and underground).
- Usage of surrounding area properties and the likelihood for releases of hazardous substances and petroleum products (if known and/or suspected) to migrate onto the Subject Property.
- Information in referenced environmental agency databases and local environmental records, within specified minimum search distances.
- Past ownership through a review of available prior reports and local municipal file review.

The scope-of-work also included consideration of the following potential environmental conditions that are outside the scope of ASTM Practice E 1527-13: asbestos-containing materials (ACM), lead-based paint (LBP), lead in drinking water and radon.

1.3 ASSUMPTIONS, LIMITATIONS AND EXCEPTIONS

This Phase I Environmental Site Assessment (the report) has been prepared for the use of AT&T Mobility, LLC, in accordance with our Standard Conditions for Engagement and Authorization Letter and Agreement for Environmental Services approved and signed by AT&T Mobility, LLC (the Agreement), and with the limitations described below, all of which are integral parts of this report. A copy of the signed Standard Conditions For Engagement and Authorization Letter and Agreement for Environmental Services is maintained at the EBI Consulting office in Burlington, Massachusetts. To the extent any provisions of this report conflict with the terms of the Agreement, the Agreement will control.

EBI has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of *ASTM Standard E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. This report was prepared with no exceptions or deletions from ASTM Standard E 1527-13.

This Phase I Environmental Site Assessment has been prepared to assess a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products. As such, this practice is intended to permit *AT&T Mobility, LLC* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the Subject Property consistent with good commercial or customary practice" as defined in 42 U.S.C. § 9601(35)(B).

In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify *recognized environmental conditions*. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property (1) due to a release to the environment, (2) under conditions that indicate an existing release or a past release, or (3) under conditions that pose a material threat of a future release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term does not include *de minimis conditions* that generally do 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.

The information reported was obtained through sources deemed reasonably ascertainable, as defined in ASTM Standard E 1527-13; a visual site survey of areas readily observable, easily accessible or made accessible by the Subject Property contact and interviews with owners, agents, occupants, or other appropriate persons involved with the Subject Property and a review of standard federal, state, and tribal environmental record sources. Municipal information was obtained through review of reasonably ascertainable standard government record sources and interviews with the authorities having jurisdiction over the Subject Property. Findings, conclusions, and recommendations included in the report are based on our visual observations in the field, the standard environmental record sources and municipal information reasonably obtained, information provided by the Client, and/or a review of readily available and supplied documents and drawings. EBI relies completely on the information, whether written, graphic, or verbal, provided by the Subject Property contact or as shown on any documents reviewed or received from the Subject Property contact, owner or agent, or municipal source, and assumes that information to be true and correct unless the information is known to be inaccurate or if it is obvious, based on other information obtained as part of the assessment, that the information is not accurate. Although there may have been some degree of overlap in the information provided by these various sources, EBI did not attempt to verify independently the accuracy or completeness of all information reviewed or received during the course of these environmental services.

The information reported, as well as EBI's findings, conclusions, and recommendations are based upon sources deemed reasonably ascertainable, as defined in ASTM Standard E 1527-13; a visual site survey of areas readily observable, easily accessible or made accessible by the Subject Property contact and interviews with owners, agents, occupants, or other appropriate persons involved with the Subject Property and a review of standard federal, state, and tribal environmental record sources. Municipal information was obtained through review of reasonably ascertainable standard government record sources and interviews with authorities having jurisdiction over the Subject Property. *AT&T Mobility, LLC*

agrees that EBI has no obligation to independently verify the accuracy or completeness of the information reviewed or received during the course of these environmental services.

EBI renders no opinion as to the presence of hazardous substances or petroleum products in, on or under un-surveyed and/or inaccessible portions of the Subject Property. Unsurveyed and inaccessible portions of the Subject Property are described below. In addition, EBI renders no opinion as to the presence of hazardous substances or petroleum products in, on or under the Subject Property where direct observation of the interior walls, floor, or ceiling of a structure was obstructed by objects or coverings on or over these surfaces.

EBI services and opinions are based on the scientific or technical tests or procedures specifically set forth in the scope of the Services described in this report. The ASTM Standard E 1527-13 does not encompass analytical testing to evaluate asbestos containing materials, radon, lead-based paint, drinking water quality, indoor air quality, stored chemicals, debris, fill materials, surface water, or subsurface samples (soil and groundwater) as part of a Phase I ESA. Because geologic and soil formations are inherently random, variable, and indeterminate in nature, the Services and opinions provided under this Agreement are not guaranteed to be a representation of actual conditions on the Subject Property, which are also subject to change with time as a result of natural or man-made processes, including water permeation. In performing the Services, EBI used that degree of care and skill ordinarily exercised by environmental consultants or engineers performing similar services in the same or similar locality at the same time and under similar circumstances. No other representation, expressed or implied, and no warranty or guarantee is included or intended. The report speaks only as of its date, in the absence of a specific written update of the report, signed and delivered by EBI. Additional information that becomes available after our survey and draft submission concerning the Subject Property should be provided to EBI so that our conclusions may be revised and modified if necessary, at additional cost.

Client and EBI agree that to the fullest extent permitted by law, EBI shall not be liable to Client for any special, indirect, consequential, punitive, exemplary, incidental or indirect damages or losses whatsoever, whether caused by EBI's negligence, errors, omissions, strict liability, breach of contract, breach of warranty or other cause or causes whatsoever.

The assessment was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession, and in accordance with generally accepted practices of other consultants currently practicing in the same locality under similar conditions.

1.4 SPECIAL TERMS AND CONDITIONS

The exclusive purpose of this Report is to observe the general physical condition and maintenance status of the property, to suggest repair or maintenance items considered customary for the property to continue in its current operation compared to properties of similar age and condition, and to assist AT&T Mobility, LLC, in its pre-sale effort in evaluating their Property.

This Report was performed utilizing methods and procedures consistent with established commercial practices and in conformance with industry standards. The suggestions represent EBI Consulting's opinion based on written, graphic or verbal information, the property condition and data available to us at the time of the survey. Factual information regarding operations, conditions or data provided by the Client, occupants, owner or their representative has been assumed to be correct and complete.

1.5 DATA GAPS

Any data gaps identified herein, as defined by ASTM Practice E1527-13 § 3.2.20, are not considered to have significantly affected the ability to identify recognized environmental conditions in connection with the Subject Property and do not alter the conclusions of this report.

2.0 SUBJECT PROPERTY DESCRIPTION

2.1 OWNERSHIP AND LOCATION

According to the Los Angeles County Assessor's Office, the Subject Property is owned by Pacific Bell / S B of E Par 2 Map 303-19-47.

The Subject Property is located at 316 N. Juanita Avenue in the City and County of Los Angeles, California. The Subject Property includes a 1.93±-acre, irregular-shaped parcel identified as Los Angeles County Assessor Parcel Number (APN) 5501-001-800. The Subject Property is located at the southwest corner of the intersection of North Madison Avenue and Oakwood Avenue and is enclosed by North Juanita Avenue on the west side. Figure 1 - Location Map depicts the location of the Subject Property on a street map of Los Angeles, California. Figure 2 - Locus Map depicts the location of the Subject Property on the Hollywood, California United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle. Figure 3 - Site Plan depicts the configuration of the Subject Property and adjoining properties.

2.2 SUBJECT PROPERTY IMPROVEMENTS

The Subject Property includes a 1.93± acre parcel improved with three single-story structures that include a 5,402± square foot administration building, a 2,160± square foot vehicle maintenance building and a 300± square foot storage building constructed 1960 – 1981. The buildings occupy approximately 10 percent of the parcel area and the rest of the land is paved and used primarily for parking, access and limited storage. The parcel is entirely enclosed by a chain-link fence with municipal sidewalks outside the fence on the northeast, east and west boundaries. Although the administration building locate on the west side was originally constructed to include a wash rack and maintenance storage, these areas have been converted to administrative uses with only a small storage area remaining on the east side of this structure. The vehicle maintenance building located near the center of the site is equipped with three auto bays and three aboveground hydraulic auto lifts and overhead lines (oil, water and air) to service vehicles. An overhang is located on the west side of this building with two cargo storage containers (used and new tires) and a wood structure (used for training to install satellites dishes) on the east side. The small storage building is located on the northeast corner of the site and used primarily to store cables and electronics.

2.3 CURRENT USE OF THE SUBJECT PROPERTY

At the time of assessment, the Subject Property was solely occupied by AT&T and used for administration, vehicle maintenance and storage. There are currently no manufacturing or fueling operations conducted at the Subject Property.

2.4 MUNICIPAL SERVICES & UTILITIES

The Subject Property is serviced by the following municipal services and utilities:

MUNICIPAL SERVICES AND UTILITIES	
Utility	**Provider/Source**
Potable Water Supply	Los Angeles Department of Water & Power
Sewage Disposal System	City of Los Angeles
Electrical Service	Los Angeles Department of Water & Power
Natural Gas Service	Southern California Gas Company
Oil Service	Not provided

MUNICIPAL SERVICES AND UTILITIES	
Utility	**Provider/Source**
Heating/Cooling Systems	Rooftop electrical and natural gas units
Emergency Power	Not provided

2.5 ADJOINING PROPERTIES

Property use in the vicinity of the Subject Property is summarized in the following table:

ADJOINING PROPERTIES	
North	The northeast side of the Subject Property is enclosed by Oakwood Avenue followed mostly by undeveloped land and the ramp to the Hollywood 101 Freeway. Remnants of a concrete structure were also located to the north with an unknown former use. MZ Collision at 340 N. Juanita Avenue and a triplex at 3812 Oakwood Avenue enclose the northwest side of the Subject Property. EBI noted a few food trucks and an inground oil/water separator at the triplex indicating the residential use was likely converted to commercial use in support of the food trucks.
South	Midway Auto at 3725 - 3737 Beverly Boulevard and Dewey Pest Control at 3713 Beverly Boulevard and 307 – 311 N. Madison Avenue enclose the south side of the Subject Property.
East	North Madison Avenue encloses the majority of the east side of the Subject Property. This street is followed by an office building that appears to provide assistance to homeless individuals at 3766 Oakwood Avenue and 340 N. Madison Avenue and by a parcel that appeared to be undergoing construction at 320 N. Madison Avenue. To the southeast was another Dewey Pest Control facility at 310 N. Madison Avenue. The other Dewey Pest Control facility at 3713 Beverly Boulevard also encloses a portion of the southeast side of the Subject Property.
West	North Juanita Avenue encloses the west side of the Subject property followed by apartments at 335 N. Juanita Avenue, a landscaping supply storage yard at 311 – 329 N. Juanita Avenue and a parking lot associated with an office building to the southwest at 3755 Beverly Boulevard.

No visual evidence of adverse environmental conditions was observed during the survey of the adjoining properties. The adjoining properties to the south were identified on the UST and LUST databases and a property to the east was identified on the Envirostor database, as further discussed in Section 4.1.

3.0 USER PROVIDED INFORMATION

The following section summarizes information provided by AT&T Mobility, LLC with regard to this Phase I Environmental Site Assessment. Additionally, a User Questionnaire was forwarded to the designated Client contact. The User Questionnaire has not been completed and returned to our offices. The information requested in the User Questionnaire is intended to assist in gathering information that may be material to identifying recognized environmental conditions in connection with the Subject Property. Relevant documentation referenced below is presented in Appendix C.

3.1 TITLE RECORDS

Title record information associated with the Subject Property has not been provided to EBI by AT&T Mobility, LLC. A detailed discussion regarding review of information obtained from other sources is presented in Section 4.3.5 of this report.

3.2 ENVIRONMENTAL LIENS AND ACTIVITY AND USE LIMITATIONS

AT&T Mobility, LLC has provided no information regarding environmental liens or activity and use limitations in connection with the Subject Property. A discussion regarding environmental liens is presented in Section 4.3.7 of this report. A detailed discussion regarding activity and use limitations is presented in Sections 4.1.1 and 4.1.2 of this report.

3.3 SPECIALIZED KNOWLEDGE

AT&T Mobility, LLC provided no specialized knowledge that is material to recognized environmental conditions in connection with the Subject Property. EBI was not provided with or made aware of previous environmental assessments or other documentation that is material to recognized environmental conditions in connection with the Subject Property, except as presented in Section 4.3.8 of this report.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

AT&T Mobility, LLC has provided no commonly known or reasonably ascertainable information within the local community about the Subject Property that is material to recognized environmental conditions in connection with the Subject Property.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

AT&T Mobility, LLC has provided no information regarding valuation reduction for environmental issues in connection with the Subject Property.

3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

AT&T Mobility, LLC provided contact information for the Subject Property owner, manager and/or occupants.

3.7 REASON FOR PERFORMING PHASE I ESA

AT&T Mobility, LLC retained EBI to complete this Phase I Environmental Site Assessment in connection with a real estate transaction.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORDS

A review of standard environmental databases maintained by Federal, state, and tribal offices was completed through Environmental Data Resources, Inc. (EDR) of Shelton, Connecticut. The databases were searched for properties with reported environmental conditions located within approximate minimum search distances as specified by ASTM Standard E 1527-13, by using geocoding information that identified the coordinates of the properties in the databases or by checking the street addresses of practically reviewable non-geocoded "orphan" properties within the same zip code. The database report is presented in Appendix E.

The database report identified two orphan sites. Orphan sites are those sites that could not be accurately mapped or geocoded due to inadequate location information. Review of the limited locational information indicates neither of these sites are located within the search radii and are unlikely to represent an environmental concern to the Subject Property.

It should be noted that plotted locations of listed sites are not always accurate. With regard to listings that are determined or suspected to be inaccurate, based on information from other sources such as direct observation or consultation with individuals familiar with the property, EBI uses the best available data when evaluating the location of listed sites discussed below.

The following table provides a summary of the findings of the environmental database report. Specific properties identified within the database report are further discussed below.

SUMMARY OF FEDERAL, STATE, AND TRIBAL AGENCY DATABASE FINDINGS			
Regulatory Database	**Approximate Minimum Search Distance**	**Subject Property Listed**	**Off-site Listings Within Search Distance**
Federal NPL Sites	1.0 mile	No	0
Federal Delisted NPL	0.5 mile	No	0
Federal SEMS	0.5 mile	No	0
Federal SEMS Archive	0.5 mile	No	**2**
Federal RCRA CORRACTS	1.0 mile	No	0
Federal RCRA non-CORRACTS TSD	0.5 mile	No	0
Federal RCRA Generators	Property & Adjoining	**Yes**	**3**
Federal Engineering / Institutional Control	0.5 mile	No	0
Federal ERNS	Property	No	NA
CA High-Priority Confirmed Release (RESPONSE)/Deed	1.0 mile	No	0
CA Hazardous Waste Sites (ENVIROSTOR)	1.0 mile	No	**22**
CA Historical Hazardous Waste Sites (CalSites)	1.0 mile	No	0
CA Proposition 65 Notification Records	1.0 mile	No	**1**
CA Toxic Pits Cleanup Act Sites (Toxic Pits)	1.0 mile	No	0
CA Bond Expenditure Plan	1.0 mile	No	0
CA Hazardous Waste & Substances Sites List (Cortese)	0.5 mile	No	**27**
CA Spill, Leaks, Investigations, and Cleanup (SLIC)	0.5 mile	No	**2**
CA Voluntary Cleanup Program (VCP) Properties	0.5 mile	No	**1**
CA Leaking Underground Storage Tanks (LUST)	0.5 mile	**Yes**	**28**
CA AST and UST Databases (FID/HIST/SWEEPS)	Property & Adjoining	**Yes**	**2**
CA Solid Waste Information System (SWIS)	0.5 mile	No	**1**
CA Waste Management Unit Database / Solid Waste	0.5 mile	No	**1**

SUMMARY OF FEDERAL, STATE, AND TRIBAL AGENCY DATABASE FINDINGS			
Regulatory Database	**Approximate Minimum Search Distance**	**Subject Property Listed**	**Off-site Listings Within Search Distance**
Assessment Test (WMUDS/SWAT)			
CA Hazardous Material Incident Report System (CHMIRS)	Property	No	NA
CA Hazardous Waste Information system (HAZNET)	Property	**Yes**	NA
CA Site Mitigation and Brownfields Reuse Program (SMBRP) Facility Sites with Deed Restrictions & Hazardous Waste Management Program (HWMP) Facility Sites with Deed / Land Use Restriction	0.5 mile	No	**1**
Tribal Environmental Databases	1.0 mile	No	0
Other Non-ASTM	Property	**Yes**	NA

4.1.1 Federal Agency Database Records

National Priority List (NPL)
The NPL database, also known as the Superfund List, is a subset of CERCLIS and identifies sites that are ranked as high priority for remedial action under the Federal Superfund Act. Neither the Subject Property nor sites located within 1.0 mile of the Subject Property were identified on the NPL.

Delisted National Priority List (NPL)
The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes 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. Neither the Subject Property nor any sites located within 0.5 mile of the Subject Property were identified on the Delisted NPL database.

Superfund Enterprise Management System (SEMS)
SEMS contains data regarding potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability ACT (CERCLA). SEMS contains sites that are included on the National Priority List (NPL), as well as sites which are in the screening and assessment phase for possible inclusion on the NPL. Neither the Subject Property nor sites within 1 mile of the Subject Property identified on the SEMS database.

SEMS-Archive
As of February 1995, SEMS sites designated as No Further Remedial Action Planned (NFRAP) have been removed from the SEMS active list. SEMS-Archive sites may be sites where, following an initial investigation, no contamination was found, contamination was removed without the need for the site to be placed on the NPL, or the contamination was not considered sufficient to warrant Federal Superfund action or NPL consideration. The Subject Property was not identified. However, two sites located within 0.5 mile of the Subject Property were identified on the SEMS-Archive database and are unlikely to represent an environmental concern based on their No Further Remedial Action Planned status and location of at least 0.1 mile crossgradient from the Subject Property.

Resource Conservation and Recovery Act (RCRA) – Corrective Action Tracking System (CORRACTS)
RCRAInfo 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. RCRAInfo replaces the data recording and reporting abilities of the

Resource Conservation and Recovery Information System (RCRIS). The database includes selective information regarding sites that generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA. The RCRA-CORRACTS database identifies TSD facilities that have conducted, or are currently conducting, corrective action(s) as regulated under RCRA. Neither the Subject Property nor sites located within 1 mile of the Subject Property were identified on the CORRACTS database.

RCRA non-CORRACTS Treatment, Storage and/or Disposal (TSD) Facilities

RCRA non-CORRACTS Treatment, Storage and/or Disposal (TSD) facilities are required to register hazardous waste activity under the Resource Conservation and Recovery Act (RCRA). Neither the Subject Property nor sites located within 0.5 mile of the Subject Property were identified on the RCRA non-CORRACTS TSD database.

RCRA Hazardous Waste Generators

Hazardous waste generators tracked under the Resource Conservation and Recovery Act (RCRA) are classified as either Large Quantity Generators (LQGs), Small Quantity Generators (SQGs), or Conditionally Exempt Small Quantity Generators (CESQG). A RCRA-LQG is defined as a facility that generates over 1,000 kilograms (Kg) of hazardous waste, or over 1 Kg of acutely hazardous waste per month. A RCRA-SQG is defined as a facility that generates between 100 Kg and 1,000 Kg of hazardous waste per month. A RCRA-CESQG is defined as a facility that generates less than 100 Kg of hazardous waste, or less than 1 Kg of acutely hazardous waste per month. The Subject Property and the following adjacent sites were identified:

RCRA GENERATOR			
Site	**ID No.**	**Distance / Direction / Gradient***	**Regulatory Status**
Pacific Bell 316 N. Juanita Avenue Los Angeles, CA	CAD980891683	Subject Property	Small quantity generator 1990. No violations reported.
Gore Graphics 340 N. Madison Avenue Los Angeles, CA	CAD008332991	Adjacent/ (across street) East/ Crossgradient	Large quantity generator 1991. No violations reported.
Dewey Pest Control 3711 Beverly Boulevard Los Angeles, CA	CAD981369820	Adjacent/ South/ Crossgradient	Small quantity generator 1996. No violations reported.
J.P. Carrol Company 310 N. Madison Avenue Los Angeles, CA	CAL000294502	Adjacent/ (across street) East/ Crossgradient	Small quantity generator 2006 No violations reported.
*Presumed groundwater gradient			

Gore Graphics was not identified on other regulatory databases as a release site and is unlikely to represent an environmental concern to the Subject Property. The Subject Property and the other sites are discussed on other databases in Section 4.1.2.

Federal Engineering Control / Institutional Control Registries
The completion of site cleanup activities may include the implementation of engineering controls or institutional controls as part of the response action. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. Neither the Subject Property nor sites within 1 mile of the Subject Property were identified on the Federal Engineering Control / Institutional Control Registries.

Emergency Response Notification System (ERNS)
ERNS is a national database used to collect information regarding reported releases of petroleum products and/or hazardous substances. The database contains information from spill reports submitted to Federal agencies, including the EPA, the U.S. Coast Guard, the National Response Center, and the U.S. Department of Transportation. A review of this database was conducted in order to determine whether any spills or incidents involving releases of hazardous substances or petroleum products have occurred at the Subject Property. The Subject Property was not identified on the ERNS database.

4.1.2 State and Tribal Agency Database Records

High-Priority Confirmed Release Sites (Response)/Deed
The California High-Priority Confirmed Release Sites (Response) and Deed databases contain confirmed release sites where the California Department of Toxic Substance Control (DTSC) is involved in remediation, either in a lead or oversight capacity and/or where Deed restrictions have been recorded. These confirmed release sites are generally high-priority and high potential risk sites. Neither the Subject Property nor sites within 1 mile of the Subject Property were identified on the Response/Deed databases.

Envirostor
The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: NPL; State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites. The Subject Property was not identified on the Envirostor/Deed database. However, 22 sites located within 1 mile of the Subject Property were identified on the Envirostor/Deed database and 19 of these sites are unlikely to represent an environmental concern based on their crossgradient or downgradient locations of at least 0.12± mile from the Subject Property and their crossgradient/downgradient location or low priority/certified/no further action status. The remaining sites are presented in the following table.

ENVIROSTOR			
Site	**ID No.**	**Distance / Direction / Gradient***	**Regulatory Status**

ENVIROSTOR			
Site	**ID No.**	**Distance / Direction / Gradient***	**Regulatory Status**
Applied Graphics 340 N. Madison Avenue Los Angeles, CA	71002193	Adjacent/ (across street) East/ Crossgradient	This site moved to another location and was formerly a Tiered Permit facility meaning they were permitted to process wastes. Based on the business type, this facility likely conducted photographic developing and operated a silver recovery unit which was formerly permitted under this type of permit. As a release was not identified, this does not present an apparent concern.
Belmont/Hollywood Oakwood Avenue/Juanita Los Angeles, CA	19880056	Adjacent/ (across street) East/ Crossgradient	Inactive as of 2002. This was a proposed school site that was formerly developed with homes and then became a parking lot. Lead was a suspect soil contaminant. No assessment was conducted. As a release was not identified, this does not present an apparent concern.
Trust Services of America 218 – 224 N. Juanita Avenue Los Angeles, CA	19290296	350± feet/ Southwest/ Crossgradient	Historical site with no available reports. Status of Referred to another agency as of 1998. Site comprised of three lots and was a proposed school site. A 1990 geophysical located three USTs. A Phase II revealed petroleum contamination and Stoddard solvent in soil at 4,500 ppm in soil. "Contamination has also been detected in the groundwater." Medium priority assessment required. Also known as Mary Carroll Trust on the LUST List with a case closed status.
*Presumed groundwater gradient			

Based on the crossgradient locations, lack of current activity and/or low priority status, none of the above sites are likely to represent an environmental concern to the Subject Property.

CalSites

The Historical CalSites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the CalSites database. This database is no longer updated by the state agency and has been replaced by the EnviroStor database. Neither the Subject Property nor sites located within 1.0 mile of the Subject Property were identified on the CalSites database.

Proposition 65 Notification Records

Proposition 65 Notification Records contain facility notifications regarding any release that could potentially impact drinking water and thereby expose the public to a potential health risk. The Subject Property was not identified on the Proposition 65 Notification database. However, one site located within 1.0 mile of the Subject Property was identified on the Proposition 65 Notification database and is a closed LUST site located 0.4± mile from the Subject Property and is unlikely to represent an environmental concern based on its status and distant from the Subject Property.

Toxic Pits Cleanup Act Sites (Toxic Pits)
The Toxic Pits Cleanup Act Sites (Toxic Pits) database contains sites identified by the California Water Resources Control Board that are suspected to contain hazardous substances where cleanup has not yet been completed. Neither the Subject Property nor any sites located within 1.0 mile of the Subject Property were identified on the Toxic Pits database.

California Bond Expenditure Plan
The California Bond Expenditure Plan was developed by the California Department of Health Services as a site-specific expenditure plan for the appropriation of Hazardous Substance Cleanup Bond Act funds. This is a historic database that has been replaced by the Envirostor List. Neither the Subject Property nor sites located within 1.0 mile of the Subject Property were identified on the California Bond Expenditure Plan database.

Spill, Leaks, Investigations, and Cleanup (SLIC)
The Spills, Leaks, Investigations, and Cleanups (SLIC) database, maintained by the California Water Resources Control Board, includes unauthorized discharges from spills and leaks, other than from underground storage tanks or other regulated sites. The Subject Property was not identified on the SLIC database. However, two sites (EDR reported three sites but included a duplicate listing) located within 0.5 mile of the Subject Property were identified on the SLIC database and both are unlikely to represent an environmental concern based on their crossgradient location of at least 0.4± mile from the Subject Property.

Voluntary Cleanup Program (VCP) Properties
The Voluntary Cleanup Program (VCP) Properties database identifies low threat level properties with either confirmed or unconfirmed releases, for which the project proponents have requested that Department of Toxic Substances Control (DTSC) oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs. The Subject Property was not identified on the VCP. However, one site located within 1.0 mile of the Subject Property was identified on the VCP database is unlikely to represent an environmental concern based on its 0.12± mile downgradient location from the Subject Property.

California Water Resources Control Board (WRCB) – Leaking Underground Storage Tanks (LUST)
The California WRCB along with its Regional offices (RWQCB) and local oversight agencies maintain databases of reported Leaking Underground Storage Tank (LUST) Sites. The Subject Property and 28 sites (reduced from EDR's total of 35 due to duplicate listings) were identified on the LUST database within 0.5 mile of the Subject Property. Listing include a release at the 6633 Canoga Park (Rockwell) site listed as Pratt & Whitney Rock on the LUST List that was previously discussed under the SLIC database. Of the other 28 sites, 25 are unlikely to represent an environmental concern based on their location of at least 0.24± mile from the Subject Property and either their case closed status and/or crossgradient to downgradient location. Information for the remaining sites is as follows:

LUST			
Site	**ID No.**	**Distance / Direction / Gradient***	**Regulatory Status**
AT&T Former SBC 316 N. Juanita Avenue Los Angeles, CA	T0603797875 900040225A	Subject Property	Release of gasoline to aquifer reported 2004. Case closed 04/10/2009.
Pacific Bell 316 N. Juanita Avenue Los Angeles, CA	T0603700444 900040225	Subject Property	Release of gasoline to aquifer reported 1989. Case closed 05/23/1996.

LUST			
Site	**ID No.**	**Distance / Direction / Gradient***	**Regulatory Status**
Pacific Bell G1-185 3804 Oakwood Avenue Los Angeles, CA	T0603700451 900040307	Subject Property	Release of diesel to aquifer reported 1988. Case closed 10/17/1996.
Former ARCO 3737 Beverly Boulevard Los Angeles, CA	T0603700432 900040098	Adjacent/ South/ Crossgradient	Release of gasoline to aquifer reported 1990. Case closed 12/11/2013.
Mary Carroll Trust 218 N. Juanita Avenue Los Angeles, CA	T0603700440 900040189	350± feet/ Southwest/ Crossgradient	Release of gasoline to aquifer reported (release date not reported) 1993. Case closed 12/13/1996.
Unocal #6377 304 N. Vermont Avenue Los Angeles, CA	T0603700447 900040252	400± feet/ Southwest Crossgradient	Release of gasoline to soil reported 1992. Case closed 11/14/1996.
76 Station 304 N. Vermont Avenue Los Angeles, CA	T1000000206 900040252A	400± feet/ Southwest Crossgradient	Release of gasoline to other groundwater reported 2008. Case closed 08/01/2017.
*Presumed groundwater gradient			

Additional data regarding the USTs and LUST status of the Subject Property is discussed in Section 4.3.8.

No additional data was readily available for the Mary Carroll Trust site; however, the case closed status and crossgradient location indicate it is unlikely to represent and environmental concern to the Subject Property.

Former ARCO: According to the closure summary and 2012 Groundwater Monitoring Report, four USTs were removed in 1989 and 1995. Remedial action included soil excavation and pump and treat of groundwater resulting in the removal of approximately 5,464 tons of hydrocarbon impacted soil and approximately 200,000 gallons of groundwater. Per the case closure summary, notable residual groundwater contamination reportedly included 2,400 ppb TPH as gasoline and 60 ppb benzene in 2011. Two wells located nearest to the Subject Property on the north side of the ARCO site (MW1 and MW8) generally showed non-detect results except for MTBE up to 35 ppb from 2008 to 2011. Groundwater flow was reported to the south, east and southeast. Note that diesel contamination in groundwater was not reported. Review of a plume map showed the groundwater contamination had migrated south-southeast off the site and under Berkeley Boulevard. This data indicates the ARCO site is unlikely to represent an environmental concern to the Subject Property.

Unocal/76 Station: According to the 2017 case closure documentation, the 76 Station is an operating gas station. In 1995, facility renovations were completed and a release was identified. Approximate 75 cubic yards of soil were excavated. Later investigations indicated the groundwater contamination plume was less than 100 feet in length and was decreasing in areal extent with remaining contaminants limited, stable and decreasing. This data indicates the Unocal/76 Station site is unlikely to represent an environmental concern to the Subject Property.

State AST/UST Databases

The California Environmental Protection Agency, the California Water Resources Control Board and other entities previously and/or currently maintained various lists recording permitted aboveground and underground storage tank (UST) facilities and include the Facility Inventory Database (FID UST), Hazardous Substance Storage Container Database (HIST UST), and Statewide Environmental Evaluation

and Planning System (SWEEPS. The Subject Property and the following adjacent sites were identified on the UST/AST databases:

STORAGE TANKS			
Site	**ID No.**	**Distance / Direction / Gradient***	**Regulatory Status**
Pacific Bell G1-118 316 N. Juanita Avenue Los Angeles, CA	99927B1D 24364 3397 19002168	Subject Property	HIST UST – two total USTs reported and included one 550-gallon waste oil UST installed in 1966 and one 12,000-gallon gasoline UST installed in 1979. City of Los Angeles List – no data. SWEEPS UST – three total USTs reported and included two 12,000-gallon unleaded gasoline USTs and one 550-gallon waste oil UST. FID UST – Active, no other data. Identified on LUST List.
Pacific Bell 3804 Oakwood Avenue Los Angeles, CA	5023 19008759	Subject Property	SWEEPS UST – two total USTs reported and included one 300-gallon diesel UST and one UST of "chemical product unknown." FID UST – Inactive, no other data. Identified on LUST List.
No Name/JP Carroll Co 310 N. Madison Avenue Los Angeles, CA	0000004056 371 0027078	Adjacent/ (across street) Southeast/ Downgradient	HIST UST – two total USTs reported and included one 6,000-gallon gasoline UST and one 6,000-gallon diesel UST. Second HIST and SWEEPS UST – two total USTs included the same USTs installed 1971. Not identified on LUST List.
Dewey Pest Control 3711 Beverly Boulevard Los Angeles, CA	23852 44-006091 000276C8 19019812 00276CE 235	Adjacent/ South/ Crossgradient	City of Los Angeles List – no data. HIST UST and SWEEPS UST – two total USTs reported and included two 7,500-gallon gasoline USTs. Second listing on HIST UST – two total USTs included two 500-gallon gasoline USTs installed 1972. Second listing on SWEEPS UST – two total USTs included one 500-gallon gasoline UST and one 10,000-gallon gasoline UST. FID UST – Active, no other data. Not identified on LUST List.
Somchai Denchartphan 3737 Beverly Boulevard Los Angeles, CA	7471	Adjacent/ South/ Crossgradient	FID and SWEEPS UST – Active, no other data. Identified on LUST List.
*Presumed groundwater gradient			

Additional data regarding the USTs and LUST status of the Subject Property is discussed in Section 4.3.8.

The Somachi Denchartphan, also known as the former ARCO site, was identified on the LUST List and was previously discussed under the LUST database. The other two sites were not identified on the

LUST List and do not represent a known environmental concern as this time. However, unknown/unreported releases at adjacent sites represent inherent risks.

Hazardous Waste and Substances Sites List (Cortese)

The Hazardous Waste and Substance Site List (also known as the Cortese List) is a planning document used by the State, local agencies, and developers to comply with California Environmental Quality Act requirements in providing information regarding the location of hazardous materials releases. Government Code Section 65962.5 requires the California Environmental Protection Agency to develop at least annually an updated Cortese List. The California Department of Toxic Substance Control (DTSC) is responsible for preparing a portion of the information that comprises the Cortese List, and other state and local government agencies are required to provide additional hazardous material release information for the Cortese List. The Subject Property was identified on the Cortese database as a duplicate listing to the LUST database. In addition, 27 sites located within 0.5 mile of the Subject Property were identified on the Cortese List and are primarily duplicate listings to the LUST and Envirostor database. No additional upgradient sites were identified on the Cortese database.

Solid Waste Information System (SWIS)

Solid Waste Information System (SWIS) records typically contain an inventory of solid waste facilities or landfills identified by the Integrated Waste Management Board. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites. The Subject Property was not identified on the SWIS database. However, one site located within 0.5 mile of the Subject Property were identified on the SWIS database as follows:

SWIS			
Site	**ID No.**	**Distance / Direction / Gradient***	**Regulatory Status**
CalTrans Hollywood 609 Helitrope Avenue Los Angeles, CA	19-AR-1244	0.4± mile/ Northwest/ Upgradient	Identified as an active limited volume transfer operation for green materials and mixed municipal waste.
*Presumed groundwater gradient			

The site was not identified as a landfill site and based on its distant location, is unlikely to represent an environmental concern to the Subject Property.

Waste Management Unit Database / Solid Waste Assessment Test (WMUDS/SWAT)

The Waste Management Unit Database **(**WMUDS) is used by the California Water Resources Control Board and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information. The Subject Property was not identified on the WMUDS/SWAT database. However, one site located within 0.5 mile of the Subject Property was identified on the WMUDS/SWAT database and is the 6630 Canoga Avenue property that was previously discussed under the SLIC database. However, one site located within 0.5 mile of the Subject Property were identified on the SWIS database as follows:

SWAT			
Site	**ID No.**	**Distance / Direction / Gradient***	**Regulatory Status**

SWAT			
Site	**ID No.**	**Distance / Direction / Gradient***	**Regulatory Status**
No Name 2nd & Juanita Avenue Los Angeles, CA	Not provided	0.4± mile/ Northwest/ Upgradient	No data was provided
*Presumed groundwater gradient			

No data was provided for this site indicating it is not likely a landfill site and based on its distant location, is unlikely to represent an environmental concern to the Subject Property.

California Hazardous Material Incident Report System (CHMIRS)
The California Hazardous Material Incident Report System (CHMIRS) contains information regarding reported hazardous material incidents (i.e. accidental releases or spills equivalent to the ERNS database). The data source is the California Office of Emergency Services. The Subject Property was not identified on the CHMIRS database.

Hazardous Waste Information system (HAZNET)
The California Environmental Protection Agency maintains a list of facilities that issue hazardous waste manifests. The source of the manifest records is the California Department of Toxic Substance Control (DTSC). Inclusion on the HAZNET database does not necessarily indicate the existence of an environmental concern, such as a release or spill incident. The Subject Property was identified on the HAZNET database for the generation of regulated wastes from 1993 to 2016 with over 177 manifest entries reported that included the following waste types: oil/water separator sludge, liquids with halogenated compounds, aqueous solutions, unspecified solvent mixture, empty containers, off-spec/aged/surplus organics, and unspecific organic mixture. This activity is consistent with automotive services and EBI's observations and does not indicate that a release has occurred. These activities are further discussed in Section 5.0.

Site Mitigation and Brownfields Reuse Program (SMBRP) Facility Sites with Deed Restrictions & Hazardous Waste Management Program (HWMP) Facility Sites with Deed / Land Use Restriction
The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under SMBRP's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. This list represents deed restrictions that are currently active. Some sites have multiple deed restrictions. The 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 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 property owners. The Subject Property was not identified; however, one site located within 0.5 mile of the Subject Property was identified on the SMBRP or HWMP Deed Restriction or Land Use Restriction Registries database and is unlikely to represent an environmental concern based on its downgradient location 0.2± mile from the Subject Property.

Tribal Environmental Databases
The United States Bureau of Indian Affairs (BIA) is responsible for the administration and management of 55.7 million acres of land held in trust by the United States for American Indians, Indian tribes, and Alaska Natives. There are 562 federally recognized tribal governments in the United States. The environmental database report identifies tribal administered lands of the United States that have any

area equal to or greater than 640 acres. No tribal administered lands were identified within 1.0 mile of the Subject Property.

Non-ASTM Databases
Several Non-ASTM databases were included in the EDR database report. The Subject Property was identified on the following additional database that was not already discussed:

NON-ASTM			
Site	**ID No.**	**Distance / Direction / Gradient***	**Regulatory Status**
AT&T California – G1118 316 N. Juanita Avenue Los Angeles, CA	1100649711 88	Subject Property	Identified on the Facility Index System (FINDS) due to the site's reporting to the State CERS system under the hazardous materials program.
*Presumed groundwater gradient			

This is consistent with the site's vehicle maintenance activities and does not indicate that a release has occurred.

4.1.3 Local Regulatory Agency Records

Local municipal offices consulted during the completion of this assessment included the following:

City of Los Angeles Building Department
EBI reviewed online permits on the City of Los Angeles Department of Building and Safety Online Service website at https://www.ladbsservices2.lacity.org/OnlineServices and at http://ladbsdoc.lacity.org/idispublic/. Several permits dated from 1959 to 2014 were on file for the Subject Property. Many entries did not include detailed information. The entries that included detailed information are summarized as follows:

- Grading and New Construction 1959 – 1960 for Pacific Telephone & Telegraph Co plant operating center
- Certificates of Occupancy issued in 1960 for a 12 x 20 storage room and a 37' x 146' plant operating center
  Building permit to construct a motor vehicle maintenance building issued 1974
- Certificate of Occupancy issued in 1975 for a 36' x 60' repair garage
- Certificate of Occupancy issued in 1977 for a 16'6" x 26' roof cover over car wash area addition to an existing 36' x 60' vehicle maintenance building
- Permit to "remove hydraulic joint, new slab" issued 2009
- Install two new auto hoists issued 2010
- Install new concrete pad for baler under existing canopy

City of Los Angeles Fire Department – Health Hazardous Materials Department (CUPA)
EBI submitted a written request to CUPA for information regarding the generation, transportation, storage, treatment, disposal, and/or spills or releases of hazardous substances or petroleum products at the Subject Property, in accordance with the Freedom of Information Act (FOIA). This agency maintains some databases on-line that were all dated April – May 2018 and included the following:

- City of Los Angeles Historical Underground Storage Tank Files – Subject Property not listed
- City of Los Angeles Underground Storage Tank Inventory List – Subject Property not listed
- City of Los Angeles Aboveground Storage Tank Inventory List – Subject Property not listed

- City of Los Angeles Active Hazardous Materials Inventory List – Subject Property as AT&T-G118 at 316 N. Juanita Avenue FA0001768
- City of Los Angeles Inactive Aboveground Storage Tank Inventory List – Subject Property not listed
- City of Los Angeles Inactive Hazardous Materials Inventory List – Subject Property as AT&T-G118 at 316 N. Juanita Avenue FA0001768
- City of Los Angeles Inactive Underground Storage Tank Inventory List – Subject Property as AT&T-G118 at 316 N. Juanita Avenue FA0001768 and Pacific Bell at 3804 W. Oakwood Avenue FA0033021
- UST Historical Files – Subject Property not listed

Additionally, in response to our FOIA request, EBI received files from the Fire Department, which are summarized as follows:

Summary: History of at least four USTs at the site with the first a waste oil UST and a fuel oil/diesel UST for a generator by the current storage building (former generator building) on the northeast corner addressed as 3804 Oakwood. One UST removed in 1989 found some contamination in soil and subsequent investigation suggested the oil was naturally occurring in the rock and not from the UST. The agency concurred and case closure was issued in 1996.

The second UST was removed in 1992 and soil sampling results were Non-Detect (ND). A diesel AST was then installed.

Two 12,000-gallon gasoline USTs and a waste oil UST were located further south at the current garage/maintenance building with the removal/reinstallation conducted in 1992. The waste oil UST was removed in 1990 and one soil sample showed ND. The most recent 12,000-gallon UST was removed in 2004 and contamination was found. This tank was the subject of the LUST case that was issued closure in 2009.

The following was reviewed from the Fire Department file:

FD Records for 316 N Juanita Street – current address and refers to the current office and vehicle maintenance buildings
Permit to remove one 12,000-gallon UST 1/12/2006 – This appears to be a mistake. The FD issued permits for assessment and remediation oversight (see invoice issued same date). No evidence to suggest a UST was installed after the last one was removed in 2004.
FD Invoice for UST Removal 1/12/2006
FD Invoice for UST Site Assessment and Remediation 1/12/2006
One 12,000-gallon gasoline UST abandoned on 11/10/2004.
UST Removal Report for one 12,000-gallon gasoline UST removed on 11/10/2004 located just west of the maintenance building, 11/17/2004
Letter from FD stating the UST Removal Soils document of 11/17/2004 had been reviewed and "action levels" exist at the site 1/12/2006.
Remove 12,000-gallon UST permit 10/29/2005
Invoice for UST removal 10/29/2004
SBC UST Financial Responsibility 10/29/2004
Inspection log for removal of one UST for the permit issued 10/29/2004 with work performed by the Fire Dept on 11/10/2004 and 02/04/2005
Secondary containment testing 2002 – no map or tank description
Monitor Certification for one 250-gallon diesel UST and one 12,000-gallon gasoline UST 6/5/1997
One 12,000-gall,one gasoline UST permitted 1998, installed 1992
Add or alter monitoring system 6/22/1994

Install one atmospheric tank, shop built per plans 5/5/1992
Remove one 12,000-gallon gasoline, dispenser and piping 5/5/1992
Renewal permit for one 12,000-gallon gasoline UST 4/27/1992
UST Closure Report for one 12,000-gallon gasoline UST located northwest of garage and soil sample results were "below cleanup levels" 8/21/1992 (located just north of the 12K UST removed in 2004)
One 12,000-gallon UST tested 8/24/1992
Two USTs "registered" on a system printout 6/13/1991
Add or alter monitoring system 6/14/1991
Remove one UST 1/4/1990 with site plan showing tank was located on the north side of the property (south of existing storage building)
One 12,000-gallon UST tested 4/6/1990
One 550-gallon waste oil UST removed on 2/9/1990, one soil sample collected on ND for BTEX and TPH
Site plans showed 550-gallon waste oil UST was located south of the garage building and east of a clarifier, 2/16/1990 and 4/12/1990. Clarifier not addressed.
Tank Abandonment sheet stated two tanks remained on the site 2/9/1990
Another different Tank Abandonment sheet stated one 10,000-gallon UST to removed and all USTs at the site had been removed by that date and new UST(s) would be installed, three soil samples for the 10K UST were collected and none exceeded action levels (analytical results not provided)
Remove/abandon one UST 1/26/1989
Hazardous Materials Underground Storage Plan for one 12,000-gallon UST and one 550-gallon UST, 5/30/1989

FD records for 3804 Oakwood Avenue -refers to structure on the northeast side of the site, likely the original site address
Tank testing 2/4/2003, no other data
UST Tank Closure Letter 10/17/1996
Permit to install one atmospheric tank 1/4/1991 with site plan stated one 250-gallon fuel oil AST to be installed and existing belowground tank to be removed. New AST to be located west of the generator (now storage) building and existing UST located south of this building on the NEC of the site
Permit to remove 500-gallon fuel oil UST 1/22/1991
UST Closure Report for one 300-gallon diesel UST removed from the NEC of the site with three soil samples reported as non detect, 4/15/1991. Site plan showed the removed UST was located south of the "Generator" building (believed to be the storage building on the NEC) and a "new diesel AST" west of the generator building.
Abandonment Information sheet for one 500-gallon diesel UST removed 2/21/1991, stated no samples "exceeded action levels" 1/22/1991
Tank test results for one 300-galon diesel UST 2/2/1990 (installed 1982) with site plan showing the UST was located on the west side of the storage building on the northeast corner of the site
Report, Results of Additional Drilling and Sampling 10/5/1989. An initial site assessment was performed in proximity to a 300-gallon diesel UST found TPH that was thought to be part of the bedrock (naturally occurring) and not due to the diesel UST and additional assessment proved this to be true. Tank locations not shown.
One 300-gallon diesel UST installed 1982, tank tests 11/23/1988

Los Angeles County Assessor Office
According to the Los Angeles County Assessor's Office, the Subject Property was identified as APN 5501-001-800 and addressed as 316 N. Juanita Avenue. The Property Type was listed as "Other." No physical characteristics were provided. The parcel has been owned by "Pacific Bell / S B of E Par 2 Map 303-19-47" since 1967.

County of Los Angeles Public Works Department
EBI accessed the County of Los Angeles Public Works Department's website at http://dpw.lacounty.gov/epd/UST/ustufp.cfm where records for underground storage tanks and industrial waste are available and no records for the Subject Property address were identified on file.

California Water Resources Control Board
EBI accessed this agency's Geotracker system through their website at http://www.geotracker.swrcb.ca.gov/. This website lists regulated facilities in California including leaking USTs, other contaminated properties reported on the Spills, Leaks, Investigations and Cleanup List (SLIC), wells, land disposal sites, military sites and permitted UST sites. The Subject Property was not identified on the Geotracker system.

Department of Toxic Substances Control (DTSC)
EBI searched the DTSC's databases of Hazardous Waste and Substances Site List – Site Cleanup and Envirostor List that includes NPL sites, State Response Sites, Voluntary Cleanup Sites, School Cleanup Sites and Corrective Action Sites at the website http://www.dtsc.ca.gov/ and the Subject Property was not identified on either of these state databases.

4.1.4 Vapor Migration

EBI conducted a vapor migration screening survey of the Subject Property. This vapor migration screening was conducted in accordance with ASTM E1527-13 and is not intended to satisfy the requirements of ASTM E2600-15. The scope of this screening was limited to visual observations and review of the environmental database report and did not include the collection and laboratory analysis of air samples to confirm or refute the presence of airborne contaminants by vapor intrusion.

The site has been engaged in automotive maintenance activities since at least 1966 that previously/currently include belowground/aboveground auto lifts and an oil/water separator. Furthermore, if a contamination source(s) is found on the Subject Property, higher soil and groundwater contamination levels may exist in areas not yet explored. EBI concludes the history of automotive services at the Subject Property may represent a potential vapor migration concern to the Subject Property.

4.2 PHYSICAL SETTING

4.2.1 Topography

The Subject Property is located at an elevation of approximately 270 feet above mean sea level (msl). The topography of the Subject Property slopes down to the east-southeast. The vicinity exhibits and overall downslope to the southeast (see Figure 2 - Locus Map, which depicts the location of the Subject Property on the Hollywood, California USGS 7.5 Minute Topographic Quadrangle).

4.2.2 Geology and Soils

No bedrock outcroppings were observed at the Subject Property. Information concerning the geology of the Subject Property was obtained from the USGS Ground Water Atlas of the United States, California Region (1995). The Subject Property is located within the Pacific Border physiographic province, which is characterized by steep rolling hills and mountains and consists of severely folded, faulted, commonly metamorphosed marine and continental sediments.

According to the prior reports referenced in Section 4.3.8 for the Subject Property, soil encountered in the borings for the five former groundwater monitoring wells was described as heterogeneous,

interbedded clay, silty clay and/or clayey sand to an approximate depth of 30 feet bgs. According to the soil summary data presented in the Physical Setting Source Addendum to the appended database report prepared by Environmental Data Resources, Inc., the soil type was mapped as Urban Land with variable and unreported properties for the Subject Property.

4.2.3 Hydrogeology and Hydrology

No surface water bodies were identified on or adjacent to the Subject Property. The nearest water body is the Los Angeles River located 3.5± mile east of the Subject Property.

According to the prior reports referenced in Section 4.3.8 for the Subject Property for the five former groundwater monitoring wells, groundwater was encountered at depths of approximately 9 to 14 bgs and the direction of groundwater flow was reported to the east-southeast. EBI's review of the contour maps indicates the predominant flow is to the southeast. Monitoring wells were not observed on the Subject Property.

4.3 HISTORICAL USE OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES

EBI attempted to determine the history of the Subject Property dating back to 1940 or first developed use. The following table summarizes the historical use of the Subject Property and surrounding area.

HISTORICAL USE SUMMARY			
Period	**Historical Uses**		**Source(s)**
	Subject Property	**Surrounding Area**	
At least 1894 - 1919	Undeveloped land	Mostly undeveloped except for a railroad track	Topographic Maps Fire Insurance Maps
1919 – 1957	Residential with limited commercial (venetian blind manufacturing, pottery molding and store 1950 – 1956)	Residential	Topographic Maps Aerial Photographs Fire Insurance Maps City Directories Municipal Records
1957 – 1960	Undeveloped	Residential and Limited Commercial including gas station to the south (first evident in 1950)	Topographic Maps Aerial Photographs Fire Insurance Maps City Directories Municipal Records
1960 to Present	Existing communications company yard	Residential and Commercial Including gas station (circa 1950 – 1990s) and Pest Control (1951-current)	Topographic Maps Aerial Photographs Fire Insurance Maps City Directories Municipal Records

The Subject Property was previously residential from at least 1919 to 1957 when the homes were demolished. A structure on the northeast corner was labeled as venetian blind manufacturing, pottery molding and store from 1950 to 1956 in fire insurance maps. The current telephone/communications yard was initially constructed in 1960 and the vehicle maintenance building was added in 1975 with the small storage building evident by 1981. Based on the installation date of at least one UST in 1966 for waste oil storage, it appears vehicle maintenance activities were conducted since at least 1966. Review of the UST databases indicates three to five USTs may have been operated at the Subject Property and the disposition of all these USTs is not known. Associated LUST cases were identified for the Subject Property with case closure dates of 1996, 1996 and 2009. LUST case data was only readily identified for one of the three cases and was for the UST removed in 2004 and closed 2009. Investigations performed for the most recent case appeared to be unaware of the prior LUST cases and did not take

their potential contribution to the groundwater contamination in consideration. EBI concludes that the source of the diesel groundwater contamination was not identified and the possibility of USTs remaining at the Subject Property and an on-site source has not been ruled out. In addition, the site has been engaged in automotive maintenance activities since at least 1966 that previously/currently include belowground/aboveground auto lifts and an oil/water separator. Furthermore, if a contamination source(s) is found on the Subject Property, higher soil and groundwater contamination levels may exist in areas not yet explored and represent an environmental concern to the Subject Property.

Several adjacent notable properties were identified and include automotive, gas station and pest control facilities to the south. The gas station was identified on the LUST List with a case closed status and data reviewed indicates it is unlikely to represent a concern to the Subject Property, as discussed in Section 4.1.2. Dewey Pest Control has a history of operating several USTs and apparently storing pest control products since circa 1951 but was not identified as a release site on regulatory databases searched.

4.3.1 Aerial Photographs

Historical aerial photographs may be used to evaluate changes in land use and to identify visible areas of potential environmental concern. A search for historical aerial photographs depicting the Subject Property and vicinity was conducted by Environmental Data Resources, Inc. (EDR). Aerial photographs depicting the Subject Property were reviewed and are summarized in the following table. Copies of the aerial photographs are presented in Appendix F.

AERIAL PHOTOGRAPH SUMMARY		
Year	**Issues Noted**	**Observations**
1923	No	**Subject Property:** The Subject Property appears to be developed with several houses and yards.
		Surrounding Area: The current streets were generally present, except for the Hollywood Freeway further to the north. The area was primarily residentially developed with a few commercial buildings further south.
1928 1938 1948 1952	No	**Subject Property:** Similar to the previous aerial.
		Surrounding Area: Similar to the previous aerial except a commercial buildings were present to the south and southeast.
1964	No	**Subject Property:** The administration building was present and the rest of the site was a parking lot with a possible storage shed and/or fueling island near the center.
		Surrounding Area: Homes remains to the west and northeast. Several of the current commercial buildings were present to the east, southwest and north and included a gas station (former ARCO) to the south.
1972	No	**Subject Property:** Similar to the previous aerial except the parking lot on the north-northwest side had been removed and was an unpaved area.
		Surrounding Properties: Similar to the previous aerial.
1977	No	**Subject Property:** Similar to the previous aerial except the vehicle maintenance building was present near the center of the site and areas not occupied by the buildings appeared to be paved.
		Surrounding Properties: Similar to the previous aerial.
1981 1989 1994 2002 2005 2009 2012	No	**Subject Property:** Conditions on the Subject Property appear similar to the current conditions including all three buildings.
		Surrounding Properties: Similar to the previous aerials except the commercial buildings to the north were also present.

AERIAL PHOTOGRAPH SUMMARY		
Year	**Issues Noted**	**Observations**
2016		

4.3.2 Fire Insurance Maps

A search for historical fire insurance maps depicting the Subject Property and vicinity was conducted by Environmental Data Resources, Inc. (EDR). Historical fire insurance maps depicting the Subject Property were reviewed and are summarized in the following table. Copies of the fire insurance maps are presented in Appendix F.

FIRE INSURANCE MAP SUMMARY		
Year	**Issues Noted**	**Observations**
1919	No	**Subject Property:** Developed with several dwellings.
		Surrounding Area: The current streets were generally present and adjacent land was residentially developed.
1950 1955 1956	No	**Subject Property:** Developed with several dwellings with "venetian blind manufacturing" noted on one structure on the northeast corner in 1950 then as a store in the 1955 map and as pottery molding in the 1956 map.
		Surrounding Area: The area remained characterized by residential development plus a gas station, stores, storage building and restaurant to the south.
1957 1959	No	**Subject Property:** Developed with several dwellings.
		Surrounding Area: Similar to the previous maps.
1960 1961	No	**Subject Property:** The parcel was labeled Pacific Telephone & Telegraph Company's Central Service Yard and included the administration building with the southern half of this building labeled to include maintenance storage and a wash rack. East of this building was a tool house.
		Surrounding Area: Similar to the previous maps.
1966 1968 1969 1970	No	**Subject Property:** Similar to the previous maps.
		Surrounding Area: Similar to the previous map to the south. A glass warehouse was to the north, an office building was to the southwest and an auto repair, restaurant and warehouse were to the east-southeast with the addition of an office building to the east in the 1968 map.

4.3.3 Topographic Maps

Historical topographic maps provide information related to physical land configuration such as elevation, ground slope, surface water and other features. While most buildings in densely developed urban centers are not depicted, topographic maps typically show structures equal to or larger than the size of a single-family residence in rural areas. Other notable features such as woods, pipelines, municipal boundaries, and areas of filled land are often marked on topographic maps.

A search for historical topographic maps depicting the Subject Property and vicinity was conducted by Environmental Data Resources, Inc. (EDR). Historical topographic maps depicting the Subject Property were reviewed and are summarized in the following table. Copies of the topographic maps are presented in Appendix F.

TOPOGRAPHIC MAP SUMMARY		
Year	**Issues Noted**	**Observations**

TOPOGRAPHIC MAP SUMMARY		
Year	**Issues Noted**	**Observations**
1894 1900	No	**Subject Property:** Undeveloped.
		Surrounding Properties: The only adjacent development included a railroad track to the south. A few small, non-descript buildings were in the vicinity but not adjacent to the Subject Property.
1920 1926	No	**Subject Property:** Several non-descript, small structures were present on the Subject Property.
		Surrounding Properties: The railroad track was no longer present. The current streets were present and the adjacent land was developed with small buildings, likely homes.
1953 1966 1972 1981 1991	No	**Subject Property:** Included in a shaded area to indicate dense urban development without benefit of showing specific structures or land uses.
		Surrounding Properties: Included in a shaded area to indicate dense urban development without benefit of showing specific structures or land uses. The current vicinity streets are present.

4.3.4 Street Directories

Street directories are commercial publications containing names and addresses, and in many cases, occupations of the occupants of a particular community. The directories may also contain information pertaining to business processes conducted within a community. A search for historical street directories was conducted by Environmental Data Resources, Inc. (EDR). An abstract report was provided with listings at approximate 5-year intervals from 1920 to 2014. Historical street directories were reviewed and are summarized in the following table. Copies of the street directories are presented in Appendix F.

STREET DIRECTORY SUMMARY		
Year	**Issues Noted**	**Observations**
1920-1923	No	**Subject Property:** No listings provided.
1924-1951	No	**Subject Property:** Residential at 316 – 328 N. Juanita Avenue
1952 – 2014	No	**Subject Property:** No listings provided.
Various	No	**Notable Adjacent Properties:** Galindos Commissary at 3812 Oakwood Avenue 2010 – 2014 (only Oakwood listing provided) Laundromat at 3701 Beverly Blvd 1962 Dewey Pest Control at 3701 Beverly Blvd 1986 – 2006 Dewey Services at 3711 Beverly Blvd 1951 – 2014 Magnum Oil/Auto Service/Independent Gas & Oil at 3737 Beverly Blvd 1962 - 1990

4.3.5 Recorded Land Title Records

Land title records provide information on previous ownership of a property. Typically, deeds signifying transfer of a land parcel are recorded in county files and can be researched to determine the identity of past owners. A "chain of title" is a continuous record of ownership for a specific parcel. A 50-year chain of title search was not included in the scope of work for this assessment.

4.3.6 Property Tax Records

According to the Los Angeles County Assessor's Office, the Subject Property was identified as APN 5501-001-800 and addressed as 316 N. Juanita Avenue. The Property Type was listed as "Other." No physical characteristics were provided. The parcel has been owned by "Pacific Bell / S B of E Par 2 Map 303-19-47" since 1967.

4.3.7 Environmental Liens and Activity and Use Limitations

A search for Environmental Liens and Activity and Use Limitations was not included in the scope of this assessment.

4.3.8 Previous Environmental Reports

EBI was not provided with or made aware of previous environmental assessments or other documentation regarding environmental investigations performed for the Subject Property other than those documents found on the Geotracker website that are referenced below.

Workplan for Site Assessment, Pacific Bell Telephone Company dba AT&T, 316 N. Juanita Avenue, Los Angeles, California, Hydrologue Inc., January 18, 2006. Significant findings are summarized as follows:

- In November 2004, a 12,000-gallon gasoline UST was removed from the site with no visual evidence of holes or a release from the tank upon removal. Soil samples only detected methyl tertiary butyl ether (MTBE) at 2.7 – 6 parts per billion (ppb). A sample of the water that accumulated at the base of the excavation was also analyzed and total petroleum hydrocarbons as gasoline (TPHg) and benzene, toluene, ethylbenzene and xylene (BTEX) components were detected up to 20,900 ppb and notably included benzene at 524 ppb along with MTBE at 5,400 ppb along with other fuel contaminants.

- A prior UST had been removed from the Subject Property in 1989. A leak was reported during that tank removal activity, the site was added to the LUST List and case closure was issued in 1996. No data regarding the 1989 tank removal was available. Additional work was proposed to further determine whether the source of the groundwater contamination identified in 2004 and included the installation of five groundwater monitoring wells on the Subject Property.

- A site plan included with the Workplan showed the 12,000-gallon UST was located just west of the vehicle maintenance building. At that time, a 250-gallon fuel oil AST was shown on the northeast corner at the southwest side of the storage building. The location of the former UST removed in 1989 was not shown.

Phase II Environmental Site Assessment Report, Case No. 900040225A, AT&T G118 Facility, 316 N. Juanita Avenue, Los Angeles, California, RMT Inc., November 29, 2007. Significant findings are summarized as follows:

- Five borings were installed to a depth of approximately 30 feet below ground surface (bgs). Soil samples were collected at each approximate 5-foot interval and wells were constructed in each boring. Laboratory analysis only detected TPH as heavy extractable range organics (TPH-ORO) in one boring (MW2) at 10 feet bgs at 140 parts per million (ppm) and MTBE in another soil boring (MW1) at depths of 10 – 15 feet bgs up to 51 ppb.

- Groundwater was encountered at depths of 9.66 to 13.8 bgs and the direction of groundwater flow was determined to be to the east-southeast.

- Groundwater samples were collected from each well and the maximum contaminant levels were identified in three of the five wells: total petroleum hydrocarbon as diesel (TPH-DRO) 7,900 ppb in MW3, and MTBE up to 6.8 ppb in MW1 and MW2.

- The former ARCO site to the south at 3737 Beverly Boulevard had been in operation circa 1950s possibly to the early 1990s, was identified as a LUST site and as a potential source of contamination to the Subject Property.

Second Quarter 2008 Groundwater Monitoring Report, AT&T G1118 Facility, 316 N. Juanita Avenue, Los Angeles, California, RMT Inc., July 10, 2008. Significant findings are summarized as follows:

- Groundwater was encountered at depths of 9.7 to 13.2 bgs and the direction of groundwater flow was determined to be to the east-southeast.

- Groundwater samples were collected from each well and the maximum contaminant levels were identified in three of the five wells: TPH-DRO at 820 ppb in MW3 and 10,500 ppb in MW5; and MTBE at 8.65 ppb in MW2. MW3 was located on the northwest side of the Subject Property and MW5 was located south of the vehicle maintenance building (also south of the oil/water separator).

- The former ARCO site to the south at 3737 Beverly Boulevard had been in operation circa 1950s possibly to the early 1990s, was identified as a LUST site and as a potential source of contamination to the Subject Property.

- The report stated that the release did not occur from the former gasoline UST. EBI notes that there was no discussion of the other UST that was removed in 1989. As the report concluded the source did not appear to be on-site, case closure should be granted.

Addendum to Phase II Environmental Site Assessment Report, Case No. 900040225A, AT&T G118 Facility, 316 N. Juanita Avenue, Los Angeles, California, RMT Inc., November 6, 2008. Significant findings are summarized as follows:

- The RWQCB reportedly concurred with the consultant's request that case closure should be granted; however, the RWQCB also requested two grab groundwater samples be collected downgradient of MW5 prior to issuing case closure.

- In October 2008, two grab groundwater samples were collected from temporary wells placed downgradient of MW5. No TPH, BTEX, ethanol or fuel oxygenates were identified above laboratory detection levels in these two grab groundwater samples.

- The temporary wells were properly abandoned and the report concluded case closure should be granted.

Underground Storage Tanks Program – Case Closure Letter, Pacific Bell Telepho5one Company, AT&T, 316 N. Juanita Avenue, Los Angeles, Case No. 900040225A, RWQCB, April 10, 2009. This letter granted case closure/no further action for the LUST case associated with the 12,000-gallon UST removed in 2004. The reasons for case closure were that no free product was ever observed; the extent of soil and groundwater contamination had been adequately defined; the levels of residual soil contamination were below the respective Screening Levels (SLs) and the groundwater samples "did not detect any fuel hydrocarbons higher than Maximum Contaminant Levels (MCLs for drinking water)."

4.3.9 Other Historical Records and Interviews

Mr. Edwin Marroquin with AT&T assisted EBI during the site visit and was not very familiar with the Subject Property except to guess that maybe the current buildings had been around since the 1940s. The vehicle maintenance staff was not present at the time of EBI's site visit. It is also noted that a PreSurvey Questionnaire was provided to AT&T staff and EBI was informed that personnel most knowledgeable regarding site conditions were not available within the timeframe of this assessment to complete the questionnaire.

5.0 SUBJECT PROPERTY RECONNAISSANCE

The Subject Property reconnaissance was conducted by Ms. Jodi Vanneman, EBI Senior Scientist, on July 23, 2018. Ms. Vanneman was accompanied by and interviewed Mr. Edwin Marroquin with AT&T.

5.1 METHODOLOGY AND LIMITING CONDITIONS

The Subject Property reconnaissance consisted of visual and/or physical observations of the Subject Property and improvements, adjoining properties as viewed from the Subject Property boundaries, and the surrounding area based on visual observations made from adjacent public thoroughfares. Building exteriors were observed along the perimeter from the ground, unless described otherwise. Building interiors were observed as they were made safely accessible, unless described otherwise.

At the time of the survey, the weather was sunny and approximately 90° Fahrenheit. During the survey, the majority of the building and land areas were made readily available and were accessed. Note that parked vehicles precluded comprehensive visual examination of portions of the exterior areas. There were no other significant portions of the Subject Property that were inaccessible or excluded from this survey.

5.2 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

5.2.1 Hazardous Substances and Petroleum Products (Identified Uses)

Notable hazardous substances or petroleum products in connection with identified uses observed at the Subject Property are described below.

HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS			
General Type of Material	**Approximate Quantity / Container / Material**	**Location**	**Storage Condition**
Petroleum Hydrocarbon Automotive Fluids	Product oil in one 185-gallon AST, two 20-gallon drums and a few other smaller containers	Maintenance Building	Minor stains, no active leaks, not a concern
Miscellaneous Automotive Fluids	Approximately a dozen containers up to 5 gallons in size on and shelves	Maintenance Building	Good: No leaks or spills
Miscellaneous Flammable Materials	Two flammable materials cabinets containing aerosols, degreasers, fuels, associated with maintenance activities up to 5 gallons in size	Exterior of Maintenance Building	Good: No leaks or spills

Stains, spills or evidence of a release were generally not noted in the areas observed except for minor staining. See Sections 5.3 and 5.4.1 for additional information regarding regulated waste management and ASTs.

5.2.2 Hazardous Substances and Petroleum Products (Unidentified Uses)

EBI did not observe evidence of hazardous substance or petroleum products containers at the Subject Property that were not in connection with identified uses.

5.2.3 Unidentified Substances Containers

EBI did not observe evidence of unidentified substances containers at the Subject Property.

5.3 WASTE GENERATION, STORAGE, AND DISPOSAL

EBI identified the following waste streams generated at the Subject Property:

WASTE GENERATION, STORAGE, AND DISPOSAL			
Classification	**Type of Waste / Generation Process**	**Type of Storage / Location**	**Disposal Method / Contractor**
Non-regulated Solid Waste	Municipal Solid Waste / Routine Site Operations	Dumpsters in exterior enclosure	Municipal Trash Hauler – Waste Management
Non-regulated Liquid Waste	Sanitary Sewage / Routine Site Operations	NA (Municipal Sanitary Sewer)	City of Los Angeles
Regulated Solid or Liquid Waste	Grease/Oil Sludge	Exterior 3-stage underground clarifier associated with maintenance building	Removed for off-site processing
	Used Oil from automotive services	Two 55-gallons drums in secondary containment in maintenance building	Removed for off-site processing
	Used filters and shock absorbers from automotive services	Two 55-gallon drums on pallets in maintenance building	
	Used antifreeze from automotive services	One 55-gallon drum on pallet in maintenance building	
	Used oil absorbent from floor sweeping in auto bays	One 55-gallon drum on pallet in maintenance building	
	Used tires	Exterior storage container	
	Used batteries	On shelve and floor, some within plastic boxes, in maintenance building	
	Used/empty aerosol cans	One 55-gallon drum on pallet in maintenance building	
	Universal wastes – electronics, batteries, bulbs	Two boxes and a 1-gallon pail	
Biomedical Waste	None identified	NA	NA

Light surface staining was observed primarily inside the maintenance building due to years of this activity in the area. There was no significant evidence of improper solid waste management or the improper disposal of hazardous substances, petroleum products observed at the time of reconnaissance.

5.4 UNDERGROUND STORAGE TANKS (USTS) & ABOVEGROUND STORAGE TANKS (ASTS)

5.4.1 Existing Storage Tanks

Based upon site reconnaissance, interviews, and a review of state and local records, EBI identified no evidence of existing USTs located at the Subject Property. However, EBI identified the following ASTs located at the Subject Property.

STORAGE TANKS		
One approximate 185-gallon AST	Contents:	Product Oil
	Location:	Inside maintenance building
	Year Installed:	Not known
	Construction Materials:	Double-walled, steel tank
	Leak Detection/Prevention:	Visual
	Staining / Releases:	None although minor staining is in the area

The storage tank was not observed to be leaking. Only light, de minimis staining was identified in the area. The area is paved and in fair condition. Cleaning up with the use of oil absorbent material appears to be common practice. No significant releases or concerns were visually identified.

5.4.2 Former Storage Tanks

As previously stated in Sections 4.1.2 and 4.3.8, several USTs were permitted to operate on the Subject Property. Based on review of Fire Department files, no further investigation appears warranted regarding historic USTs. See Section 4.1//.3 for further discussion.

5.5 OIL-CONTAINING EQUIPMENT AND POLYCHLORINATED BIPHENYLS (PCBS)

Polychlorinated biphenyls (PCBs) are a chemical component of many dielectric fluids, heat transfer fluids, hydraulic fluids, lubricating oils, paints, or coatings manufactured prior to July 2, 1979. Equipment that may potentially contain PCBs includes electrical equipment such as transformers or capacitors or hydraulically operated equipment, such as elevators, compaction equipment, or manufacturing equipment. The manufacture and distribution in commerce of PCBs was banned for use in 1979 by the United States Congress, which enacted the Toxic Substance and Control Act (TSCA). In accordance with *US Code of Federal Regulations Title 40 - Protection of Environment, Chapter I - Environmental Protection Agency, Subchapter R - Toxic Substance Control Act (TSCA), Part 761 - Polychlorinated Biphenyls (PCBs) Manufacturing, Processing, Distribution in Commerce, and Use Prohibitions*, the owner of a transformer or other PCB-containing equipment is responsible for equipment maintenance and remediation in the event of a leak or release.

The following oil-containing equipment was identified at the Subject Property:

OIL-CONTAINING EQUIPMENT			
Classification	**Type of Equipment**	**Year Installed / Location**	**Staining / Releases Identified**
Transformers and Fluid-Containing Electrical Equipment	Two pole-mounted transformers owned by LADWP	Assumed prior to 1979/ Sidewalk on or adjacent to the southeast corner of Subject Property	No
Hydraulic Equipment	Three aboveground automotive lifts on concrete floor	Age not known - appeared newer/ Inside maintenance building	No
	Box baler	Age not known - appeared newer Overhang at maintenance building	No

OIL-CONTAINING EQUIPMENT			
Classification	**Type of Equipment**	**Year Installed / Location**	**Staining / Releases Identified**
Other Oil-containing Equipment	One air compressor	Age not known -appeared older/ Exterior east side of maintenance building	No

No staining was identified around the equipment and the oil-containing equipment does not appear to represent a significant concern to the Subject Property.

5.6 ADDITIONAL SITE CONDITIONS

The following is a summary of visual and/or physical observations of the Subject Property on the day of the site visit. Photographs of pertinent Subject Property features are presented in Appendix A.

ADDITIONAL SITE CONDITIONS	
Condition	**Identified**
Interior Drains, Trenches, or Sumps	**Yes**
Interior Stains or Corrosion	No
Unusual Odors	No
Interior Pools of Liquid	No
Stained Soil or Pavement	No
Stressed Vegetation	No
Indications of Solid Waste Disposal	No
Exterior Pits, Ponds, or Lagoons	No
Wastewater or Stormwater Discharge/Disposal	No
Oil-Water Separators or Clarifiers	**Yes**
Septic Systems or Cesspools	No
Wells (Drinking Water Wells, Monitoring Wells, Agricultural/Irrigation Wells, or Process Water Wells)	No
Petroleum or Natural Gas Pipelines/Easements	No

There is one floor drain was observed inside the maintenance building and reportedly discharges into the exterior three-stage oil/water separator and the accumulated waste sludge is removed for off-site disposal.

6.0 INTERVIEWS

The site contact or Key Site Manager was contacted to be interviewed to obtain information regarding recognized environmental conditions in connection with the property. Additionally, a Pre-Survey Questionnaire was forwarded to the designated Subject Property contact. The Pre-Survey Questionnaire was not completed or returned to EBI. Ms. Rankin stated that the AT&T personnel who were most knowledgeable about the Subject Property were not available within the time frame of this assessment and hoped to provide the completed questionnaire at a later date. The information requested in the Pre-Survey Questionnaire is intended to assist in gathering information that may be material to identifying recognized environmental conditions in connection with the Subject Property.

KEY SITE MANAGER INTERVIEW			
Contact / Affiliation	**Date of Communication**	**Years Associated with Subject Property**	**Telephone No.**
Ms. Linda Rankin Area Manager AT&T Corporate Real Estate	07/13/2018 07/16/2018 07/24/2018 07/25/2018	Not Stated	626-817-4312

The following additional persons were interviewed to obtain information regarding recognized environmental conditions in connection with the property.

ADDITIONAL INTERVIEWS			
Contact / Affiliation	**Date of Communication**	**Years Associated with Subject Property**	**Telephone No.**
Mr. Edwin Marroquin AT&T Facilities	07/23/2018	Not Stated	661-309-7671

Pertinent information from the interviews is presented in applicable sections of this report.

7.0 CONSIDERATIONS OUTSIDE THE SCOPE OF ASTM PRACTICE E 1527-13

The following sections address environmental issues or considerations at the Subject Property that parties may wish to assess in connection with commercial real estate that are outside the scope of ASTM Practice E 1527-13 (non-scope considerations).

7.1 ASBESTOS-CONTAINING MATERIAL (ACM)

Asbestos is a term used to describe a group of six naturally occurring crystalline fiber minerals. Asbestos has excellent thermal stability, a high degree of tensile strength, and has been used extensively in the textile, insulation, and building industries, particularly as a component in fireproofing, decorative coatings, insulation materials, and as reinforcement for plaster binders in building products. Asbestos-containing building materials are generally classified as friable or non-friable. Friable materials are those that can be crumbled, pulverized, or reduced to powder by hand pressure, or by normal use or maintenance can be expected to emit asbestos fibers into the air. Non-friable ACM is a potential concern if it is damaged by maintenance work, demolition, or other activities, at which time it may be considered friable.

EBI conducted a limited screening survey for the presence of ACM at the Subject Property. EBI identified friable suspect ACM in the form of plaster and/or sheetrock and joint compound wall systems, ceiling tiles and ceiling panels and non-friable suspect ACM in the form of vinyl flooring, mastic and roofing materials. These materials were observed to be generally undamaged and in fair to good condition at the time of this assessment. Please note that this survey was limited to visual observations of accessible areas and that the scope of work for this assessment did not include the collection and laboratory analysis of bulk samples of undamaged suspect ACM. Additional suspect ACM may be present in inaccessible areas, including, but not limited to, roofs, pipe chases behind solid walls and ceilings, concealed floor coverings, the interior of machinery or equipment, or water and sewer systems.

It should be noted that the limited visual screening survey conducted under the scope of work for this assessment does not constitute a full asbestos inspection, in which all areas of the building would have been thoroughly surveyed and sampled. The possibility exists for ACM to be present in areas of the building not accessed or sampled by EBI personnel. Based on the limited scope of this assessment, additional suspect ACM may also present in areas of the buildings that were accessed as part of this assessment.

Due to the continued distribution of a wide variety of asbestos-containing building materials, asbestos may be present in some of the roofing, flooring, wall and ceiling materials, caulking/putties, adhesives, spackling compounds, and insulation materials, as well as other building materials that may be used at the Subject Property. Sampling many of these materials requires techniques that may be destructive to subject facilities, and in the case of roofing material, may void warranties. It is recommended that an asbestos inspection be performed in accordance with all applicable federal, state, and local regulatory requirements prior to renovation, demolition, or other activities that could cause a material disturbance. Any removal or disturbance of ACM or suspect ACM should be performed by properly trained personnel and in compliance with federal, state, and local regulations.

7.2 RADON

Radon is a naturally-occurring, colorless and odorless radioactive gas that is generated primarily in granitic rocks. The United States Surgeon General has published information that radon is a cause of lung cancer. Radon usually enters a building through openings in the foundation, and therefore is a potential health concern to residents of the lowest level of a building with inadequate ventilation.

The EPA Map of Radon Zones indicates that Los Angeles County is located within a Zone 2 radon area. Zone 2 is defined as an area that has a moderate potential for radon gas, with a predicted average indoor radon screening level between 2.0 picoCuries per liter (pCi/L) and 4.0 pCi/L. The EPA recommended Action Level for radon is 4.0 pCi/L.

Based on the non-residential use of the Subject Property and in accordance with the scope of work for this assessment, EBI did not conduct a limited short-term radon screening at the Subject Property.

7.3 LEAD-BASED PAINT (LBP)

Use of lead in household paint was banned by the U.S. Environmental Protection Agency (EPA) effective January 1, 1978. The EPA and the U.S. Department of Housing and Urban Development (HUD) consider lead-based paint as containing a lead concentration equal to or greater than 1.0 milligram per square centimeter (mg/cm^2) or 0.5% lead by weight, as defined by Title X of the 1992 Housing and Community Development Act.

Based on the non-residential use of the existing buildings and in accordance with the scope of work of this assessment, a lead-based paint (LBP) survey was not conducted at the Subject Property.

7.4 LEAD IN DRINKING WATER

Lead has historically been used in pipes, solder, and brass fixtures used in water distribution systems and building plumbing systems. In 1986, EPA banned the use of lead at concentrations exceeding 0.2% lead in solder and 8% lead in other plumbing materials. Lead in drinking water results primarily from corrosion of lead containing materials in service lines or from corrosion of lead containing materials in building plumbing systems such as lead solder, brass, bronze, and other lead containing alloys. The EPA Action Level for lead in public drinking water supplies is 0.015 parts per million (ppm) or 0.015 milligrams per liter (mg /L).

Municipal water service is provided to the Subject Property by Name of Utility Provider. Potable water is reportedly obtained from Los Angeles Aqueduct, Metropolitan Water District, Colorado Aqueduct and public production wells. Based upon review of the 2016 Drinking Water Supply and Water Quality Report, the municipal water supply meets all current criteria established by the Safe Drinking Water Act (SDWA) and local municipal drinking water standards, including those for lead. Based upon the existing municipal water service and in accordance with the scope of work for this assessment, EBI did not conduct lead-in-drinking water sampling at the Subject Property.

8.0 FINDINGS AND OPINIONS

EBI has performed this Phase I Environmental Site Assessment of the Subject Property in conformance with the scope and limitations of ASTM Standard E 1527-13. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report.

This assessment has identified no evidence of *recognized environmental conditions (RECs)* in connection with the Subject Property except for the following:

- AT&T has been engaged in automotive service activities that include petroleum hydrocarbons and generate regulated wastes (used oil and other automotive fluids such as automatic transmission fluid and antifreeze) and has operated automotive lifts since at least 1975. These operations are suspect to have occurred on the Subject Property prior to construction of the vehicle maintenance building that was constructed in 1975. AT&T also operates an in-ground oil/water separator and currently three aboveground hydraulic lifts. These lifts replaced underground hydraulic lifts in 2010 and a portion of the foundation was replaced at that time, per the Building Department record. No data regarding this activity was otherwise identified. The historic use of regulated materials, generation of regulated wastes, and presence of the in-ground automotive lifts and oil/water separator are considered to represent a recognized environmental condition (REC) to the Subject Property.

In addition, the following *historical recognized environmental conditions (HREC)* and *de minimis conditions* and *considerations outside the scope of ASTM Practice E 1527-13* were identified in connection with the Subject Property.

- Historic USTs and related LUST cases at the Subject Property have been resolved and are discussed in Sections 4.1.2 and 4.1.3. These are considered *HRECs* for the Subject Property and no further action appears warranted.

- EBI conducted a limited screening survey for the presence of ACM at the Subject Property. EBI identified friable suspect ACM in the form of plaster and/or sheetrock and joint compound wall systems, ceiling tiles and ceiling panels and non-friable suspect ACM in the form of vinyl flooring, mastic and roofing materials. These materials were observed to be generally undamaged and in fair to good condition at the time of this assessment. Please note that this survey was limited to visual observations of accessible areas and that the scope of work for this assessment did not include the collection and laboratory analysis of bulk samples of undamaged suspect ACM. Additional suspect ACM may be present in inaccessible areas, including, but not limited to, roofs, pipe chases behind solid walls and ceilings, concealed floor coverings, the interior of machinery or equipment, or water and sewer systems.

9.0 RECOMMENDATIONS

Based upon the findings of this investigation, EBI offers the following recommendations:

- Conduct a Phase II Environmental Site Assessment to evaluate potential impact to soil and groundwater in the area of the vehicle maintenance building of former hydraulic lifts, oil/water separator and former wash rack (south side of the administration building). Estimated cost: $10,000 - $15,000.

- EBI recommends implementation of an Asbestos Operations and Maintenance (O&M) Plan for the Subject Property. This O&M Plan provides the procedures and guidelines that, when used during facility cleaning, maintenance, and general operations, will minimize human exposure to asbestos fibers and minimize release of asbestos fibers to the environment. This O&M Plan is a long term management approach. Estimated cost: $500 for O&M Plan. EBI additionally recommends that a comprehensive asbestos inspection be conducted prior to significant renovation or demolition of the buildings.

10.0 REFERENCES

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA) REFERENCES

Addendum to Phase II Environmental Site Assessment Report, Case No. 900040225A, AT&T G118 Facility, 316 N. Juanita Avenue, Los Angeles, California, RMT Inc., November 6, 2008.

ASTM Designation E 1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

California Water Resources Control Board, Geotracker, On-line: http://www.geotracker.swrcb.ca.gov/.

Department of Toxic Substances Control (DTSC), databases of Hazardous Waste and Substances Site List – Site Cleanup and Envirostor List, On-line: http://www.dtsc.ca.gov/.

Environmental Data Resources, Inc., EDR City Directory Abstract, July 6, 2018.

Environmental Data Resources, Inc., EDR Historical Topographic Map Reports, July 6, 2018.

Environmental Data Resources, Inc., The EDR Aerial Photo Decade Package, July 6, 2018.

Environmental Data Resources, Inc., The EDR Radius Report with GeoCheck, July 6, 2018.

Environmental Data Resources, Inc., the EDR-Sanborn Map Report, July 6, 2018.

Phase II Environmental Site Assessment Report, Case No. 900040225A, AT&T G118 Facility, 316 N. Juanita Avenue, Los Angeles, California, RMT Inc., November 29, 2007.

Second Quarter 2008 Groundwater Monitoring Report, AT&T G1118 Facility, 316 N. Juanita Avenue, Los Angeles, California, RMT Inc., July 10, 2008.

Underground Storage Tanks Program – Case Closure Letter, Pacific Bell Telepho5one Company, AT&T, 316 N. Juanita Avenue, Los Angeles, Case No. 900040225A, RWQCB, April 10, 2009.

Workplan for Site Assessment, Pacific Bell Telephone Company dba AT&T, 316 N. Juanita Avenue, Los Angeles, California, Hydrologue Inc., January 18, 2006.

United States Geological Service Ground Water Atlas of the United States.

USGS Topographic Maps, Hollywood, California Quadrangles, 7.5-Minute Series.

APPENDIX A

PHOTOGRAPHS

1.	Southwest side of the main building on the Subject Property.

2.	Southwest side of the Subject Property.

3.	South side of the Subject Property.

4.	East side of the main building.,

5.	Maintenance building near the center of the Subject Property.

6.	North side of the maintenance building.

7.	East side of the maintenance building.

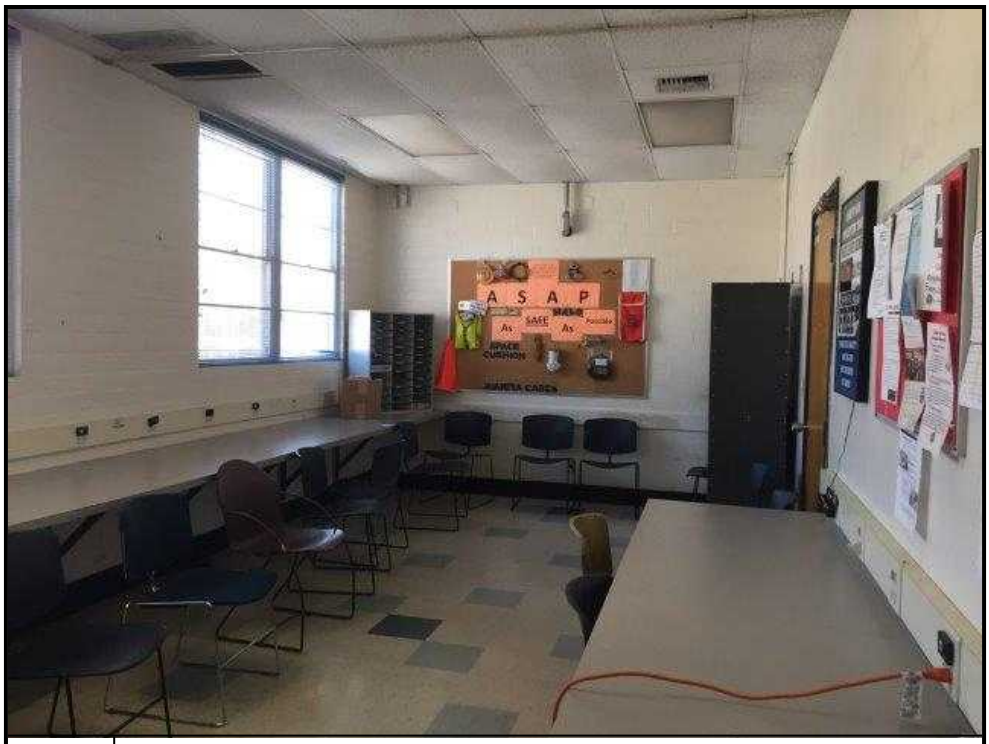
8.	Storage building on the northeast corner of the Subject Property.

9.	Eastern boundary of the Subject Property looking south.

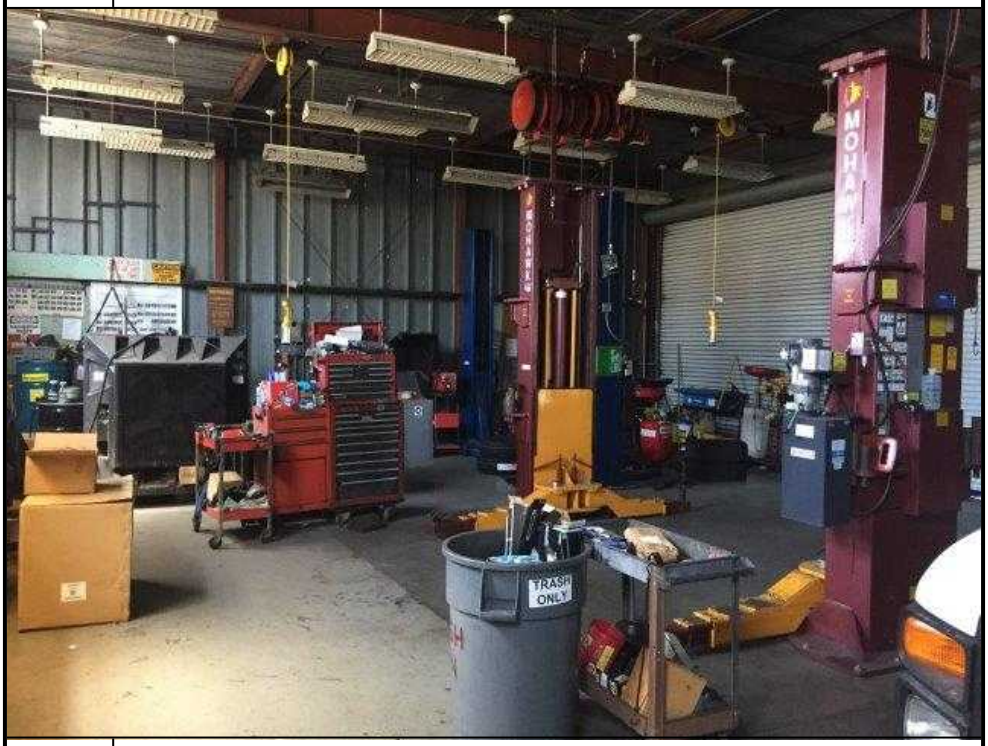
10.	Northeast side of the Subject Property (building in background is off site to the north).

11.	Oil/water separator south of the maintenance building.

12.	Main building interior.



13.	Main building interior.

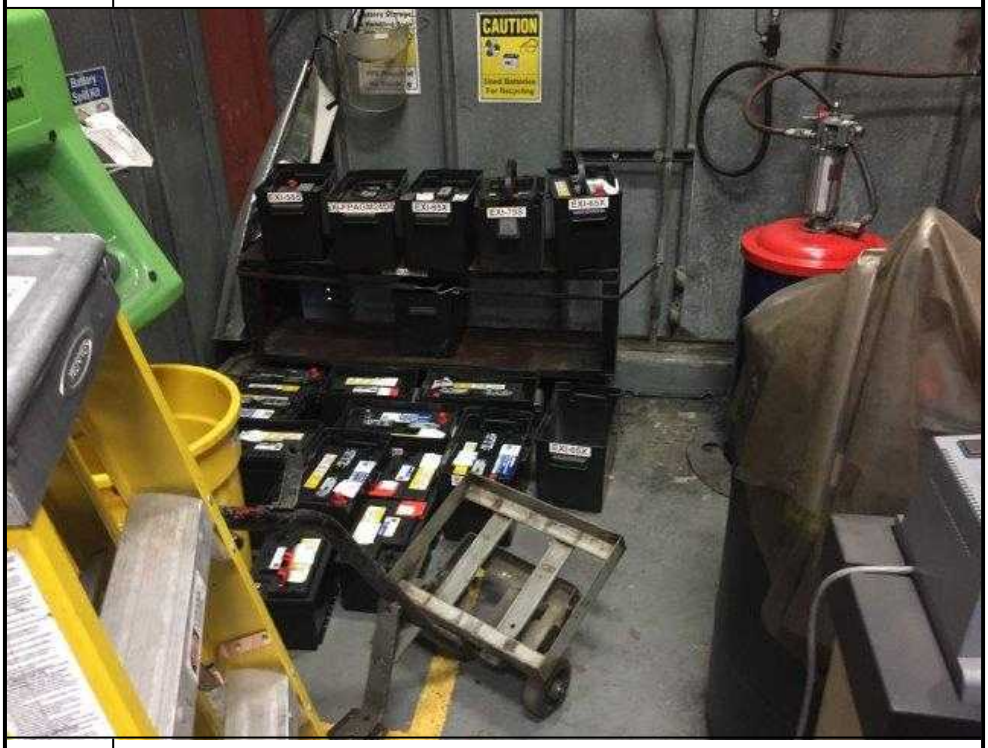


14.	Maintenance building interior.

15.	Regulated waste storage inside maintenance building.

16.	Regulated waste storage inside maintenance building.

17.	Product oil AST and small drums of oil inside maintenance building.



18.	Used batteries stored inside maintenance building.

19.	Floor drain inside maintenance building.

20.	Exterior overhang on west side of maintenance building. Former location of fuel pump (note grate in the background).

21.	Universal wastes storage under overhang.

22.	Office inside maintenance building.

23.	Storage room inside small storage building.

24.	Two storage containers used to store new tires and used tires.

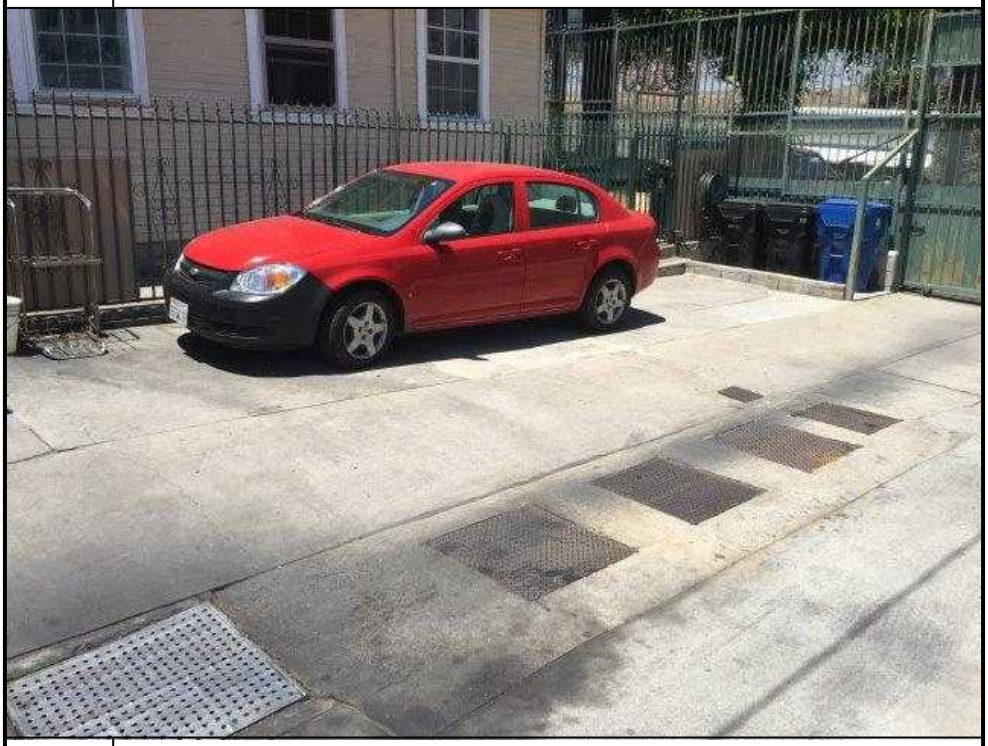
25.	Miscellaneous flammable materials storage cabinets.

26.	Air compressor adjacent to maintenance building.

27.	Dewey Pest Control south of the Subject Property.

28.	Midway Auto Center (former ARCO Station) south of the Subject Property.

29.	MZ Collision Center to the north.



30.	Property to the north noted with oil/water separator, food trucks and a house.

31.	Materials storage yard to the west.

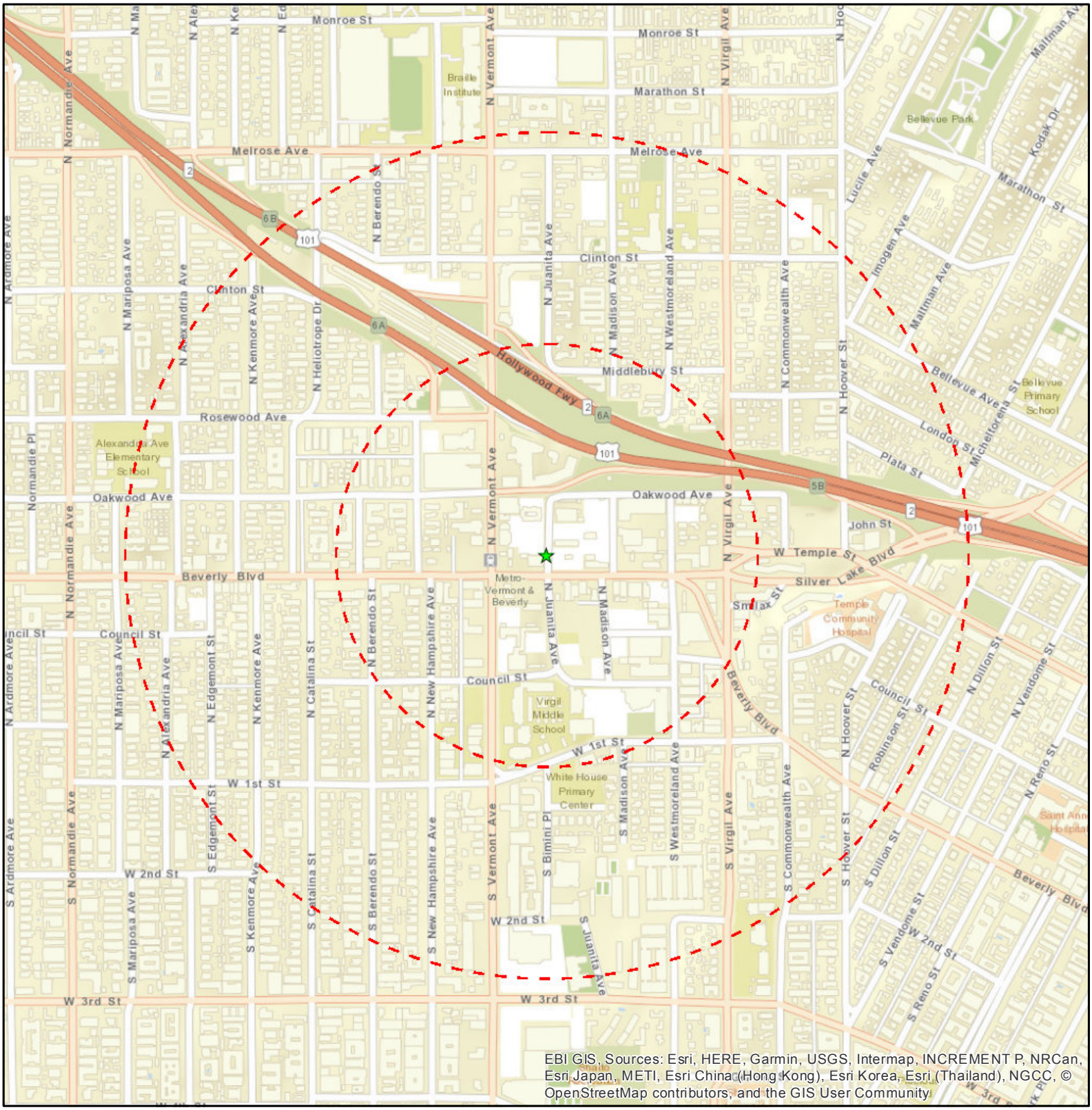
32.	Parking lot associated with office building to the west.

33.	Land that appeared to be undergoing redevelopment and Dewey Pest Control to the east beyond homeless encampment.

34.	Northrup Grumman Center beyond homeless encampment to the east.

APPENDIX B

FIGURES



Legend

- Project Site
- Site Radius at ¼ and ½ mile

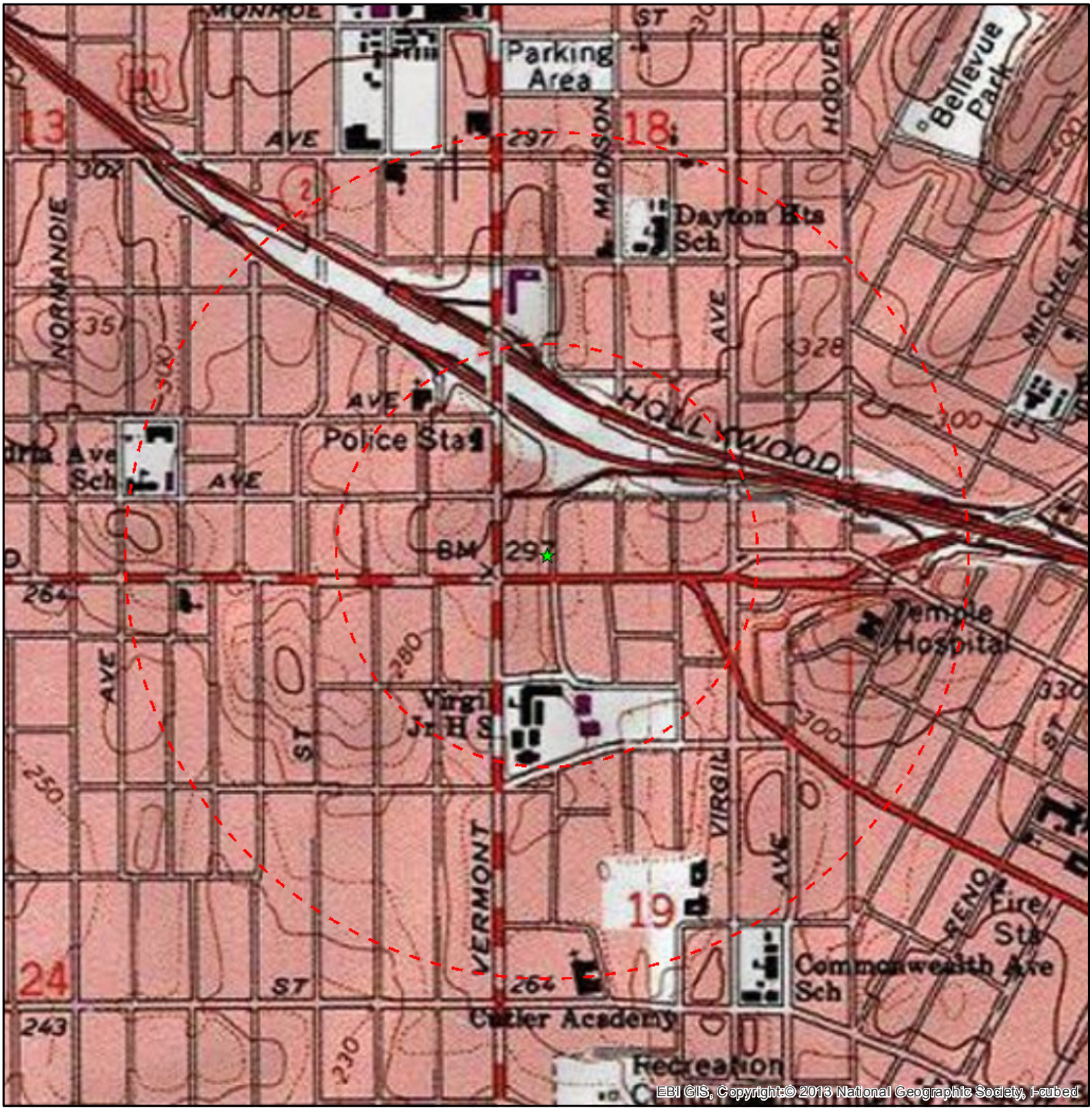
Date: 7/5/2018

Figure 1: Site Location Map

316 N. JUANITA AVE.
316 N. JUANITA AVE.
LOS ANGELES, CA 90004

PN: 1118004048

EBI Consulting
environmental | engineering | due diligence



Legend

★ Project Site

Site Radius at ¼ and ½ mile

USGS 24K Quad: Hollywood, CA 1982

Date: 7/5/2018

Figure 2 - Topographic Map

316 N. JUANITA AVE.
316 N. JUANITA AVE.
LOS ANGELES, CA 90004

PN: 1118004048

EBI Consulting
environmental | engineering | due diligence

FIGURE 3 – SITE PLAN

N

Not to scale

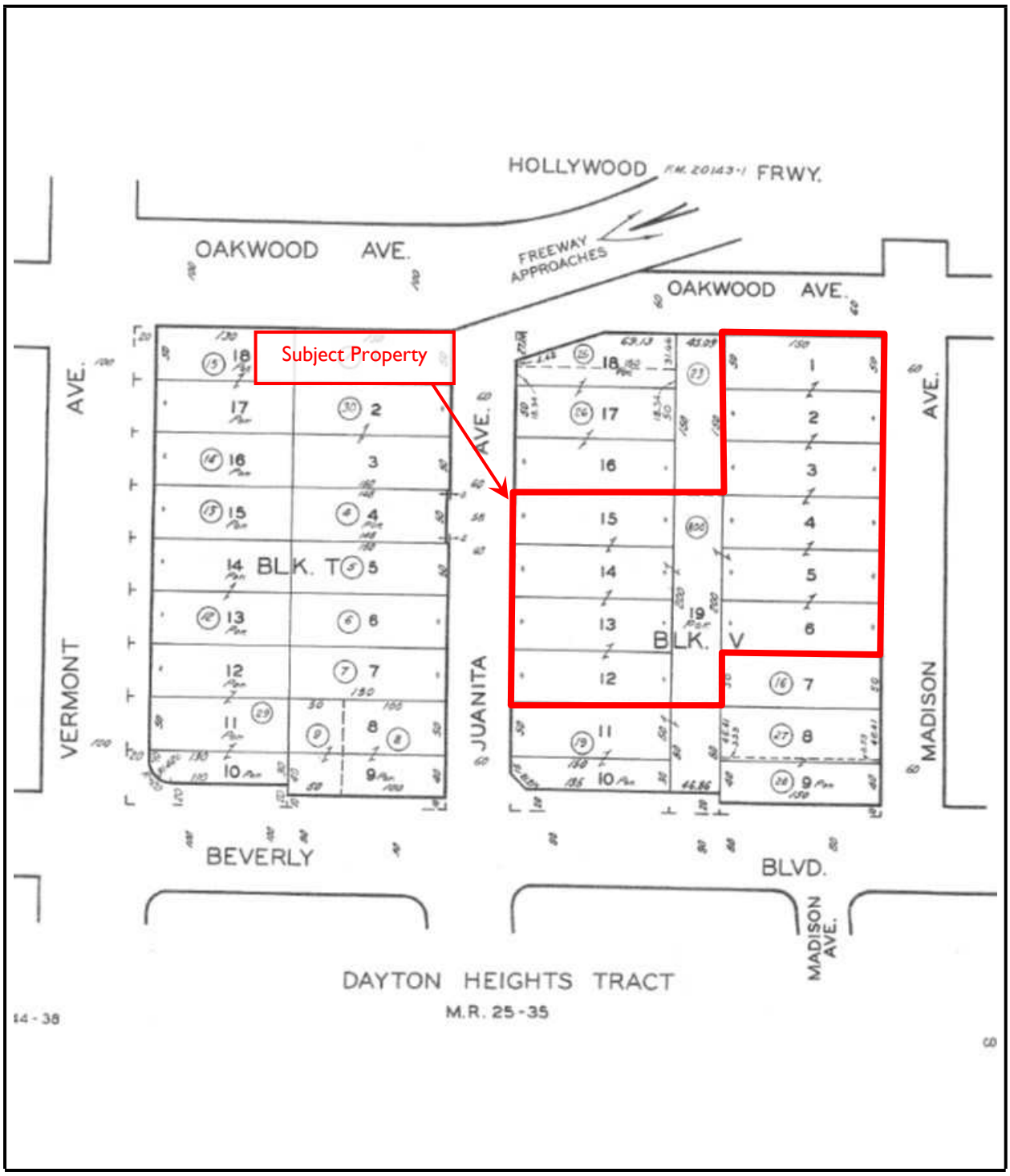


FIGURE 4 – PARCEL MAP

Not to scale

APPENDIX C

PRE-SURVEY QUESTIONNAIRE AND OTHER RELEVANT DOCUMENTATION

State of California
Regional
Environmental Protection Agency
Board

UNDERGROUND STORAGE TANK
LOW RISK CASE REVIEW FORM

Los Angeles
Water Quality Control

Case reviewer: Mercedes Hsu	Unit Chief: Weixing Tong	Section Chief: Yue Rong	AEO: David Bacharowski	EO: Tracy J. Egoscue
Date: 4/6/09	Date: 4/6/09	Date: 4-6-09	Date: 4-6-09	Date: 4/6/09

LUSTIS File No.: 900040225A		Investigation and Cleanup Priority: D-1	
Site Name/Address: AT&T G1118 Facility 316 N. Juanita Avenue Los Angeles, CA 90004	Responsible parties: Mr. Jason Weller AT&T Environmental, Heath & Safety	Address: 308 South Akard Street 3 SBC Plaza, Room 1700 Dallas, Texas 75202-5399	Phone No.: 214-464-5226

I. CASE INFORMATION (N/A = Not Applicable)

Tank No.	Size in Gallons	Contents	Closed in-place/Removed?	Date
1	12,000	Gasoline	Removed	10/10/04

II. SITE CHARACTERIZATION INFORMATION (GW=groundwater, --- =Not Reported)

GW Basin: Central Groundwater Basin	Beneficial uses: Mun, Ind, Proc, Agr	Depth to drinking water aquifer: ~ 70 feet below ground surface (bgs) (Exposition Aquifer)	
Distance to nearest municipal supply well: 18,015 ft to well 01S13W04K01S		Distance between known shallow GW contamination and aquifer: ~ 60 feet bgs	
GW highest depth: 10' bgs	GW lowest depth: 13' bgs	Well screen interval: 10'-30' bgs	Flow direction: Southeast
Soil types: Silty clay		Maximum soil depth sampled: 15' bgs	

III. SITE INSPECTION

Pre-closure site inspection: 4/8/09	Is there sensitive receptor next to the site (school, church, hospital, kindergarten etc.)? No

IV. MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS -- Initial and Latest (ND=Non-detect; NRQ=Not required)

Contaminant	Soil (mg/kg)		EPA SLs*		Soil Screening Levels (mg/kg)**	Water (µg/L)		MCLs (µg/L)
	Initial (11/04)	Latest (11/07)	Residential (mg/kg)	Industrial (mg/kg)	Depth (ft) =20 type of soil = Silty clay	Initial (11/04)	Latest (10/08)	
TPH (Gasoline)	ND	ND	NE	NE	100	20,900	ND	NE
TPH (Diesel)	---	140	NE	NE	1000	7,900 (11/07)	ND	NE
Benzene	ND	ND	1.1	5.6	0.011	524	ND	1
Toluene	ND	ND	5,000	46,000	0.45	2,030	ND	150
Ethylbenzene	ND	ND	5.7	29	2	282	ND	700
Xylenes	ND	ND	600	2,600	5.3	1,770	ND	1,750
Methyl tertiary butyl ether (MTBE)	0.006	0.051	39	190	0.013	5,400	8.65 (06/08)	13 (Primary)5 (Secondary)
Di-isopropyl ether (DIPE)	ND	ND	NE	NE	NE	ND	ND	NE
Ethyl tertiary butyl ether (ETBE)	ND	ND	NE	NE	NE	ND	ND	NE
Tertiary amyl ethyl ether (TAME)	ND	ND	NE	NE	NE	18	ND	N/A
Tertiary butyl alcohol (TBA)	ND	ND	NE	NE	NE	812	ND	12 (AL)
Ethanol	ND	ND	NE	NE	NE	2,050	---	NE

NE = Not Established. NL = Notification Level.
* SLs = USEPA Risk-Based Screening Levels (May 2008).
** Please see the attached table 4 –1

V. FREE PRODUCT

Was free product encountered? **NO**	Has free product been totally recovered? **NA**
When was free product recovery project completed? **NA**	

Site Name/Address:	Staff Initial:
AT&T G1118 Facility 316 N. Juanita Avenue Los Angeles, CA 90004	

VI. SOIL REMEDIATION

Method: **None**	Duration of remediation: **NA**
Waste manifest document: **NA**	Soil disposal volume/ mass removal : **NA**

VII. GROUNDWATER REMEDIATION

Method: **None**	Duration of remediation: **NA**
Waste manifest document: **NA**	Soil disposal volume: **NA**

VIII. RECOMMENDED ACTION

Soil Closure only: **No**	Case Closure: **Yes**	Solvent Case? **No**
Additional action required (i.e.: additional site assessment, remediation, monitoring): **No**		

IX. COMMENTS AND JUSTIFICATION FOR RECOMMENDED ACTION

The site is located at the 316 North Juanita Avenue, City of Los Angeles (Attachment 1, Site Map). Production well 01S13W04K01S is located 18,015 feet from the site (Attachment 2, one-mile radius map). The site consists of two buildings for general office use, equipment storage and vehicle maintenance and parking lot.

On November 10, 2004, a 12,000-gallon gasoline underground storage tank (UST) was removed. Low or non-detectable concentrations of fuel hydrocarbons were detected. However, water accumulating in the excavation pit was sampled and found that the maximum concentrations of petroleum hydrocarbons as gasoline (TPH_G) at 20,900 µg/L, benzene concentration at 524 µg/L, and methyl tertiary butyl ether (MTBE) concentration at 5,400 µg/L were detected.

In November 2007, five boring were drilled and converted to groundwater monitoring wells. Since then, the maximum concentrations of petroleum hydrocarbons as diesel (TPH_D) at 7,900 µg/L(11/07), and MTBE concentration at 13.1 µg/L (2/08) were detected in groundwater samples. Non-detectable concentrations of all other fuel hydrocarbons were detected in the soil and groundwater samples.

Non-detectable concentrations of MTBE were detected in soil samples except at boring MW-1 which detected maximum concentration of MTBE at 0.051 mg/kg at a depth of 10 feet below ground surface (bgs). Groundwater was encountered between 10 feet to 13 feet bgs. The low concentrations of MTBE in soil and groundwater samples in shallow groundwater would not cause impacts on drinking water aquifer.

In October 2008, two hydropunch groundwater samples were collected to further assess the groundwater plume. Non-detectable concentrations of fuel hydrocarbons were detected.

Attachment 3 shows the summary of soil analytical results.

Attachment 4 shows the summary of groundwater analytical results.

Contaminant Exposure Pathways Evaluation

Direct Contact

The residual concentrations of gasoline constituents in the soil beneath the site do not cause any direct contact concerns, because analytical results from the latest soil sampling are all below their respective SLs.

Protection of Drinking Water Aquifer

The groundwater beneath the site did not detect any concentrations of gasoline constituents higher than MCLs. The nearest drinking water well is 18,015 feet from the site.

Plume Migration

Groundwater sampling data showed low or non-detectable concentrations of fuel hydrocarbons. Therefore, there is no plume migration.

Vapor Intrusion

The residual concentrations of gasoline constituents in the soil beneath the site are not to cause any vapor intrusion concerns because low benzene concentrations were detected in all soil samples.

Factors Supporting Low Risk Closure

Based on the above assessment, staff recommends to grant a low-risk closure for the site for the following reasons:

- The source of the petroleum contamination has been abated as the UST at the site has been removed.

Site Name/Address:	Staff Initial:
AT&T G1118 Facility 316 N. Juanita Avenue Los Angeles, CA 90004	

- No free product has ever been observed in any of the monitoring wells.
- The extent of soil and groundwater contamination has been adequately defined.
- The levels of the residual soil contamination are all below the respective SLs.
- The groundwater samples did not detected any fuel hydrocarbons higher than MCLs.

X. MTBE FATE & TRANSPORT PLUME LENGTH ANALYSIS

The MTBE fate and transport analysis can not be assessed since the highest MTBE concentration was only 8.65 µg/L (below the MCL).

XI. ELECTRONIC DELIVERABLE FORMAT (EDF) SUBMISSION: Yes

Has electronic data reporting requirement been met? **Yes**

XII. AB 681 REQUIREMENT (Land Owner Notification)

Verify property ownership http://assessor.lacounty.gov/extranet/DataMaps/Pais.aspx (date) : 3/16/09

Have landowner or impacted site notification requirements been met? Yes

Owner AT&T Services Inc.

Responsible party AT&T Services Inc.

Pre-closure letter sent date NA

Site Name/Address:	Staff Initial:
AT&T G1118 Facility 316 N. Juanita Avenue Los Angeles, CA 90004	

Table 4-1: Maximum Soil Screening Levels (mg/kg) for TPH and BTEX above Drinking Water Aquifers

	Distance Above Groundwater	Carbon Range		
		C4-C12	C13-C22	C23-C32
TPH	>150 feet	1,000	10,000	50,000
	20-150 feet	500	1,000	10,000
	<20 feet	100	100	1,000

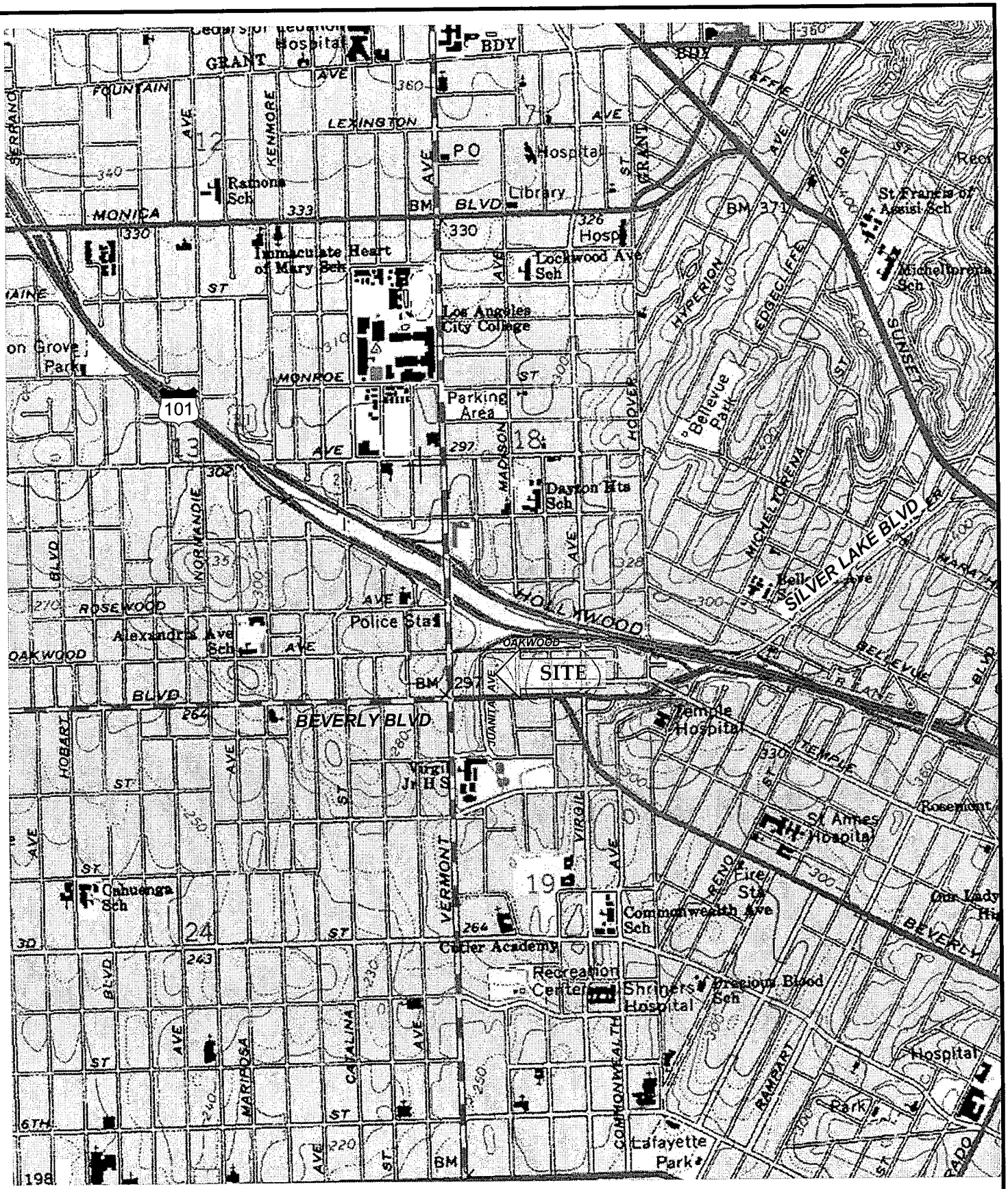
	Distance Above Groundwater	Lithology			
		Gravel	Sand	Silt	Clay
BTEX	150 feet	B=0.044 T=2 E=8 X=23 MTBE = 0.039	B=0.077 T=4 E=17 X=48 MTBE = 0.078	B=0.165 T=9 E=34 X=93 MTBE = 0.156	B=0.8 T=43 E=170 X=465 MTBE = 0.78
	120 feet	B=0.035 T=1.57 E=6.3 X=17.9 MTBE = 0.028	B=0.058 T=3.1 E=12.7 X=36 MTBE = 0.061	B=0.123 T=7 E=25.9 X=70.3 MTBE = 0.117	B=0.603 T=32 E=128 X=351 MTBE = 0.591
	100 feet	B=0.028 T=1.3 E=5.1 X=14.4 MTBE = 0.020	B=0.046 T=2.57 E=9.86 X=28 MTBE = 0.05	B=0.094 T=5.4 E=20.4 X=55.1 MTBE = 0.091	B=0.471 T=25 E=101 X=276 MTBE = 0.464
	80 feet	B=0.022 T=1 E=4 X=11 MTBE = 0.013	B=0.033 T=2 E=7 X=20 MTBE = 0.039	B=0.066 T=4 E=15 X=40 MTBE = 0.065	B=0.34 T=18 E=73 X=200 MTBE = 0.338
	60 feet	B=0.018 T=0.72 E=2.9 X=7.9 MTBE = 0.013	B=0.026 T=1.4 E=4.9 X=13.9 MTBE = 0.03	B=0.048 T=2.8 E=10.7 X=28.4 MTBE = 0.048	B=0.241 T=13 E=52 X=141.5 MTBE = 0.247
	40 feet	B=0.015 T=0.43 E=1.8 X=4.8 MTBE = 0.013	B=0.018 T=0.87 E=2.8 X=7.8 MTBE = 0.022	B=0.029 T=1.6 E=6.3 X=16.9 MTBE = 0.03	B=0.143 T=7.5 E=30 X=83 MTBE = 0.156
	20 feet	B=0.011 T=0.15 E=0.7 X=1.75 MTBE = 0.013	B=0.011 T=0.3 E=0.7 X=1.75 MTBE = 0.013	B=0.011 T=0.45 E=2 X=5.3 MTBE = 0.013	B=0.044 T=2.3 E=9 X=24.5 MTBE = 0.065

- TPH = Total petroleum hydrocarbons.
- BTEX = benzene, toluene, ethylbenzene, and xylenes, respectively. MTBE = methyl tertiary butyl ether.
- Respective MCLs (ppm): B=0.001, T=0.15, E=0.7, X=1.75, MTBE=0.013.
- BTEX screening concentrations determined per the attenuation factor method as described in RWQCB Guidance for VOC Impacted Sites (March 1996), with a natural degradation factor of 11 for BTEX and of 3 for MTBE. Table values can be linearly interpolated between distance above groundwater and are proportional to fraction of each lithological thickness.
- Values in Table 4-1 are for soils above drinking water aquifers. All groundwaters are considered as drinking water resources unless exempted by one of the criteria as defined under SWRCB Resolution 88-63 (TDS>3000 mg/L, or deliverability <200 gal/day, or existing contamination that cannot be reasonably treated). Regional Board staff will make a determination of potential water use at a particular site considering water quality objectives and beneficial uses. For non-drinking water aquifers, regardless of depth, TPH for ">150 feet" category in the table should be used; BTEX screening levels are set at 100 times respective MCLs and MTBE 30 times MCL as preliminary levels determined to be protective of human health and the environment.
- Distance above groundwater must be measured from the highest anticipated water level. Lithology is based on the USCS scale.
- In areas of naturally-occurring hydrocarbons, Regional Board staff will make determinations on TPH levels.

(revised 3/30/04)

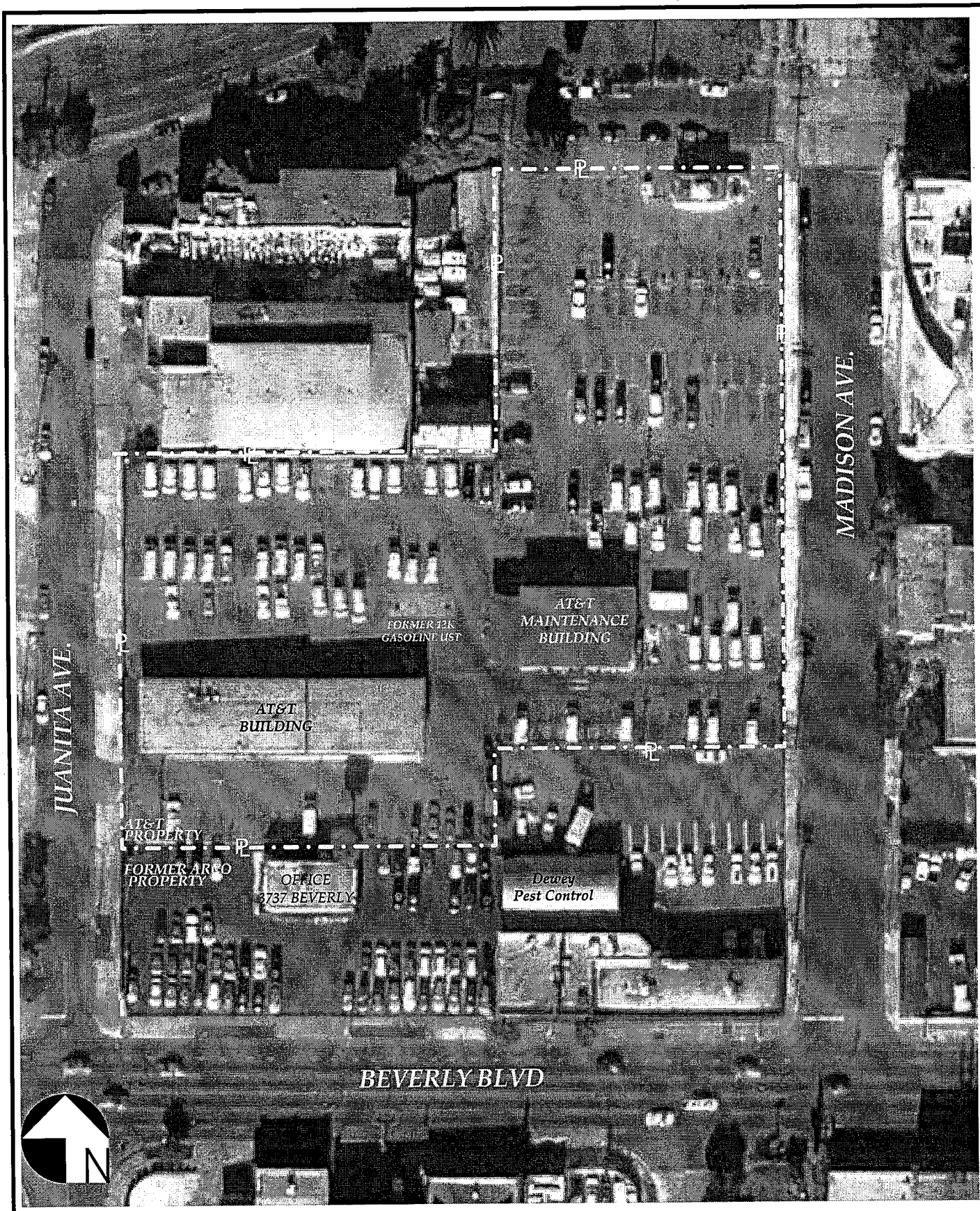
Attachment 1

Location Map



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	PROJECT 316 N Juanita Ave, Los Angeles CA 90004	USGS HOLLYWOOD QUADRANGLE ID# o34118a3 DOQQ		
DRAWN CPD APPROVED BY: KB	SIZE A	CLIENT at&t	SHEET TITLE SITE LOCATION MAP	REV
SCALE 0 0.09 0.18 0.27 0.36 mi	PROJECT 00-06644.04	MP_JUAN_LM.VSD	FIGURE NO 1	N

Attachment 1



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE: 316 N Juanita Ave, Los Angeles CA 90004	SIZE: A	CLIENT: at&t	SHEET TITLE: AERIAL SITE PLAN — REV:
DRAWN: CPD APPROVED BY: AL				
SCALE: 0 ft — 44 ft		PROJECT: 00-06644.04	2008_GRAB.VSD	FIGURE NO: 3

Attachment 2

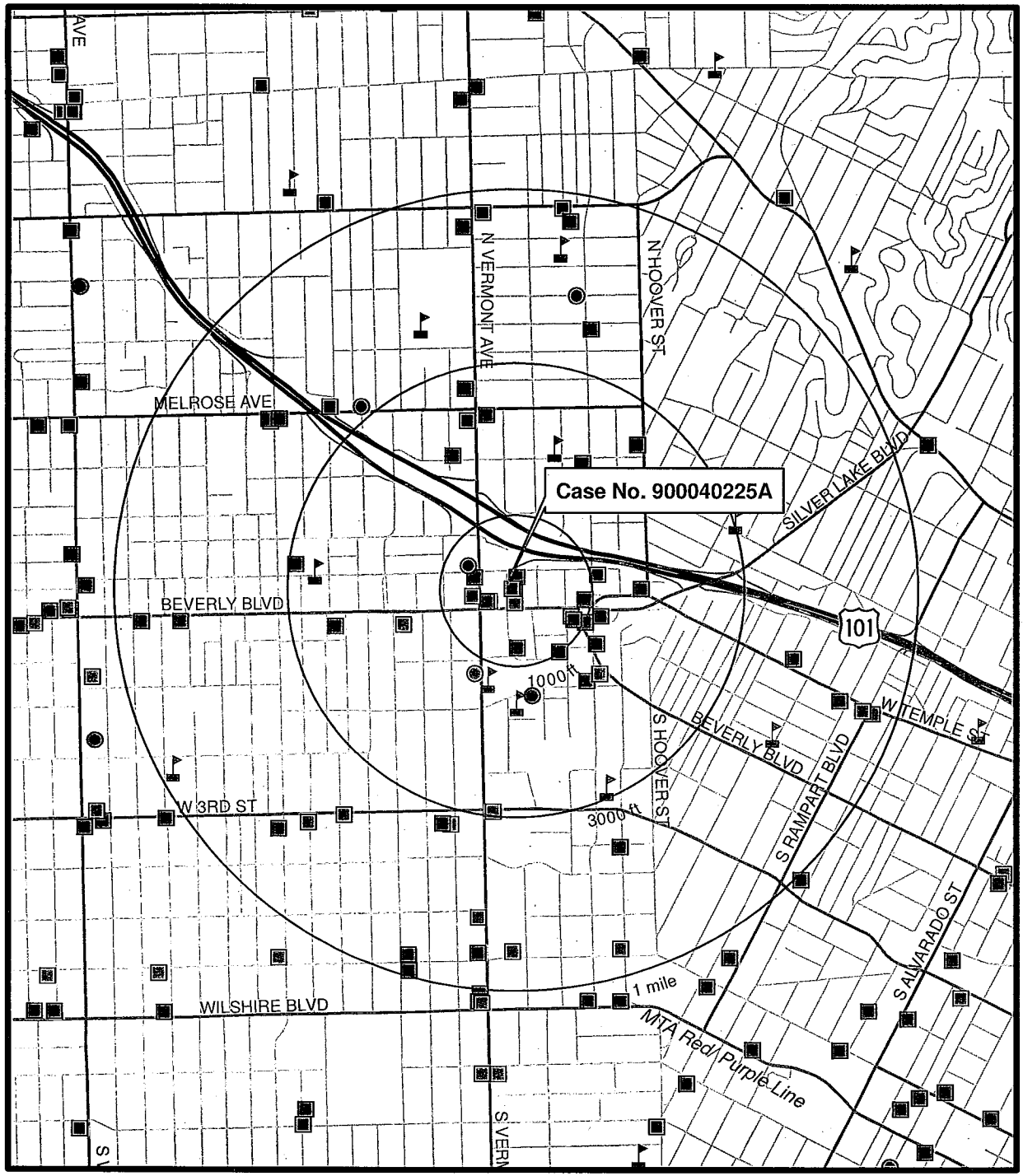
One-Mile Radius Map

Site and Receptor Map

CalEPA

Water Boards

A T & T - Former SBC
316 N. Juanita Ave.
Los Angeles, 90004



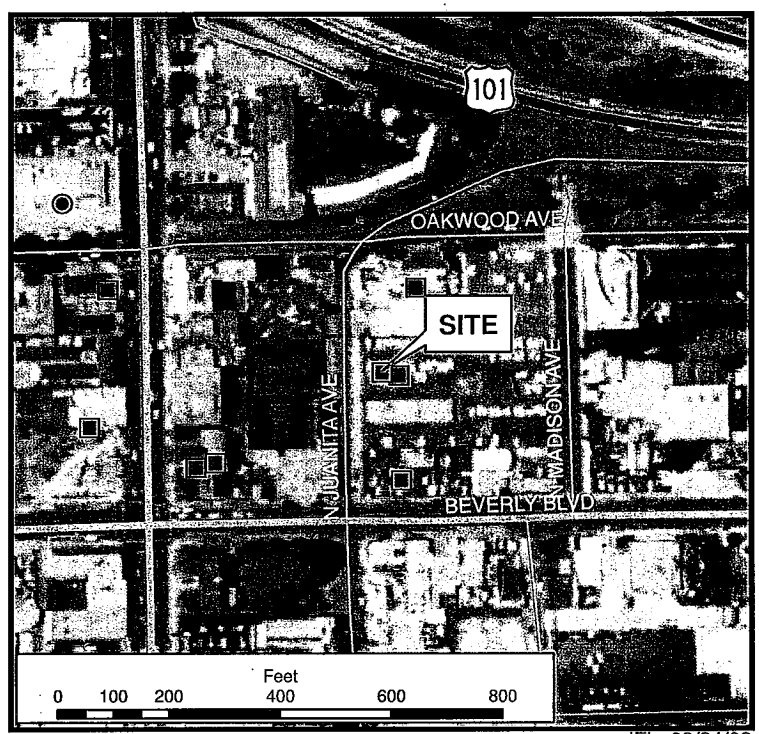
LUST Case Status

- Active, Local Agency
- Closed, Local Agency
- Active, Regional Board
- Closed, Regional Board
- Schools

Scale 1:24,000

Feet

0 500 1,000 2,000 3,000 4,000 5,000 6,000

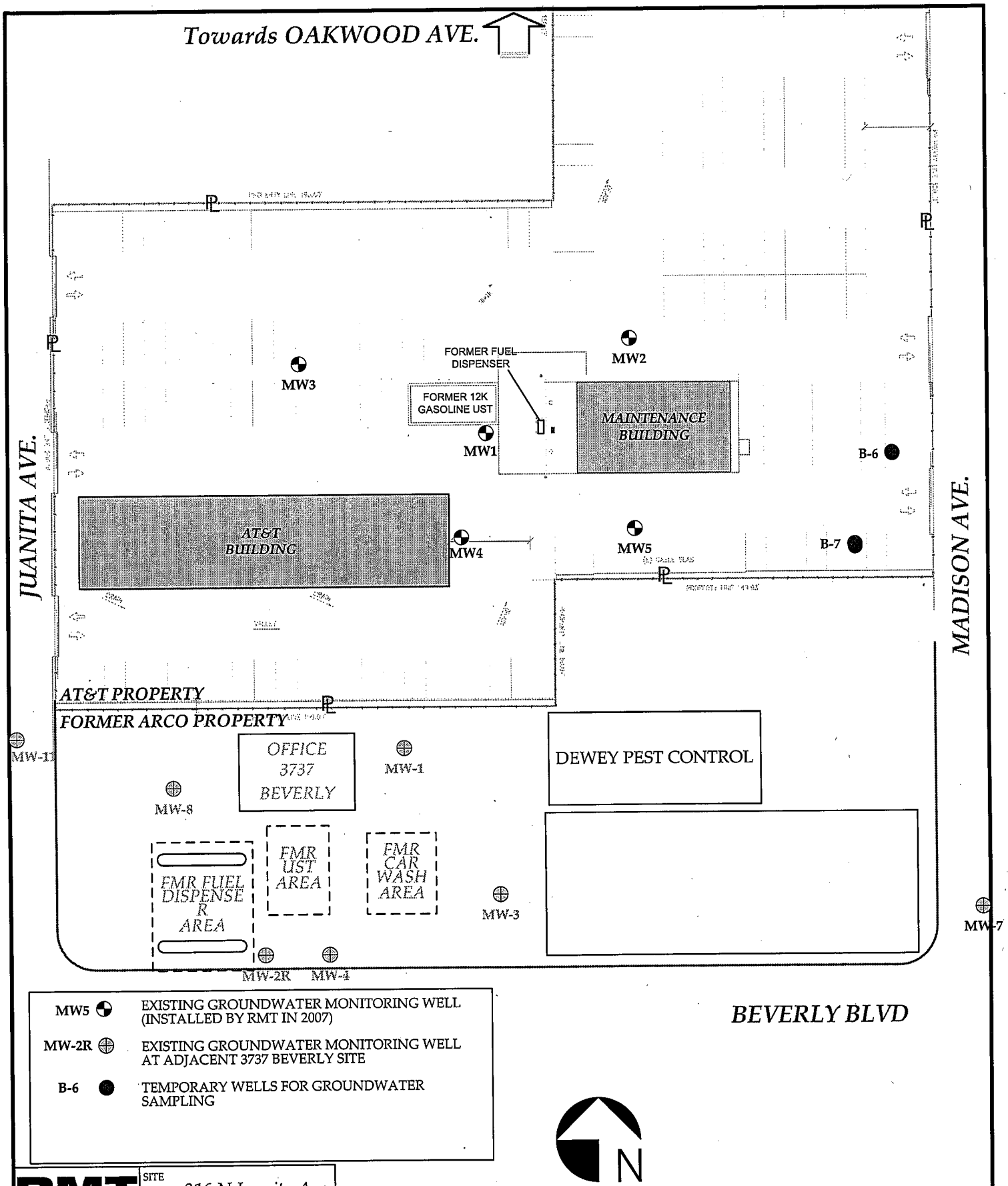


JFL, 03/24/09

Attachment 3

Sampling & Soil

Analytical Data



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE 316 N Juanita Ave, Los Angeles CA 90004	SIZE A	CLIENT at&t	SHEET TITLE SITE PLAN / REV
DRAWN CPD	APPROVED BY: AL			
SCALE 0 ft 50 ft	PROJECT 00-06644.04	2008_GRAB.VSD	FIGURE NO 4	

LOG OF SOIL BORING

PROJECT NAME:	AT&T LSANCA86 (G1118) FACILITY	SOIL BORING ID:	B-6
PROJECT NUMBER:	00-06644.04	SHEET	1 OF 1
LOGGED BY:	Logan Wicks (LW)	SURFACE ELEV.:	
PROJECT LOCATION:	316 NORTH JUANITA AVENUE	DATE STARTED:	10/20/2008
DRILLED BY:	JDK Drilling	DRILLER NAME: Jose	DATE COMPLETED: 10/20/2008

NO.	TYPE	%	BLOWS	PID	DEPTH	VISUAL CLASSIFICATION AND OBSERVATIONS	COMMENT
						4 " asphalt layer	
					2.5	Compacted fill material, Sandy silt, light brown, slightly moist, some sand	
			7 9 15	1.0	5		
					7.5	CL - Silty clay, moist, brown, stiff, dry to moist, medium plasticity	
			12 14 20	1.0	10		
					12.5	CL - Silty clay, little very fine grained sand, moist, dark grey, stiff, dry to moist, medium plasticity	
			11 17 19	1.0	15		
					17.5	CL - Silty clay, little very fine grained sand, wet, brown to dark grey, stiff to med. plastic, dry to moist. Some organic material	Install temporary well with 2" PVC screen from 10' to 20' bgs. Fill with #3 Monterey sand from 14' bgs to 20' bgs. Destroy by overdrilling and backfilling with grout
					20		END of BORING Total boring depth is 20' bgs.

DRILLING METHOD	HOLLOW STEM AUGER
DRILL RIG	CME-75
BORING DIAMETER	8-INCH

WATER LEVEL OBSERVATIONS

FIRST OCCURRENCE:

DATE	TIME	DEPTH TO WATER	DEPTH TO CAVE-IN
10/20/2008	8:30	18.33	n/a
10/20/2008	11:00	15.01	n/a

SIGNED DATE

CHECKED DATE

F-204A (R 10/2004)

LOG OF SOIL BORING

PROJECT NAME:	AT&T LSANCA86 (G1118) FACILITY	SOIL BORING ID:	B-7
PROJECT NUMBER:	00-06644.04	LOCATION:	SHEET 1 OF 1
LOGGED BY:	Logan Wicks (LW)	NORTHING:	SURFACE ELEV.:
PROJECT LOCATION:	316 NORTH JUANITA AVENUE	EASTING:	DATE STARTED: 10/20/2008
DRILLED BY:	JDK Drilling	DRILLER NAME: Jose	DATE COMPLETED: 10/20/2008

NO.	TYPE	%	BLOWS	PID	DEPTH	VISUAL CLASSIFICATION AND OBSERVATIONS	COMMENT
						4 " asphalt layer	
					2.5	Compacted fill material, Sandy silt, light brown, slightly moist, some sand	
			9 9 13	1.0	5	CL - Silty clay, moist, greenish brown, stiff, dry to moist, medium plasticity	
			10 11 15	1.0	10	CL - Silty clay, little very fine grained sand, moist, greenish grey, stiff, dry to moist, medium plasticity	
			13 16 17	1.0	15	CL - Silty clay, little very fine grained sand, wet, greenish brown, stiff to med. plastic, dry to moist	Install temporary well with 2" PVC screen from 10' to 20' bgs. Fill with #3 Monterey sand from 14' bgs to 20' bgs. Destroy by overdrilling and backfilling with grout
					20		END of BORING Total boring depth is 20' bgs.

DRILLING METHOD	HOLLOW STEM AUGER
DRILL RIG	CME-75
BORING DIAMETER	8-INCH

WATER LEVEL OBSERVATIONS

FIRST OCCURRENCE:

DATE	TIME	DEPTH TO WATER	DEPTH TO CAVE-IN
10/20/2008	10:30	19.12	n/a
10/20/2008	11:10	19	n/a

SIGNED DATE

CHECKED DATE

F-204A (R 10/2004)

3.0 ANALYTICAL TESTING

Soil samples were submitted to Associated Laboratories (AL) for analysis, which is State certified for hazardous waste testing (Certification No. 1338) using a 24-hour turn-around-time. Analytical laboratory results are provided on Figure 4 and laboratory reports are provided in Appendix A.

Samples were submitted for the following analysis:

- Total petroleum hydrocarbons as gasoline (TPH-g) using EPA Method 8015(m).
- Benzene (B), Toluene (T), Ethylbenzene (E), and Total Xylenes (X) using EPA Method 8260B (collectively BTEX).
- 5 Oxygenates: Methyl-t-butyl ether (MtBE), Di-isopropyl ether (DIPE), Ethyl-t-butyl ether (EtBE), Tert-amyl methyl ether (TAME), and Tert-butanol (TBA) using EPA Method 8260B.
- 1,2-Dibromoethane (EDB), and 1,2-Dichloroethane (EDC) using EPA Method 8260B.
- Methanol using EPA Method 8015M.
- Ethanol using EPA Method 8260B.
- The samples were collected and preserved using EPA Method SW5035.
- The analytical testing COELT/EDF data has been uploaded to the Geotracker website in compliance with AB2886 requirements.

TABLE 1

Analytical Testing Results
November 10, 2004

SAMPLE ID	1A	1B	D1		GW1
	Sample from below UST	Sample from below UST	Sample from below fuel dispenser		Water from Excavation
UNITS	*µg/Kg*	*µg/Kg*	*µg/Kg*		*µg/L*
TPH-g	<3,000	<3,000	<3,000		20,900
Benzene	<5	<5	<5		524
Toluene	<5	<5	<5		2,030
Ethyl benzene	<5	<5	<5		282
Xylenes, total	<5	<5	<5		1,770
EDB	<5	<5	<5		<5
EDC	<5	<5	<5		<5
Ethanol	<500	<500	<500		2,050
ETBE	<10	<10	<10		<1
DIPE	<10	<10	<10		<1
MTBE	2.7J	4.7 J	6.0		5,400
TAME	<10	<10	<10		18
TBA	<50	<50	<50		812

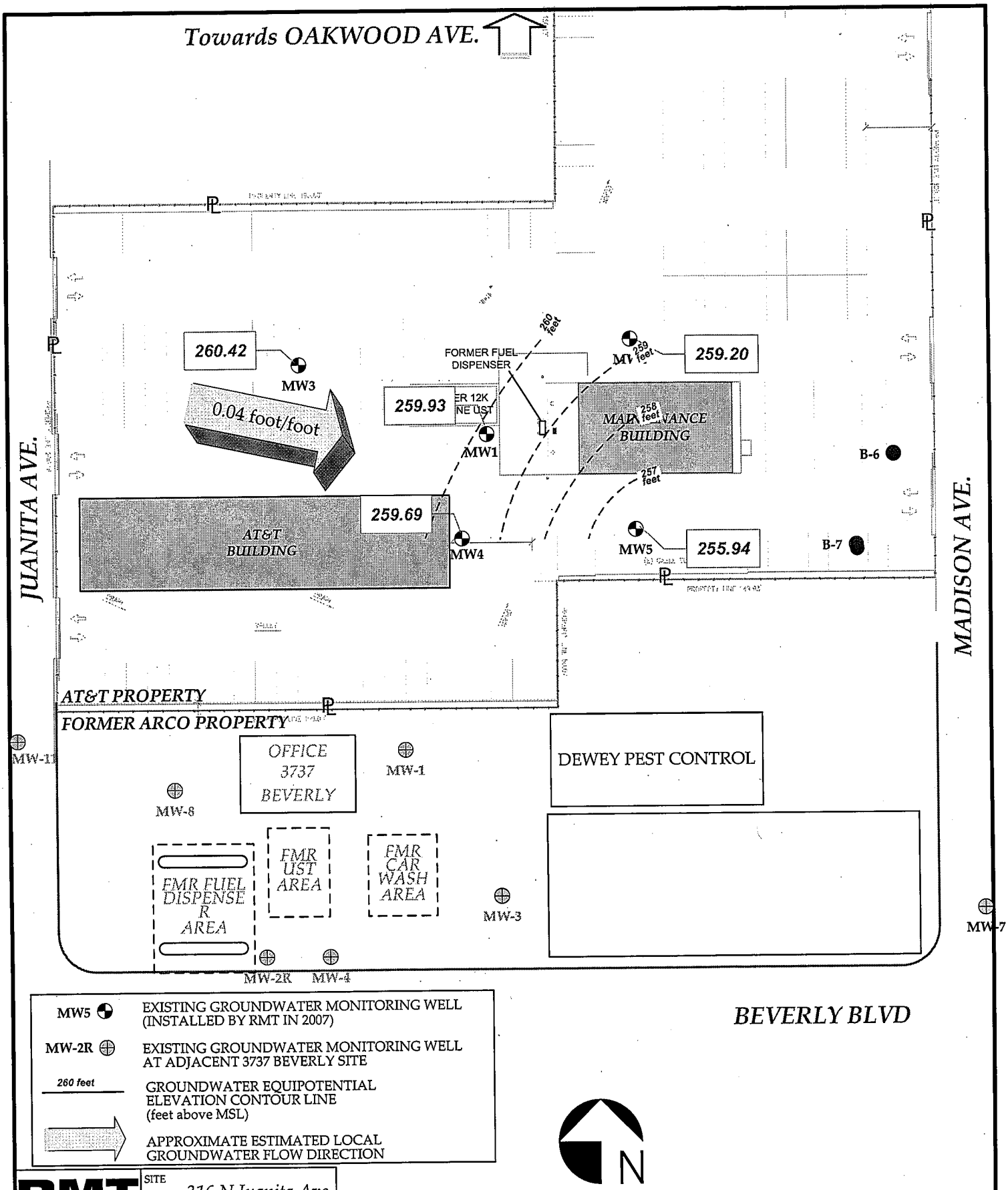
µg/L – Micrograms per Liter
µg/Kg – Micrograms per Kilograms

TABLE 3
Historical Analytical Testing Results for Soil Samples
Milligrams per kilogram (mg/Kg)
November 1 - 2, 2007

	TPH-DRO	TPH-ORO	TPH-GRO	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	ETBE, DIPE, TAME	TBA	Ethanol
MW1d05	<10	<50	<0.5	0.016	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW1d10	<10	<50	<0.5	0.051	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW1d15	<10	<50	<0.5	0.0074	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW2d05	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW2d10	<10	140	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW2d15	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW3d05	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW3d10	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW3d15	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW4d05	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW4d10	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW4d15	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW5d05	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW5d10	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW5d15	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5

Attachment 4

Summary of GW Analytical Data



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE 316 N Juanita Ave, Los Angeles CA 90004	SIZE A	CLIENT at&t	SHEET TITLE GROUNDWATER CONTOUR MAP JUNE 24, 2008
DRAWN CPD	APPROVED BY: AL			REV
SCALE 0 ft 50 ft	PROJECT 00-06644.04	2008_GRAB.VSD	FIGURE NO 6	

316 N Juanita Ave, Los Angeles

HISTORICAL SUMMARY
OF GROUNDWATER ELEVATION
& ANALYTICAL DATA (micrograms/Liter)

TABLE 2

RMT	Ref Elevation (TOC) (ft, MSL)	Depth to Water (ft/bgs)	Free Phase Liquid (ft)	Groundwater Elevation (ft, MSL)	TPH-DRO	TPH-ORO	TPH-GRO	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	ETBE, DIPE, TAME	TBA	Ethanol
MW1															
11/15/2007	270.03	9.66		260.37	<500	<500	<50	5.1	<1	<1	<1	<2	<2	<10	<500
2/11/2008	270.03	9.48		260.55	<500	<500	<50	7.2	<1	<1	<1	<2	<2	<10	<500
6/24/2008	270.03	10.10		259.93	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
MW2															
11/15/2007	268.90	9.84		259.06	<500	<500	<50	6.8	<1	<1	<1	<2	<2	<10	<500
2/11/2008	268.90	9.46		259.44	<500	<500	<50	13.1	<1	<1	<1	<2	<2	<10	<500
6/24/2008	268.90	9.70		259.20	<500	<500	<50	8.65	<1	<1	<1	<2	<2	<10	<500
MW3															
11/15/2007	272.92	12.21	odor	260.71	7,900	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
2/11/2008	272.92	11.55		261.37	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
6/24/2008	272.92	12.50		260.42	820	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
MW4															
11/15/2007	270.64	10.27		260.37	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
2/11/2008	270.64	9.65		260.99	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
6/24/2008	270.64	10.95		259.69	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
MW5															
11/15/2007	269.14	13.18		255.96	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
2/11/2008	269.14	12.08		257.06	1,200	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
6/24/2008	269.14	13.20		255.94	10,500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500

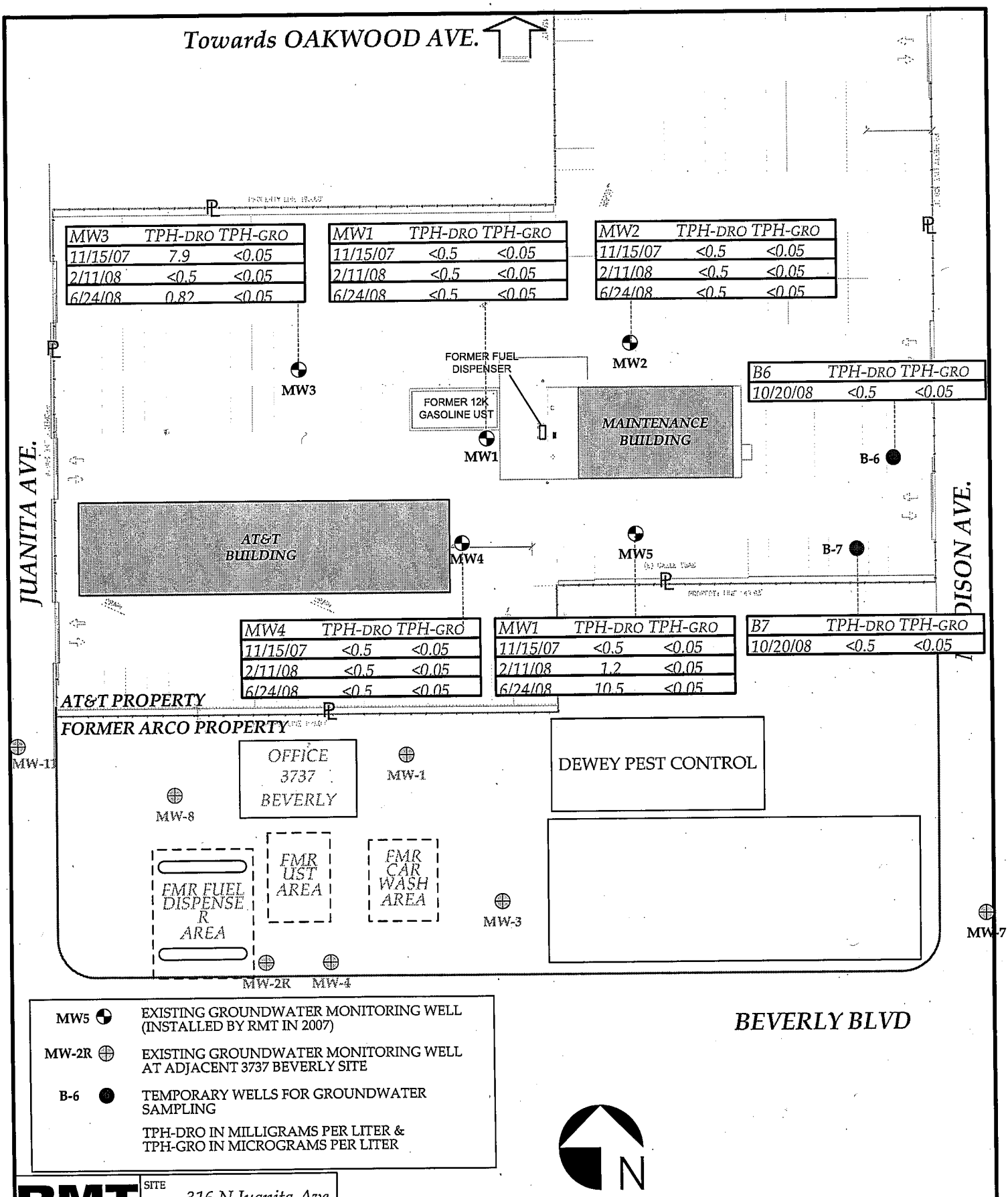
316 N Juanita Ave, Los Angeles

SUMMARY OF GROUNDWATER
ANALYTICAL DATA COLLECTED FROM TEMPORARY WELLS
October 20, 2008

TABLE 1

RMT	TPH-DRO	TPH-ORO	TPH-GRO	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	ETBE, DIPE, TAME	TBA	Ethanol
Temp Well ID	Groundwater Analytical Results										
	mg/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L
B6	<0.5	<0.5	<50	<2	<1	<1	<1	<2	<2	<10	<500
B7	<0.5	<0.5	<50	<2	<1	<1	<1	<2	<2	<10	<500

mg/L Milligrams per Liter
ug/L Micrograms per Liter



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE 316 N Juanita Ave, Los Angeles CA 90004	SIZE A	CLIENT at&t	SHEET TITLE CURRENT & HISTORICAL TPH-DRO & TPH-GRO CONCENTRATIONS IN GROUNDWATER
DRAWN CPD APPROVED BY: AL				REV
SCALE 0 ft 50 ft		PROJECT 00-06644.04	2008_GRAB.VSD	FIGURE NO 5

WELL CONSTRUCTION DIAGRAM

PROJ. NAME: AT&T LSANCA86 (G1118) FACILITY			WELL ID: MW-1 to MW-5
PROJ. NO: 00-06644.04	DATE INSTALLED: 11/1/2007	INSTALLED BY: AL	CHECKED BY:

ELEVATION (BENCHMARK: USGS)	DEPTH BELOW OR ABOVE GROUND SURFACE (FEET)	
	0	GROUND SURFACE
	0.3	TOP OF CASING
	1	CEMENT SURFACE PLUG
		4 Bags
		GROUT/BACKFILL MATERIAL
		BENTONITE/CEMENT SLURRY
		GROUT/BACKFILL METHOD
		FILL FROM ABOVE
10"		2 bags
	6	GROUT
		BENTONITE SEAL MATERIAL
		MEDIUM CHIPS
	8	BENTONITE SEAL
	10	TOP OF SCREEN
		FILTER PACK MATERIAL
20'		MEDIUM, WASHED SAND
		(7 Bags)
	30'	BOTTOM OF SCREEN
	30'	BOTTOM OF FILTER PACK
	N/A	BENTONITE PLUG
		BACKFILL MATERIAL
	30'	HOLE BOTTOM

RISER PIPE LENGTH

SCREEN LENGTH

NOTES:

CASING AND SCREEN DETAILS

TYPE OF RISER: 2-INCH PVC

PIPE SCHEDULE: 40

PIPE JOINTS: THREADED O-RINGS

SOLVENT USED? NO

SCREEN TYPE: 2-INCH PVC

SCR. SLOT SIZE: 0.01-INCH INCH

BOREHOLE DIAMETER: 8 IN. FROM 0 TO 30 FT.
____ IN. FROM ____ TO ____ FT.

SURF. CASING DIAMETER: ____ IN. FROM ____ TO ____ FT.
____ IN. FROM ____ TO ____ FT.

WELL DEVELOPMENT

DEVELOPMENT METHOD: SURGE AND BAIL

TIME DEVELOPING: 0.5 HOURS PER WELL

WATER REMOVED: 10 TO 20 GALLONS

WATER ADDED: 0 GALLONS

WATER CLARITY BEFORE / AFTER DEVELOPMENT

CLARITY BEFORE:

COLOR BEFORE:

CLARITY AFTER:

COLOR AFTER:

ODOR (IF PRESENT):

REGISTERED PROFESSIONAL ENGINEER ★ ALAN LAU ★ No. 43250 EXP. 9/30/08 CIVIL ★ STATE OF CALIFORNIA

WATER LEVEL SUMMARY

SWE MEASUREMENT		DATE	TIME
BEFORE DEVELOPING:	T/PVC		
AFTER DEVELOPING:	T/PVC		
OTHER	T/PVC		
OTHER	T/PVC		

PROTECTIVE COVER AND LOCK INSTALLED? ☑ YES ☐ NO

PERMANENT, LEGIBLE WELL LABEL ADDED? ☑ YES ☐ NO

California Regional Water Quality Control Board
Los Angeles Region

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: http://www.waterboards.ca.gov/losangeles

Linda S. Adams
Cal/EPA Secretary

Arnold Schwarzenegger
Governor

April 10, 2009

Mr. Jason Weller
AT&T Environmental, Heath & Safety
308 South Akard Street
3 SBC Plaza, Room 1700
Dallas, Texas 75202-5399

UNDERGROUND STORAGE TANKS PROGRAM – CASE CLOSURE
PACIFIC BELL TELEPHONE COMPANY, AT&T
316 NORTH JUANITA AVENUE, LOS ANGELES, CA
(CASE NO. 900040225A)

Dear Mr. Weller:

This letter confirms the completion of the site investigation and remedial action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the underground storage tank(s) is greatly appreciated.

Based on information in the above-referenced file and with the provision 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 underground tank(s) site is in compliance with the requirements of subdivision (a) and (b) of section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to section 25299.3 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.

If you have groundwater monitoring wells or vapor extraction wells at the subject property, you must comply with the following:

1. All wells must be located and properly abandoned.

2. Well abandonment permits must be obtained from the Los Angeles County Department of Public Health, Environmental Health Division, and all other necessary permits must be obtained from the appropriate agencies prior to the start of work.

3. You must submit a report on the abandonment of the wells to this office by **June 15, 2009**. This report must include, at a minimum, a site map, a description of the well abandonment process, and copies of all signed permits.

If you have any questions regarding this matter, please contact Mrs. Mercedes Hsu at (213) 576-6712 or e-mail her at mhsu@waterboards.ca.gov, or contact Dr. Weixing Tong at (213) 576-6715 or wtong@waterboards.ca.gov.

Sincerely,

Tracy J. Egoscue
Executive Officer

cc: Ms. Yvonne Shanks, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Capt. Frank Comfort, Los Angeles City Fire Department, Underground Tanks
Mr. Mattew Getewood, Los Angeles City Fire Department, Underground Tanks
Mr. Eloy Luna, Los Angeles City Fire Department, Underground Tanks
Ms. Nancy Matsumoto, Water Replenishment District of Southern California
Mr. Chris D'Sa, RMT Inc.

NETROnline

PROPERTY DETAIL REPORT

Prepared Exclusively for Jodi Vanneman

Created: 7/25/2018
Expires: 8/24/2018

TARGET PROPERTY

316 N JUANITA AVE LOS ANGELES, CA 90004-3502 C011

Owner Information

Owner Name:	PACIFIC BELL / S B OF E PAR 2 MAP 303-19-47		
Mailing Address:	316 N JUANITA AVE LOS ANGELES CA 90004-3502 C011		
Phone Number:		**Vesting Codes:**	
Owner Occupied Indicator:	Y	**Pending Record Indicator:**	
Corporate Owner:			

Location Information

Legal Description:	DAYTON HEIGHTS TRACT LOTS 1,2,3,4,5,6, 12,13,14 AND 15 AND N 200 FT OF S 300 FT OF LOT 19		
County:	LOS ANGELES	**APN:**	5501-001-800
Census Tract / Block:	1927.00	**Alternate APN:**	
Township-Range-Sect:		**Subdivision:**	DAYTON HEIGHTS TR
Legal Book - Page:		**Map Reference:**	34-F6 /
Legal Lot:	19	**Tract #:**	
Legal Block:	V	**School District:**	LOS ANGELES
Market Area:	C17	**Munic / Township:**	
Neighbor Code:			

Owner Transfer Information

Recording / Sale Date:		**Sale Price:**	
Document #:		**Deed Type:**	
Instrument #:		**1st Mtg Document #:**	
Book - Page:			

Last Market Sale Information

Recording / Sale Date:	/	**1st Mtg Amount / Type:**	/
Sale Price:		**1st Mtg Int. Rate / Type:**	/
Sale Type:		**1st Mtg Term:**	
Document #:		**1st Mtg Document #:**	
Instrument #:		**1st Mtg Instrument #:**	
Book - Page:		**1st Mtg Book - Page:**	
Deed Type:		**2nd Mtg Amount / Type:**	/
Transfer Document #:		**2nd Mtg Int. Rate / Type:**	/
New Construction:		**2nd Mtg Term:**	
Multi / Split Sale:		**Price per SqFt:**	
Cash Down Payment:		**Stamps Amount:**	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec / Sale Date:	/	**Prior Deed Type:**	
Prior Sale Price:		**Prior Lender:**	
Prior Sale Type:		**Prior 1stMtg Amount/Type:**	/
Prior Doc #:		**Prior 1stMtg Int. Rate/Type:**	/
Prior Instrument #:		**Prior Stamps Amount:**	
Prior Book - Page:			

Site Information

Land Use:	UTILITIES	**Acres:**	1.9328	**County Use:**	UTILITY

Flood Zone:		**Lot Area:**	84194	**State Use:**	
Flood Zone Map:		**Lot Width / Depth:**	/	**Site Influence:**	
Flood Panel Date:		**Usable Lot:**		**Sewer Type:**	
Res / Comm Units:		**Lot Shape:**		**Topography:**	
# of Buildings:		**Bldg Width / Depth:**	/	**Water Type:**	
Zoning:	LAM1	**Building Class:**		**Water District:**	SOUTHERN CALIFORNIA

Tax Information

Total Value:	**Assessed Year:**	**Property Tax:**	
Land Value:	**Improve %:**	**Tax Area:**	6657
Improvement Value:	**Dist:**	**Tax Year:**	
Total Taxable Value:	**Fire Dist:**	**Tax Exemption:**	
Market Value:	**Garbage Dist:**	**Equal Rate:**	
	Delinquent Date:	**Equal Year:**	

Property Characteristics

Gross Area:		**Parking Type:**		**Construction:**	
Living Area:		**Garage Area:**		**Heat Type:**	
Tot Adj Area:		**Garage 2 Area:**		**Heat Fuel:**	
Above Grade:		**Garage Capacity:**		**Parcel Fuel:**	
Ground Floor Area:		**Parking Spaces:**		**Exterior Wall:**	
Base / Main Area:	/	**Carport:**		**Interior Wall:**	
Upper Area:		**Basement Area:**		**Foundation:**	
2nd Floor Area:		**Finish Bsmnt Area:**		**Air Cond:**	
3rd Floor Area:		**Basement Type:**		**Roof Type:**	
Rentable Area:		**Attic Type:**		**Roof Shape:**	
Additional Area:		**Porch Type:**		**Roof Frame:**	
Total Rooms:		**Porch 1 Area:**		**Roof Material:**	
Bedrooms:		**Porch 2 Area:**		**Floor Type:**	
Bath (F/H):	/	**Patio Type:**		**Floor Cover:**	
Total Baths / Fixtures:	/	**Patio 1 Area:**		**Style:**	
Year Built / Eff:	/	**Pool:**		**Quality:**	
Fireplace:		**Pool Area:**		**Condition:**	
Fireplace Description:				**# of Stories:**	
Basement Description:				**Other Rooms:**	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features

Description:	Unit:	Size / Qty:	Width:	Depth:	Year Built:	Improvement Value:

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Los Angeles City Fire Department

Telephone (213) 978-3700
Email: lafdpublicrecords@lacity.org
200 N Main St., 17th Fl., Los Angeles, CA 90012

Request for Information
UST Records

***COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: July 24, 2018

Requester's Name: Jodi Vanneman Email: jvanneman@ebiconsulting.com

Company/ Agency: EBI Consulting PH.#: 415-342-5144

Address: 829 Tamarack Drive Unit/Ste.: _____

City: San Rafael State: CA Zip: 94903

Information is requested for:

PLEASE NOTE: YOU MUST PROVIDE A FACILITY ID # FOR ACTIVE/INACTIVE UST RECORDS. VISIT http://www.lafd.org/public-records TO VIEW LIST OF ALL UST RECORDS.

Check all that apply: [X] Active/Inactive UST records [X] Historical Files

Facility I.D. No: **FA0001768 and FA0033021**

Storage Address: **316 N. Juanita Ave & 3804 Oakwood Ave (same site)** Unit/Ste.: _____

City: **Los Angeles CA** Zip: **90004**

Reason for Request: _____

FOR OFFICE USE ONLY

- [ ] **NO INFORMATION ON FILE**
- [ ] **HARD FILE DESTROYED**
- [ ] **INFORMATION AVAILABLE**

Initial Fee* x $11.00

Facility I.D. No.: _____

Request No.: _____

Request Review File Copies:

Processed Date: _____ # of pgs. _____ x $0.10 = $_____

APPT. TO REVIEW FILE: _____ *Per Facility ID

Processor Signature: _____ **TOTAL:** $_____

Allow 10 working days for processing:

Building Department Permit History

All	Document Type	Sub Type	Doc Date	User Doc Number	Digital Image
	AFFIDAVIT	LOT TIE	11/4/1974	AFF 40203	
	BUILDING PERMIT		10/31/1976	1976LA36091	
	BUILDING PERMIT		10/31/1976	1976LA36092	
	BUILDING PERMIT		4/9/1986	1986LA34325	
	BUILDING PERMIT		4/9/1986	1986LA34325	
	BUILDING PERMIT	ALTERATION	10/10/1965	1965LA06497	
	BUILDING PERMIT	ALTERATION	11/10/1976	1976LA36091	
	BUILDING PERMIT	ALTERATION	2/10/1986	1986LA30421	
	BUILDING PERMIT	BLDG-ADDITION	10/15/1959	1959LA44658	
	BUILDING PERMIT	BLDG-ADDITION	11/10/1976	1976LA36092	
	BUILDING PERMIT	BLDG-ALTER/REPAIR	9/14/1956	1956LA53055	
	BUILDING PERMIT	BLDG-ALTER/REPAIR	9/14/1956	1956LA53056	
	BUILDING PERMIT	BLDG-ALTER/REPAIR	10/15/1959	1959LA44658	
	BUILDING PERMIT	BLDG-ALTER/REPAIR	1/8/1975	1975LA01885	
	BUILDING PERMIT	BLDG-ALTER/REPAIR	11/18/2009	09016-10000-18864	
	BUILDING PERMIT	BLDG-NEW	9/5/1925	1925LA30562	
	BUILDING PERMIT	BLDG-NEW	9/8/1959	1959LA41792	
	BUILDING PERMIT	BLDG-NEW	12/2/1959	1959LA48445	
	BUILDING PERMIT	BLDG-NEW	12/2/1959	1959LA48445	
	BUILDING PERMIT	BLDG-NEW	11/14/1974	1974LA99705	

All	Document Type	Sub Type	Doc Date	User Doc Number	Digital Image
	BUILDING PERMIT	NEW CONSTRUCTION	9/8/1959	1959LA41792	
	BUILDING PERMIT	NEW CONSTRUCTION	11/14/1974	1974LA99705	
	BUILDING PERMIT	SIGN	5/20/1986	1986LA37276	
	BUILDING PERMIT	SIGN	5/20/1986	1986LA37276	
	CERTIFICATE OF OCCUPANCY		3/9/1960	1959LA41792	
	CERTIFICATE OF OCCUPANCY		3/9/1960	1959LA44658	
	CERTIFICATE OF OCCUPANCY		3/9/1960	1959LA48445	
	CERTIFICATE OF OCCUPANCY		3/14/1975	1974LA99705	
	CERTIFICATE OF OCCUPANCY		3/14/1975	1974LA99705	
	CERTIFICATE OF OCCUPANCY		3/14/1975	1975LA01885	
	CERTIFICATE OF OCCUPANCY		3/14/1975	1975LA01885	
	CERTIFICATE OF OCCUPANCY		3/17/1977	1976LA36092	
	CERTIFICATE OF OCCUPANCY		3/17/1977	1976LA36092	
	COMMISSION	BAAB BOARD FILE	12/31/1974	BF 743353	
	ELECTRICAL PERMIT		11/21/1985	1185J4329	
	ELECTRICAL PERMIT		4/11/1986	0486E7968	
	ELECTRICAL PERMIT		4/18/1990	0490LA033032	
	ELECTRICAL PERMIT		11/7/2010	10041-90000-22282	
	GRADING	SOILS & GEOLOGY FILE	11/6/1959		

	GRADING	SOILS & GEOLOGY FILE	11/27/1959		

All

All	Document Type	Sub Type	Doc Date	User Doc Number	Digital Image
	MECHANICAL PERMIT	HVAC	5/7/1986	0586J1849	
	PLAN MAINTENANCE		11/14/1974	1974LA99705	
	PLAN MAINTENANCE		11/14/1974	1974LA99705	
	PLAN MAINTENANCE		11/10/1976	1976LA36091	
	PLAN MAINTENANCE		11/10/1976	1976LA36091	
	PLAN MAINTENANCE		11/10/1976	1976LA36092	
	PLAN MAINTENANCE		2/10/1986	1986LA30421	
	PLAN MAINTENANCE		4/8/1986	1986LA34325	
	RANGE FILE	MISCELLANEOUS	5/27/1968		

Los Angeles Department of Building and Safety

The information below was found on the following address:

316 N JUANITA AVE

Parcel Profile Report: 1

Permit Information found: 1

316 N JUANITA AVE 90004

Application/Permit #	PC/Job #	Type	Status	Work Description
09016 - 10000 - 18864	B09LA11035	Bldg-Alter/Repair	Permit Finaled 3/10/2010	REMOVE HYDRAULIC JOIST. NEW SLAB.
01041 - 10000 - 07226	--	Electrical	Permit Finaled 2/12/2003	10 NEW BRANCH CIRCUITS.
01041 - 10001 - 07226	--	Electrical	Permit Finaled 2/12/2003	SUPPLEMENTAL PERMIT TO 01041-10000-07226 FOR (1) PANELBOARD.
10041 - 10000 - 01180	X10LA01300	Electrical	Permit Finaled 4/20/2010	220V CIRCUITS FOR MOTORS.
10041 - 90000 - 22282	--	Electrical	Permit Finaled 1/14/2011	Install and wire car charger
13041 - 10000 - 03233	E13LA00368	Electrical	Permit Finaled 4/3/2013	LIGHTING FOR OUTDOOR CANOPY. TOTAL AREA 890 SQ FT
13020 - 10000 - 00242	B13LA01137	Nonbldg-New	CofO in Progress 6/17/2013	NEW CONCRETE PAD FOR BAILER UNDER EXISTING CANOPY.
10045 - 10000 - 00052	X10LA02631	Pressure Vessel	Permit Finaled 6/3/2010	INSTALL (2) AUTO HOIST.

Code Enforcement Information: 0

Certificate of Occupancy Information: 1

Soft-story Retrofit Program Information: 1

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-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.

1. LEGAL LOT 1,2,3,4,5 BLK. 6, 12,13,14,15,pt 19 V	TRACT Dayton Heights	DIST. MAP 138-197
JOB ADDRESS 316 N. Juanita Ave	APPROVED IB	ZONE M-1-2
2. BETWEEN CROSS STREETS Beverly Blvd. AND Oakwood Ave		FIRE DIST. 4
3. PURPOSE OF BUILDING Plant Operating Center		INSIDE KEY 65' THRU
4. OWNER Pacific Telephone & Telegraph Co.	PHONE MA 1-1241	COR. LOT REV. COR.
5. OWNER'S ADDRESS 740 So. Olive St. Rm.725	P.O. L.A. ZONE 55	LOT SIZE IRREG
6. CERT. ARCH.	STATE LICENSE PHONE	
7. LIC. ENGR. Joseph Sheffet	STATE LICENSE PHONE HO 54849	REAR ALLEY SIDE ALLEY X
8. CONTRACTOR GORDON T. DAVIDSON	STATE LICENSE 93930 PHONE TR 7-4822	BLDG. LINE X
9. CONTRACTOR'S ADDRESS 7310 VANNA AVE	P.O. N. Hollywood ZONE	AFFIDAVITS 802
10. SIZE OF NEW BLDG. STORIES HEIGHT 36.5x116 1 11'6"	NO. OF EXISTING BUILDINGS ON LOT AND USE None	O.N. 107550

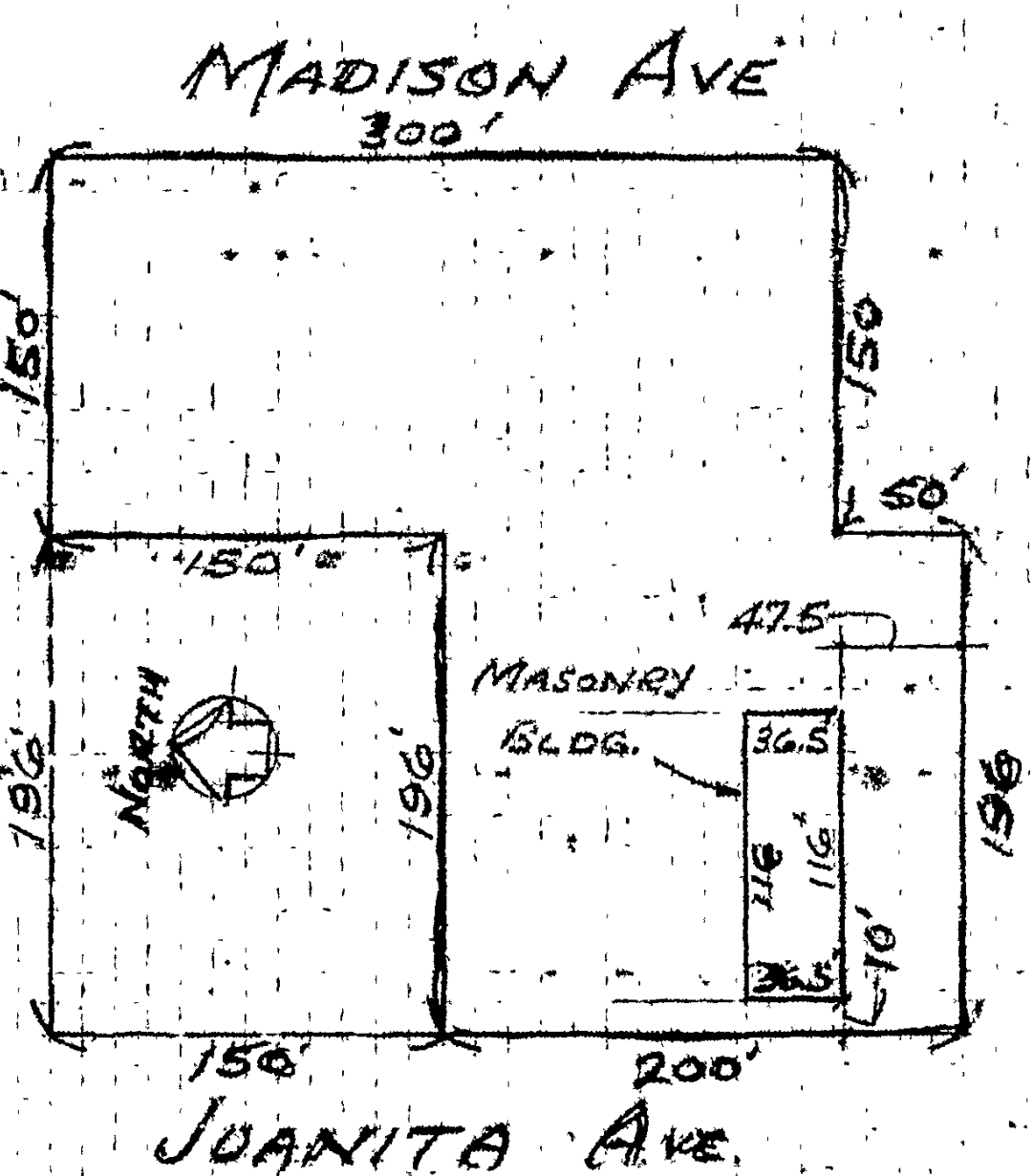
1 316 No. Juanita Ave — DISTRICT OFFICE L.A

11. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☒ BRICK ☐ CONCRETE	ROOF CONST. ☐ WOOD ☒ STEEL ☐ CONC. ☐ OTHER	ROOFING compo	SPRINKLERS REQ'D. SPECIFIED
12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 50,000			BLDG. AREA 4,100
	VALUATION APPROVED		DWELL. UNITS
driveway approved 8-12-59	APPLICATION CHECKED Routed		PARKING SPACES
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 CHECKED		GUEST ROOMS
SIGNED	CORRECTIONS VERIFIED		FILE WITH
	PLANS APPROVED		CONT. INSP.
This Form When Properly Validated is a Permit to Do the Work Described.	APPLICATION APPROVED		INSPECTOR

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	B.P.	I.F.	O.S.	C/O
IIB	G-1	38	78.50		157.00			

VALIDATION — CASHIER'S USE ONLY

LA41792	AUG-12-59	53679	B — 2 CS	78.50
	SEP--8-59	59327	C — 1 CK	157.00
N-9075				



Occupancy will not be permitted until approved private sewage disposal facilities or sewer connection authorized by the Board of Public Works is ready for use.

Form B-95a—(R-37)

CITY OF LOS ANGELES

Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Issued March 9, 1960

Address of Building 316 N. Juanita Ave.

Permit No. and Year LA 41792/59 and LA 44658/59

This certifies 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:

1 story, type III-B, 37' x 146' plant operating center. G-1 occupancy.

Owner Pacific Telephone & Telegraph Co.

Owner's Address 740 S. Olive Street
Los Angeles, California

G. E. MORRIS, Superintendent of Building—By L. L. THAYNE ap

Registered Deputy Building Inspector

1

APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

B&S B-1—R.1-73

C4

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT 1 THRU 6 AND OVER R. 12 THRU 15, PART OF 19	BLK. V	TRACT Dayton Hts. Tr.	DIST. MAP 138-197
2. PURPOSE OF BUILDING (03)	~~NEW~~ Motor Vehicle Maint. Bldg.			CENSUS TR. 1927.00
3. JOB ADDRESS	316 N. Juanita Ave.			ZONE M1-2
4. BETWEEN CROSS STREETS	Beverly AND Oakwood			FIRE DIST. 2
5. OWNER'S NAME	Pac. Telephone PHONE 578-4196			LOT (TYPE) THEY MAY Con
6. OWNER'S ADDRESS	177 E. Colorado Bl CITY Pasadena ZIP 91105			LOT SIZE ~~50X150~~ irreg
7. ENGINEER	King Luk STATE LICENSE No. SE1112 PHONE 222-2008			ALLEY /
8. ARCHITECT OR DESIGNER	Eugene Choy/Barton Choy Assoc. STATE LICENSE No. C811 PHONE			BLDG. LINE /
9. CONTRACTOR	n/s STATE LICENSE No. PHONE			AFFIDAVITS Cert Prior 6/11/46 CCPD AA-802 AFF40203
10. BRANCH LENDER	ADDRESS CITY			

11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	DIST. OFFICE
WIDTH 36 LENGTH 60	1	16	1 plant oper. center	LA

12. MATERIAL OF CONSTRUCTION	EXT. WALLS	ROOF	FLOOR	CRIT. SOIL
	sheet/mtl	sheet/mtl	conc	/

1 13. JOB ADDRESS 316 N. Juanita Ave.

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING $ 75,000

GRADING yes

HIGHWAY DED. /

PURPOSE OF BUILDING	STORIES	HEIGHT	FLOOD
Motor Vehicle Maintenance Bldg.	ONE	16'	/

TYPE	GROUP OCC.	PLANS CHECKED	CONS.
IV.	F-1		

BLDG. AREA	MAX. OCC.	TOTAL	PLANS APPROVED	ZONED BY
2,160	22	22		

DWELL. UNITS	GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	APPLICATION APPROVED	FILE WITH
0	0	15	210		

SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	INSPECTION ACTIVITY				INSPECTOR
—	ON FIELD WELDING LIC FAB FOR WELDING 25m# CONC INCL GRADE BEAMS & PILE CAPS	COMB	GEN	MAJ. S	CONS	M

P.C.	S.P.C.	B.P.	I.F.	G.P.I.	O.S.	P.M.	TYPIST
241.82	—	284.50	1	25.00	—	5.69	sj

P.C. No. W3694

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED

CASHIER'S USE ONLY

SEP--4-74 17111 F • • U — 6 CK 241.82

NOV-14-74 32726 F 4 •99705 I 17—CK 25.00

NOV-14-74 32727 F •99705 I — 1 CK 290.19

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.

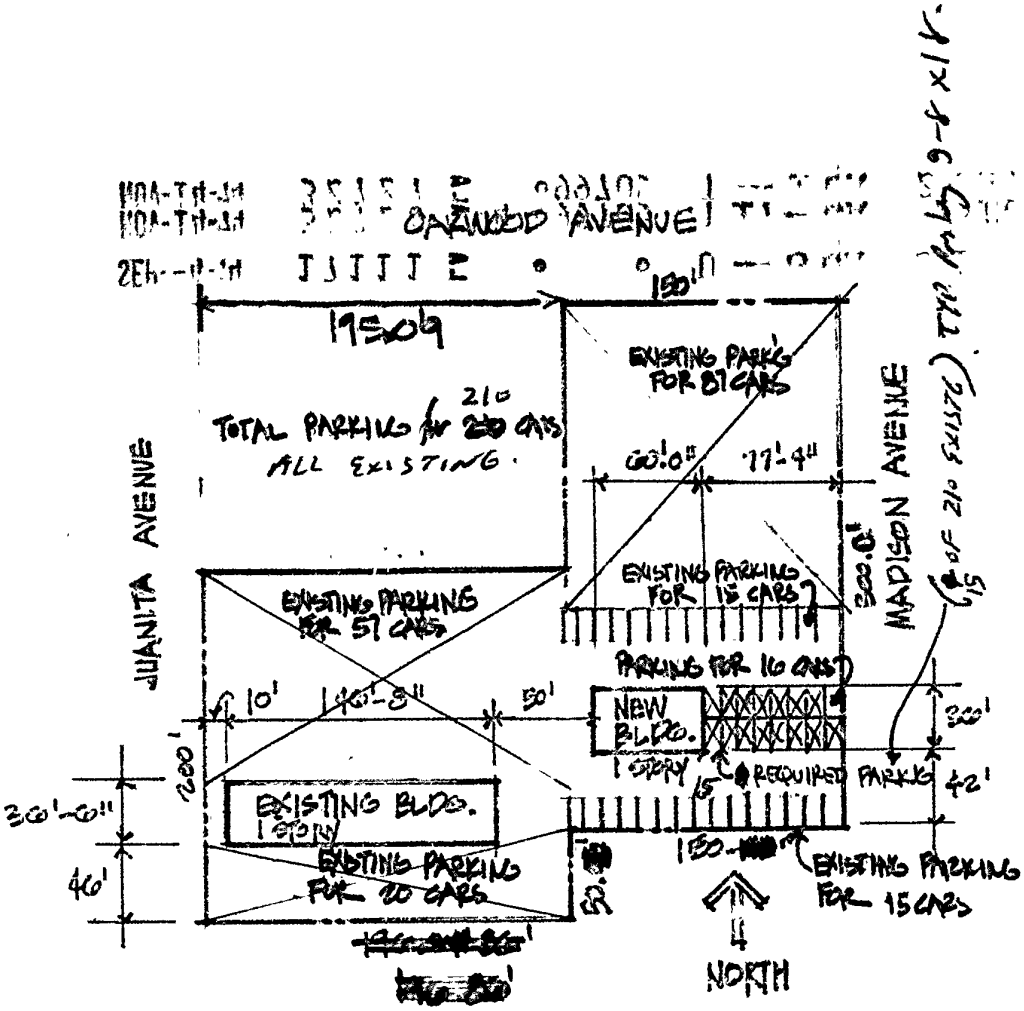
"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither 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 Thomas D. Edwards (Owner or Agent)

			Signature/Date
Bureau of Engineering	ADDRESS APPROVED		Thoil 9-4-74
	SEWERS avail Lauer 9-4-74	NO SEWER/PLUMBING REQ'D.	
		SFC NOT APPLICABLE	
		SFC PAID	
		SFC DUE	216.30
	DRIVEWAY	no new dwy to be built Chin 9-4-74	
	HIGHWAY DEDICATION	REQUIRED	
		COMPLETED	
	FLOOD CLEARANCE		
Conservation	APPROVED FOR ISSUE ☐	NO FILE ☐	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		Carl C. Wilson 10-10-74
Plumbing	PRIVATE SEWAGE SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		

Dayton Heights Tract, Block V, Lots 1-6 & 12-15 incl & that portion of Lot 19: [illegible]

LYING SO. OF A COMMON LINE BET. THE N.E. COR OF LOT 15 & N.W. COR. OF LOT 4, & LYING NO OF A COMMON LINE BET. S.E. COR OF LOT 12 & S.W COR. OF LOT 7.



PLOT PLAN

AREA

2,160 ← NEW BLDG: TYPE IV, F-1, Motor Vehicle Maintenance Bldg.

5,439 ← EXIST BLDG: TYPE V, G-1 PLANT OPERATING CENTER

7,599 ← REQT PARKING $\frac{7599}{500} = 15$

Address of Building 316 North Juanita Avenue

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: 3/14/75 Permit No. and Year LA 99705/74 LA 01885/75

1 story, type IV, 36' x 60' repair garage. F-1 occupancy. 15 parking spaces required, 210 spaces provided.

Owner: Pacific Telephone Co.

Owner's Address: 177 E. Colorado Blvd.
Pasadena, Calif. 91105

Form B-95b—2M Sets—5-74 (C-10)

BY W. C. LAU:jh

Address of Building: 316 North Juanita Avenue

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY

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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: 3/17/77 Permit No. and Year: LA 36092/76

1 story, type IV, 16'6" x 26' roof cover over car wash area addition to an existing 1 story, type IV, 36' x 60' vehicle maintenance building. F-1 occupancy. 16 parking spaces required, 210 standard spaces provided.

Owner: Pacific Telephone

Owner's Address: 177 E. Colorado Blvd.
Pasadena, Calif. 91105

W. C. LAU:jh

BY _____

Form B-95b

316 N Juanita Ave

Permit #: **09016 - 10000 - 18864**
Plan Check #: B09LA11035 Printed: 11/18/09 01:57 PM
Event Code:

Bldg-Alter/Repair
Commercial
Plan Check at Counter
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: 11/18/2009

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
DAYTON HEIGHTS TRACT	V	13		M R 25-35	138B197 221	5501 - 001 - 800

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 13
Certified Neighborhood Council - Rampart Village
Community Plan Area - Wilshire

Census Tract - 1927.00
District Map - 138B197
Energy Zone - 9
Fire District - 2
Hillside Grading Area - YES

Hillside Ordinance - YES
Lot Cut Date - 03/28/1923
Lot Cut Date - 05/24/1920
Lot Cut Date - 06/29/1928
Lot Cut Date - PRIOR-06/01/1946

ZONE(S): M1-1 /

4. DOCUMENTS

ZI - ZI-1940 Wilshire Cntr/Koreatown R ORD - ORD-161116-SA20
ZI - ZI-2374 Los Angeles State Enterpris ORD - ORD-173749
TNI - East Hollywood ORD - ORD-173963
SPA - Vermont / Western Station Neighl ORD - ORD-173964

CRA - ZI 1940 KOREATOWN
CPC - CPC-1984-1-HD
CPC - CPC-2000-1976-SP
CDBG - LARZ-Central City

CDBG - SEZ-Los Angeles State Enterpri
AFF - AFF-40203

5. CHECKLIST ITEMS

Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Pacific Bell S B Of E Par 2 Map 303-19-47 316 Juanita Ave LOS ANGELES CA 90004

Tenant:
Applicant: (Relationship: Agent for Owner)
Laura Box - HUNTINGTON BEACH, CA 92646 (714) 757-7443

7. EXISTING USE **PROPOSED USE**

(08) Garage - Public

8. DESCRIPTION OF WORK

REMOVE HYDRAULIC JOIST. NEW SLAB.

9. # Bldgs on Site & Use:

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.

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Minh Valenzuela DAS PC By:
OK for Cashier: Julio Zafra Coord. OK:
Signature: Date: 11-18-09

For Cashier's Use Only W/O #: 91618864

LA 01 26 254669 11/18/09 [illegible]

BUILDING PERMIT COM	[illegible]26.25
EI COMMERCIAL	[illegible]
ONE STOP SURCH	[illegible]
SYSTEMS DEVT FEE	[illegible]
CITY PLANNING SURCH	[illegible]
MISCELLANEOUS	[illegible]
GREEN BUILDING FEE	[illegible]
BUILDING PLAN CHECK	[illegible]
BUILDING PLAN CHECK	[illegible]

P090161000018864FN

Total Due: [illegible]
Check: [illegible]

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $20,000 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	382.47
Permit Fee Subtotal Bldg-Alter/Repa	326.25
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rep	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	4.20
O.S. Surcharge	6.61
Sys. Surcharge	19.83
Planning Surcharge	19.58
Planning Surcharge Misc Fee	5.00
Green Building Fee	1.00
Permit Issuing Fee	0.00

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

* P 0 9 0 1 6 1 0 0 0 0 1 8 8 6 4 F N *

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

09016 - 10000 - 18864

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 #
(C) Mjk Construction Inc	2766 Pomona Blvd,	Pomona, CA 91768	B	586870	(909) 594-9830

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: B Lic. No.: 586870 Contractor: MJK CONSTRUCTION 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 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: Granite State Ins. Co. Policy Number: 5708056

(__) 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 avaiable 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: Laura D. Box Sign: Laura D Box Date: 11/17/09 ☐ Contractor ☒ Authorized Agent

316 N Juanita Ave Permit Application #: **09016 - 10000 - 18864**

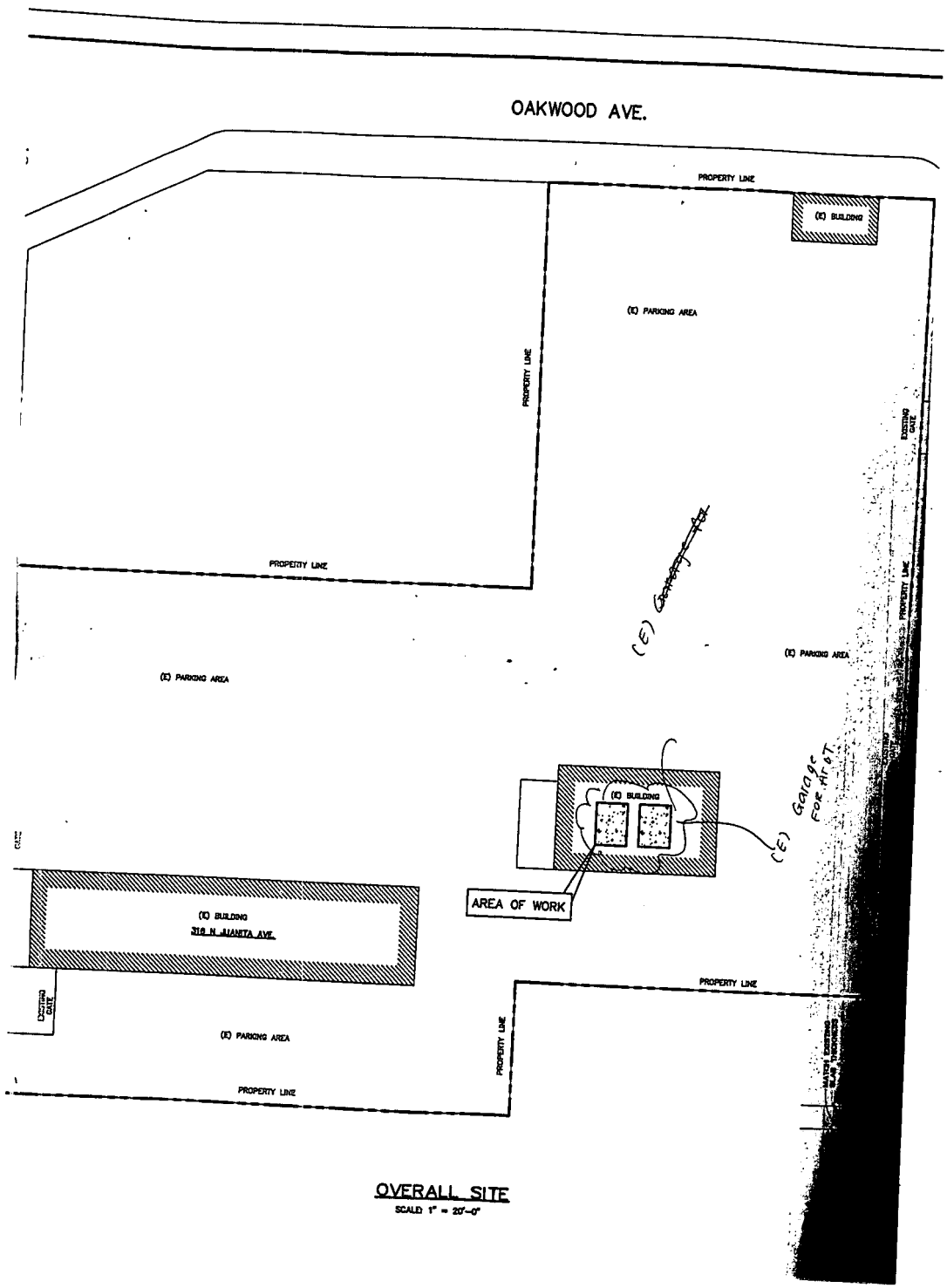
Bldg-Alter/Repair
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check #: B09LA11035
Initiating Office: METRO
Printed on: 11/13/09 15:05:52

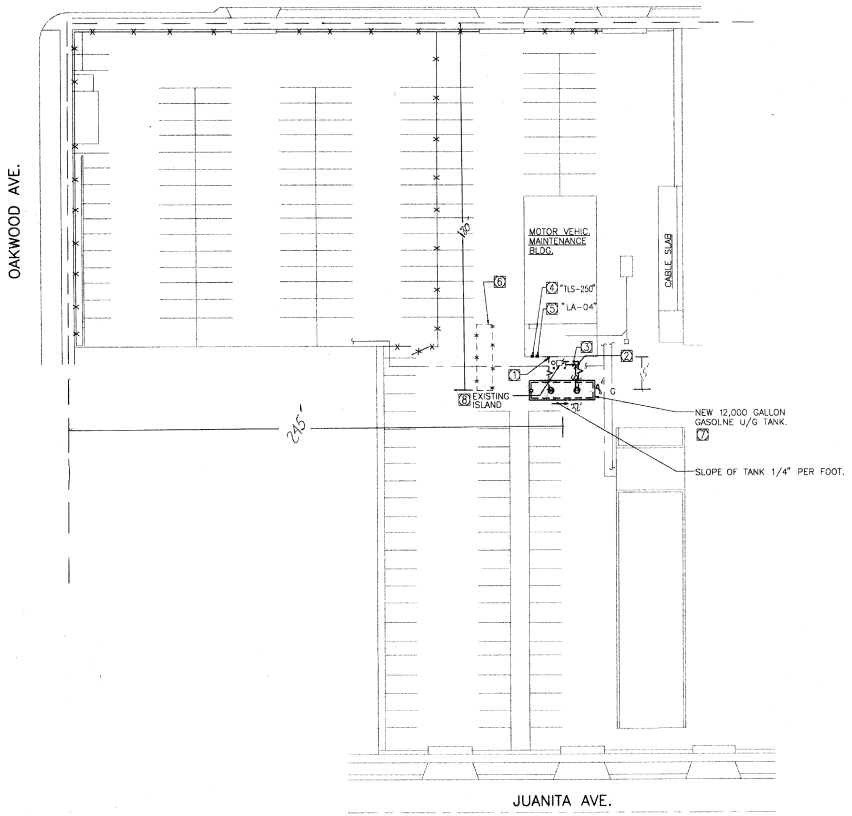
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



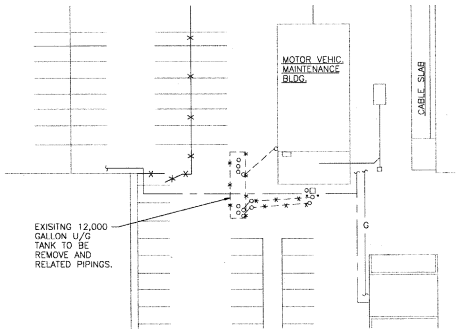
OVERALL SITE
SCALE 1" = 20'-0"

RTI 11/13/09

COUNCIL DISTRICT: 13 INSPECTION DISTRICT: BIGIM2 PLOT PLAN ATTACHMENT



SITE PLAN
SCALE: 1" = 30'-0"



DEMOLITION PLAN
SCALE: 1" = 30'-0"

NUMBERED NOTES:

1. NEW 2"ø VENT WITH DOUBLE SWING JOINTS FASTEN WITH U-BOLTS AND BRACKETS ATTACHED TO BLDG. WITH EXPANSION ANCHOR OR TOGGLE BOLTS. TERMINATE AT 18" ABOVE ROOF LINE WITH CODE APPROVED VENT CAP. EXACT LOCATION SHALL BE COORDINATED IN THE FIELD BY THE CONTRACTOR.
2. DOUBLE CONTAINED SUPPLY AND RETURN LINE. (1 1/2"ø PRIMARY AND 3"ø SECONDARY). AO SMITH + TOTAL CONT.
3. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF ALL UNDERGROUND PIPES AND CONDUIT IN THE FIELD.
4. EXISTING TLS-250 SHALL BE RE-USED. EXISTING SENSOR SHALL BE RE-USED. CONTRACTOR SHALL PROVIDE NECESSARY CABLES AND CONDUITS. VERIFY EXACT LOCATION.
5. EXISTING LEAKS ALERT SHALL BE RE-USED. RE-USE EXISTING SENSORS. CONTRACTOR SHALL PROVIDE NECESSARY CABLES AND CONDUITS. VERIFY EXACT LOCATION.
6. EXISTING TANK AND CONNECTED PIPING SHALL BE REMOVED ONLY WHEN THE NEW TANK IS COMPLETELY INSTALLED AND READY TO RECEIVE FUEL FOR STORAGE. FUEL INSIDE EXISTING TANK SHALL BE REMOVED AND TRANSFERED TO THE NEW COMPLETELY INSTALLED TANK. FUEL FROM OLD TANK SHALL BE FILTERED BEFORE TRANSFERING TO NEW TANK. (BY CONTRACTOR).
7. NEW UNDERGROUND TANK SHALL BE PURCHASED AND PAID FOR BY PACIFIC BELL. THIS CONTRACTOR SHALL COORDINATE WITH SUPPLIER FOR DELIVERY OF TANK TO THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION AND ALL WORK INDICATED IN THIS DRAWINGS AND SPECIFICATIONS.
8. EXSITING ISLAND AND FUEL DISPENSER TO REMAIN (TO BE REUSED) CONTRACTOR SHALL CONNECT NEW SUPPLY AND VAPOR LINES FROM NEW TANK TO EXIST DISPENSER. CONTRACTOR TO INSTALL EMERGENCY SHUT-OFF VALVE; OPW 10-R.

GENERAL NOTES:

1. ALL FUEL SUPPLY, VAPOR, AND VENT LINES SHALL BE SLOPPED TOWARDS TANK. (1/4" PER FOOT)
2. SUPPLY AND VAPOR LINES SHALL BE PROVIDED WITH A SECONDARY CONTAINMENT SYSTEM. FOR SECONDARY CONTAINMENT METHOD OF INSTALLATION, CONTRACTOR SHALL SUBMIT EQUIPMENT SUBMITTAL (METHOD OF INSTALLATION) TO STORMS AND LOWE BEFORE START OF WORK. PRESSURE AND VACUUM TESTING FOR PIPES SHALL BE PER PIPE MANUFACTURER'S RECOMMENDATIONS.
3. TOPPING THE TANK WITH GASOLINE FUEL FOR TESTING SHALL BE COORDINATED WITH PACIFIC BELL ENGINEER. FUEL WILL BE PROVIDED BY PACIFIC BELL.
4. M.O.P. FOR VARIOUS INSTALLATIONS SHALL BE APPROVED BY PACIFIC BELL ENGINEER BEFORE DOING ANY WORK.
5. PROVIDE OSHA APPROVED SHORING FOR ALL TANK EXCAVATIONS.

SPECIAL NOTES:

1. PROVIDE SHORING (PER OSHA STD SECTION 15.40 & 15.41) FOR ALL TANK REMOVAL AND INSTALLATIONS. CONTRACTOR SHALL OBTAIN PERMIT FROM CAL OSHA.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PLAN CHECKS AND BUILDING PERMIT, I.E. FIRE DEPARTMENT, BUILDING AND SAFETY, AQMD, ETC.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR REGISTERING TANK TO THE CITY AND OBTAINING AN OPERATION PERMIT. (CONTRACTOR SHALL PAY FOR PERMIT).
4. ANY WORK ASSOCIATED WITH SOIL CONTAMINATIONS UNCOVERED DURING CONSTRUCTION WILL NOT BE A PART OF THE SCOPE OF WORK.
5. REMOVE EXISTING CONCRETE UNDER EXISTING REPORT, (90% COMPACTION). LAB TEST RESULT SHALL BE INCLUDED.
6. PACIFIC BELL WILL BE RESPONSIBLE FOR THE FOLLOWING ITEMS:
   A. SOIL SAMPLE REPORT
   B. MARINE CHEMIST REPORT
   C. TRIPLE RINSE REPORT.
   D. CLOSURE REPORT.

GENERAL NOTES: (ELECTRICAL)

1. INTERCEPT EXISTING WIRES AND CONDUITS FOR EXISTING TLS-250 AND LEAK ALERT. EXACT LOCATION SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

ISSUE COLUMN

STORMS & LOWE
CONSULTING ENGINEERS
606 WILSHIRE BLVD.
SANTA MONICA, CALIF. 90401
393-3724 870-8671
JOB NO: 3403

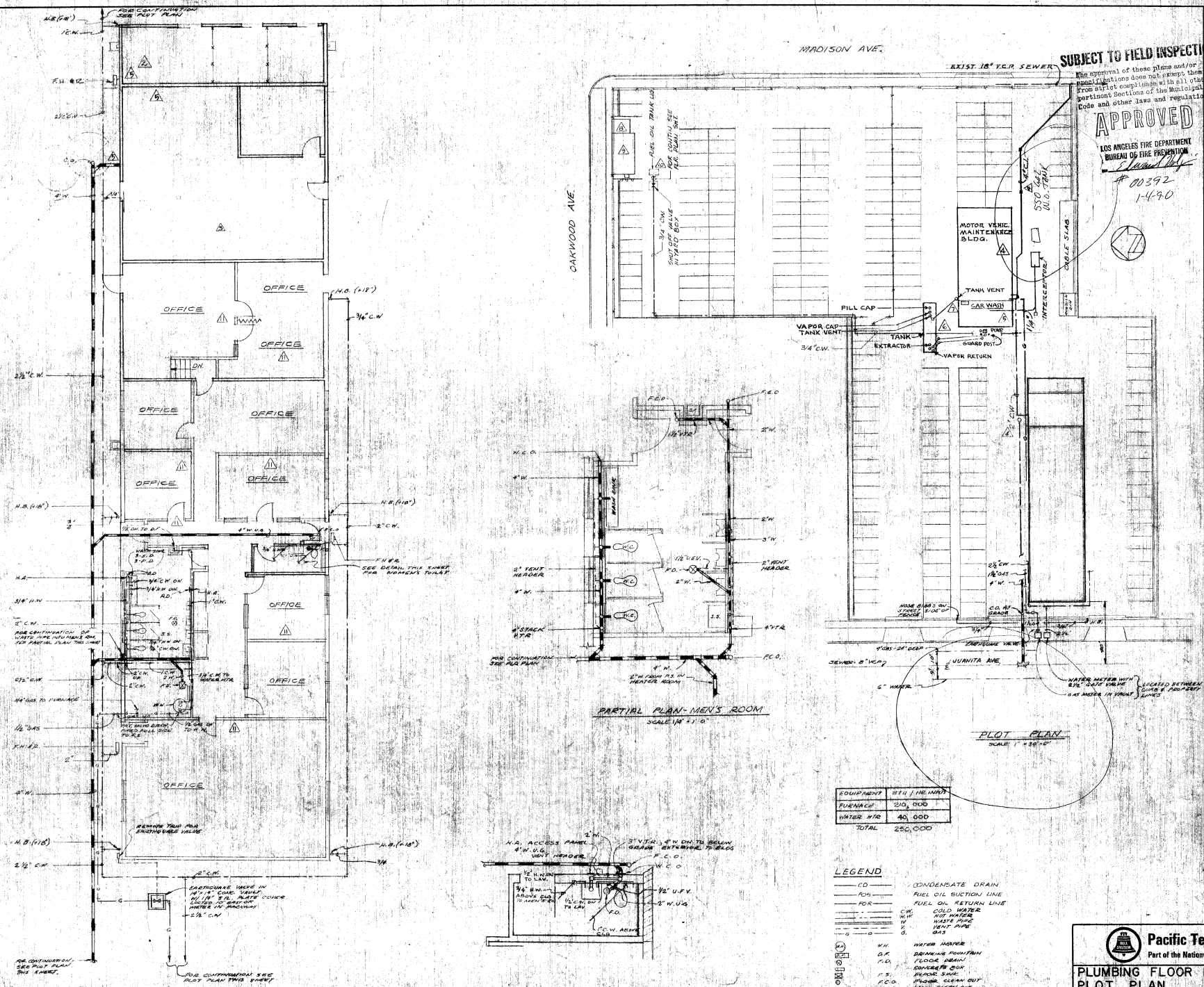
PACIFIC BELL
A Pacific Telesis Company

PROPERTY DEVELOPMENT - SOUTH

PARTIAL DEMOLITION PLAN AND SITE PLAN

LOS ANGELES SECTOR
LOS ANGELES, CALIF. 316 N. JUANITA AVE.
LOS ANGELES EXCH. LSAN CA

MANAGER	EST. NO. G11712E	DRAWING 59925
	W.O. NO.	P-2/E-1
	B.O. NO.	
MANAGER	DRAWN BY	
	DATE	2 OF 8 SHEETS



ISSUE COLUMN

ESTABLISHED CURBS W/T Dock
INSTALLED AND COMPLETED
W.O. 5 13 CERTIFIED PER PERMIT NO. P 5 20 8-21-74
REMOVED EXIST. ST. STOR. BLDG. & ADDED NEW MOTOR VEHICLE MAINT. BLDG. ESTIMATE 10025 9-20-79
ADDED PLANT REMODELLING EST. 16498 12-31-76
INSTALLED 12,000 GAL. GAS TANK, W.O. 3283 R.O. G17912E 8-28-79
INSTALLED IBM MACH. W.O. #1944 R.O. #G172275 4-28-83
INSTALLED TOLL REPEATER INST. W.O. 3295 EST. G71092 12-15-83
INSTALLED FIBER OPTICS REPEATER INST. EST. G11012E 6-84
ADDED 24 KW EMERG. ENGINE & FUEL TANK W.O. 1/4 R.O. # 17312E 3-22-85
OFFICE REFURBISHM. EST. G7-1053E 9-86

Pacific Telephone
Part of the Nationwide Bell System

PLUMBING FLOOR PLAN & PLOT PLAN

LOS ANGELES • CENTRAL AREA
LOS ANGELES, CALIF. 3/4 MANHATTAN BEACH BLVD. & OAKWOOD AVE.

DRAWING 59C -P1

ENGINEER
BUILDING ENGINEER
DRAWN BY
DATE
SHEET

3-84

APPENDIX D

PROFESSIONAL QUALIFICATIONS

EBI Consulting
environmental | engineering | due diligence

Jodi Vanneman
Environmental Consultant

SUMMARY OF EXPERIENCE

Ms. Vanneman's expertise is knowledge and application of environmental regulations pertaining to both the environment and occupational health and safety.

Facilities audited for environmental and health and safety compliance by Ms. Vanneman include foundries, cabling operations, extrusion/molding operations, aerospace, commercial printing, food preparation/packaging, metal plating/etching, automotive, painting, woodworking, biomedical, concrete mixing/molding, and other various commercial and industrial facilities. Ms. Vanneman has also conducted numerous facility dismantling/decontamination projects.

To assist the financial community, Ms. Vanneman has performed and/or managed over 1,000 Phase I, II and III Environmental Site Assessments/Remediation including several types of properties not limited to industrial, commercial residential, and agricultural. These projects range from single-property transactions to multi-site portfolios. Environmental issues addressed include radon, EMR, asbestos, lead, wetlands, third-party hydrocarbon contamination, and previous on-site contaminants.

EDUCATION

BA Biology, Hastings College, Hastings, NE.

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS

Registered environmental assessor, R.E.A. #05291
EPA approved lead inspectors course
Lead risk assessment course
40-hour radiation safety in radiography
Calepa/EPA sponsored risk assessment courses
Certified AHERA building inspector
Certified AHERA management planner
Certified AHERA contractor/supervisor/competent person
Cal/OSHA certified asbestos consultant

EBI Consulting
environmental | engineering | due diligence

Michael S. Ryniak
Program Manager
465 Shadow Mountain Dr.
Prescott, AZ 86301
Office: 928.227.4669 Mobile: 928.925.4173

SUMMARY OF EXPERIENCE

Michael S. Ryniak is an environmental scientist with more than 25 years of environmental industry experience specializing in environmental investigations and site assessments. Mr. Ryniak also has experience conducting NEPA assessments, subsurface investigations, as well as performing indoor air quality, asbestos, radon, lead paint, and lead water surveys. He has also prepared asbestos and lead paint operations and maintenance plans and moisture management plans.

Mr. Ryniak has conducted over 1,000 environmental site-acquisition assessments/due diligence assignments for a wide range of properties throughout the United States. These assessments have been performed to evaluate site conditions, potential off-site liabilities, environmental control systems, and site remediation costs in order to advise prospective buyers, current operators, and owners of potential and existing environmental concerns. Furthermore, as a supervisor, Mr. Ryniak has been responsible for the review and client technical relations for over 4,000 additional Phase I Environmental Site Assessments. Mr. Ryniak has worked with corporate environmental officers, numerous Wall Street lending institutions, legal counsel, governmental agencies, rating agencies, investment companies and real estate brokers to develop strategies for managing properties with environmental concerns.

At EBI Consulting, Mr. Ryniak provides Senior Level review and quality control of Phase I Site Assessments and Environmental Screening reports, as well as client support, managing selected client accounts. Mr. Ryniak has over five years experience concentrating on providing these services to HUD Lender clients. Additionally, Mr. Ryniak is involved in marketing outreach activities with local Arizona banks.

RELEVANT PROJECT EXPERIENCE

ENVIRONMENTAL SITE ASSESSMENTS: Mr. Ryniak has conducted ASTM Phase I Environmental Site Assessments, Environmental Site Screenings, and soil and groundwater sampling for various clients and has prepared Phase I and Phase II reports for a variety of properties located in the United States. These properties have included industrial, commercial, retail, and multi-family residential properties, as well as telecommunications sites. Mr. Ryniak has conducted assessments at numerous senior living facilities, including all levels of senior care. Mr. Ryniak has also conducted indoor air quality, radon, asbestos-containing materials, lead-based paint and lead water surveys. Mr. Ryniak participated in remedial investigation and feasibility studies for four Arizona "Superfund" sites in Phoenix and Tucson.

OPERATIONS & MAINTENANCE PLANS: Mr. Ryniak has prepared asbestos and lead paint operations and maintenance plans, and moisture management plans for a variety of commercial and multi-family residential facilities throughout the United States.

EDUCATION

Bachelor of Arts, Anthropology, University of Notre Dame
Geology Masters Degree Program, Arizona State University

Michael S. Ryniak
Program Manager

PROFESSIONAL REGISTRATIONS

EPA/AHERA Accredited and Licensed Asbestos Inspector and Management Planner
40-Hour OSHA Hazardous Worker

APPENDIX E

REGULATORY DATABASE REPORT

316 N. Juanita Ave.
316 N. Juanita Ave.
Los Angeles, CA 90004

Inquiry Number: 05354294.2r
July 06, 2018

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

316 N. JUANITA AVE.
LOS ANGELES, CA 90004

COORDINATES

Latitude (North):	34.0771110 - 34° 4' 37.59''
Longitude (West):	118.2897710 - 118° 17' 23.17''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	380993.7
UTM Y (Meters):	3771261.8
Elevation:	271 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5630741 HOLLYWOOD, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140515, 20140513
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
316 N. JUANITA AVE.
LOS ANGELES, CA 90004

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	PACIFIC BELL	316 N. JUANITA AVE	RCRA-LQG		TP
A2	PACIFIC BELL (G1-118	316 N JUANITA AVE	UST, SWEEPS UST, HIST UST, CA FID UST		TP
A3	AT&T CALIFORNIA - G1	316 N JUANITA AVE	FINDS		TP
A4	PACIFIC BELL TELEPHO	316 N JUANITA ST	HAZNET		TP
A5	PACIFIC BELL	3804 OAKWOOD AVE	CA FID UST	Lower	1 ft.
A6	PACIFIC BELL	316 JUANITA AVE N.	RGA LUST	Higher	1 ft.
A7	PACIFIC BELL (G1-185	3804 OAKWOOD AVE	LUST, HIST CORTESE	Lower	1 ft.
A8	AT & T FORMER SBC	316 JUANITA AVE. N.	LUST, HIST CORTESE	Higher	1 ft.
A9	PACIFIC BELL	316 JUANITA AVE N	RGA LUST	Higher	1 ft.
A10	PACIFIC BELL	3804 OAKWOOD AVE	RGA LUST	Lower	1 ft.
A11	BELMONT/HOLLYWOOD NO	OAKWOOD AVENUE/JUANI	ENVIROSTOR, SCH	Lower	1 ft.
A12	PACIFIC BELL	3804 OAKWOOD AVE	UST, SWEEPS UST	Lower	1 ft.
A13	PACIFIC BELL	3804 OAKWOOD AVENUE	RGA LUST	Lower	1 ft.
A14	AT & T FORMER SBC	316 JUANITA AVE. N.	RGA LUST	Higher	1 ft.
A15	PACIFIC BELL (G1-185	3804 OAKWOOD AVE	RGA LUST	Lower	1 ft.
A16	ROBINSON PROPERTY (F	355 EAST MADISON AVE	RGA LUST	Higher	6, 0.001, ENE
A17		3814 WEST OAKWOOD AV	CHMIRS	Higher	46, 0.009, NNW
A18	PACIFIC BELL	316 JUANITA AVE N	RGA LUST	Higher	47, 0.009, SW
A19	SAME AS ABOVE	310 N MADISON AVE	HIST UST	Higher	96, 0.018, ESE
A20	DEWEY PEST CONTROL	3711 BEVERLY BLVD	RCRA-SQG, UST, SWEEPS UST, HIST UST, CA FID UST,...	Lower	102, 0.019, SSE
B21	ARCO (FORMER)	3737 BEVERLY BLVD	RGA LUST	Higher	112, 0.021, SSW
B22	ARCO (FORMER)	3737 BEVERLY BLVD	LUST	Higher	112, 0.021, SSW
B23	SOMCHAI DENCHARTPHAN	3737 BEVERLY BLVD	SWEEPS UST, CA FID UST	Higher	112, 0.021, SSW
B24	HANKEY INVESTMENTS/A	3737 BEVERLY BLVD	RGA LUST	Higher	112, 0.021, SSW
B25	TAHER ENTERPRISES IN	3737 BEVERLY BLVD	EDR Hist Auto	Higher	112, 0.021, SSW
B26	ARCO (FORMER)	3737 BEVERLY BOULEVA	LUST, ENF, HIST CORTESE	Higher	112, 0.021, SSW
B27	ARCO #3737	3737 BEVERLY BLVD	RGA LUST	Higher	112, 0.021, SSW
B28	ARCO	3737 BEVERLY BLVD	RGA LUST	Higher	112, 0.021, SSW
A29	RICE F T	3727 BEVERLY BLVD	EDR Hist Auto	Higher	112, 0.021, SSW
A30	DEWEY PEST CONTROL	3711 BEVERLY BLVD	SWEEPS UST	Higher	113, 0.021, South
A31	DEWEY SERVICES INC	3711 BEVERLY BL	HIST UST	Higher	113, 0.021, South
C32	HILBERT MARY MRS	3655 BEVERLY BLVD	EDR Hist Auto	Higher	166, 0.031, SE
C33	J.P. CARROL COMPANY	310 N. MADISON AVENU	RCRA-SQG	Higher	168, 0.032, ESE
C34	JP CARROLL COMPANY	310 N MADISON AVE	SWEEPS UST, HIST UST, CA FID UST, HAZNET	Higher	168, 0.032, ESE
B35	WALLER JIM	3724 BEVERLY	EDR Hist Auto	Higher	183, 0.035, SSW
B36	MITCHEL CHAMBERS	3720 BEVERLY BLVD	EDR Hist Auto	Higher	183, 0.035, SSW
D37	APPLIED GRAPHICS TEC	340 N MADISON AV	ENVIROSTOR, EMI	Higher	195, 0.037, ENE
D38	GORE GRAPHICS	340 N MADISON AVE	RCRA-LQG, HAZNET	Higher	195, 0.037, ENE
B39	BROWNING MC GLINCH	3750 BEVERLY BLVD	EDR Hist Auto	Higher	199, 0.038, SW

MAPPED SITES SUMMARY

Target Property Address:
316 N. JUANITA AVE.
LOS ANGELES, CA 90004

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
B40	RUBIN BROS	3718 BEVERLY BLVD	EDR Hist Auto	Higher	199, 0.038, SSW
B41	NIELSON W H	3700 BEVERLY BLVD	EDR Hist Auto	Lower	243, 0.046, South
B42	HANE F H E	3762 BEVERLY BLVD	EDR Hist Auto	Higher	250, 0.047, SW
E43	76 STATION #2705706	304 NORTH VERMONT AV	UST	Higher	345, 0.065, WSW
B44	TRUST SERVICES OF AM	218,220,224 NORTH JU	ENVIROSTOR	Higher	353, 0.067, SSW
B45	MARY CARROLL TRUST	218 JUANITA AVE N	LUST, HIST CORTESE	Higher	378, 0.072, SSW
E46	YOUNG D C	340 N VERMONT AVE	EDR Hist Cleaner	Higher	388, 0.073, WNW
E47	76 STATION #2705706	304 VERMONT AVE N	LUST	Higher	408, 0.077, WSW
E48	SERVICE STATION 6377	304 N VERMONT AVE	HIST UST	Higher	408, 0.077, WSW
E49	SERVICE STATION 6377	304 N VERMONT AVE	LUST, SWEEPS UST, CA FID UST, HAZNET, HIST CORTESE	Higher	408, 0.077, WSW
E50	UNION OIL 6377	304 N VERMONT AVE	HIST UST	Higher	408, 0.077, WSW
E51		#6377 304 NORTH VERM	CHMIRS	Higher	408, 0.077, WSW
E52	UNOCAL C SIX THREE S	304 N VERMONT AVE	EDR Hist Auto	Higher	408, 0.077, WSW
E53	CIRCLE K STORES INC.	304 N VERMONT AVE	UST	Higher	408, 0.077, WSW
F54	SUPER-SUCCESS INVEST	400 N VERMONT AVE	SWEEPS UST, CA FID UST	Higher	412, 0.078, WNW
C55		BEVERLY BLVD AND WES	CHMIRS	Higher	435, 0.082, ESE
C56	BLANCHARD W H	3660 BEVERLY BLVD	EDR Hist Auto	Lower	449, 0.085, SE
G57	GROPER SAML	262 N VERMONT AVE	EDR Hist Cleaner	Higher	490, 0.093, SW
E58	SHELL OIL SERVICE	341 VERMONT AVE.	LUST, HIST CORTESE	Higher	505, 0.096, West
E59	SHELL SERVICE	341 N VERMONT AVE	RCRA-SQG, FINDS, ECHO, HAZNET	Higher	505, 0.096, West
E60	SHELL	341 VERMONT AVE N	LUST	Higher	505, 0.096, West
E61	T H A SIDDIGIS INC	341 N VERMONT AVE ST	EDR Hist Auto	Higher	505, 0.096, West
E62	VERMONT SHELL FOOD M	341 N VERMONT AVE	HIST UST, CA FID UST	Higher	505, 0.096, West
E63	VERMONT SHELL FOOD M	341 N VERMONT AVE	UST, SWEEPS UST	Higher	505, 0.096, West
E64	R & S #12	341 N VERMONT AVE	HIST UST	Higher	505, 0.096, West
G65	VERNON OIL REFINING	257 N VERMONT AVE	EDR Hist Auto	Higher	511, 0.097, WSW
E66	WEBBER VINCENT J	3800 BEVERLY BLVD	EDR Hist Auto	Higher	545, 0.103, WSW
F67	FIRST INTERSTATE BAN	411 N VERMONT AVE	HIST UST	Higher	558, 0.106, WNW
F68	CITY OF LOS ANGELES	411 N VERMONT AVE	SWEEPS UST, HIST UST, CA FID UST	Higher	558, 0.106, WNW
F69	PARKING ENFORCEMENT	411 N VERMONT AVE	UST	Higher	558, 0.106, WNW
F70	DEPT OF TRANSPORTATI	411 VERMONT	LUST, HIST CORTESE	Higher	558, 0.106, WNW
H71	TRUST SERVICES OF AM	220/222 NORTH JUANIT	SEMS-ARCHIVE	Lower	578, 0.109, South
G72	FLETCHER HARRY	220 N VERMONT AVE	EDR Hist Auto	Higher	592, 0.112, SW
I73	MCCLELLAND/WESTERN E	3654 BEVERLY BLVD	RGA LUST	Higher	600, 0.114, SE
I74	BARNETT M M	3654 BEVERLY BLVD	EDR Hist Auto	Higher	600, 0.114, SE
I75	MCCLELLAND/WESTERN E	3654 BEVERLY BLVD	LUST, HIST CORTESE	Higher	600, 0.114, SE
I76	MCCLELLAND/WESTERN E	3654 BEVERLY BLVD	RGA LUST	Higher	600, 0.114, SE
I77	UNK	3654 W BEVERLY BLVD	SWEEPS UST, CA FID UST, LA Co. Site Mitigation	Higher	600, 0.114, SE
G78	MARTIN J E	210 N VERMONT AVE	EDR Hist Auto	Higher	621, 0.118, SW

MAPPED SITES SUMMARY

Target Property Address:
316 N. JUANITA AVE.
LOS ANGELES, CA 90004

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
I79	BH - 126, INC.	3625 BEVERLY BLVD	UST	Higher	622, 0.118, ESE
J80	MOBIL SERVICE STATIO	301 VIRGIL ST N	LUST, HIST CORTESE	Higher	639, 0.121, ESE
H81	CENTRAL REGION ELEME	218 N JUANITA AVE	RCRA-LQG	Lower	641, 0.121, South
H82	MIDWAY BODY SHOP	200 N VERMONT	RCRA-SQG, FINDS, ECHO, HAZNET	Higher	655, 0.124, SSW
H83	MIDWAY MOTORS INC	200 N VERMONT AVE	LUST, SWEEPS UST, CA FID UST, EMI, HAZNET, HIST...	Higher	655, 0.124, SSW
K84	VALUE CHARTER SCHOOL	221 NORTH WESTMORELA	ENVIROSTOR, VCP, SCH	Lower	660, 0.125, SSE
K85	COSMOPOLITAN LAUNDRY	221 N WESTMORELAND A	EDR Hist Cleaner	Lower	660, 0.125, SSE
K86	NEWELL COLOUR LAB	221 N WESTMORELAND A	RCRA-SQG, FINDS, ECHO	Lower	660, 0.125, SSE
K87	NEWELL COLOUR	221 N. WESTMORLAND A	ENVIROSTOR	Lower	660, 0.125, SSE
I88	DUNLEE CORP	3644 BEVERLY BLVD	RCRA-SQG, FINDS, ECHO	Higher	663, 0.126, ESE
I89	MARGARET MCCLELLAND	3644 W BEVERLY BLVD	SWEEPS UST, CA FID UST	Higher	663, 0.126, ESE
I90	MCCLELLAND PROPERTY/	3644 BEVERLY BLVD	RGA LUST	Higher	663, 0.126, ESE
I91	MCCLELLAND PROPERTY/	3644 BEVERLY BLVD	LUST, HIST CORTESE	Higher	663, 0.126, ESE
L92	LUCAS W L	3808 BEVERLY BLVD	EDR Hist Cleaner	Higher	663, 0.126, WSW
L93	CHANG Y LEE (SANDERS	3818 BEVERLY BLVD	SWEEPS UST, CA FID UST	Higher	673, 0.127, WSW
L94	TOWNSEND S E	3818 BEVERLY BLVD	EDR Hist Auto	Higher	673, 0.127, WSW
J95	SHAHS MOBILE	301 N VIRGIL	EDR Hist Auto	Higher	679, 0.129, ESE
J96	MOBIL OIL CORP	301 N VIRGIL AVE	SWEEPS UST, CA FID UST	Higher	679, 0.129, ESE
I97	CHEVRON #9-0373	3631 BEVERLY BLVD	RGA LUST	Higher	709, 0.134, ESE
H98	MIDWAY FORD BODY SHO	206 N JUANITA AVE	RCRA-SQG, FINDS, ECHO	Lower	715, 0.135, South
J99		323 N VIRGIL AVE., S	CHMIRS	Higher	741, 0.140, East
L100	LIM WING	3820 BEVERLY BLVD	EDR Hist Cleaner	Higher	743, 0.141, WSW
I101	DAVID J MILTON	3631 BEVERLY BLVD	CA FID UST	Higher	744, 0.141, ESE
I102	90373	3631 BEVERLY	HIST UST	Higher	744, 0.141, ESE
I103	CHEVRON #9-0373	3631 BEVERLY BLVD	LUST, SWEEPS UST, HIST CORTESE	Higher	744, 0.141, ESE
I104	NANDY JOHN CHEVRON	3631 BEVERLY BLVD	EDR Hist Auto	Higher	744, 0.141, ESE
I105	CHEVRON STATION #037	3631 BEVERLY BOULEVA	RGA LUST	Higher	744, 0.141, ESE
I106	CHEVRON #9-0373	3631 BEVERLY BLVD	RGA LUST	Higher	744, 0.141, ESE
I107	CHEVRON STATION 9037	3631 BEVERLY	RCRA-SQG, FINDS, ECHO	Higher	744, 0.141, ESE
I108	CHEVRON #0373	3631 BEVERLY BLVD	RGA LUST	Higher	744, 0.141, ESE
J109	CHASSE D E	3601 TEMPLE AL	EDR Hist Auto	Lower	758, 0.144, ESE
I110	CONSERV FUEL, STATIO	3625 BEVERLY BLVD	UST	Higher	761, 0.144, ESE
I111	CLASSIC CHEVRON	3625 BEVERLY BLVD	EDR Hist Auto	Higher	761, 0.144, ESE
I112	CLASSIC CHEVRON	3625 W BEVERLY BLVD	UST	Higher	761, 0.144, ESE
L113	BAIOR J M	258 N NEW HAMPSHIRE	EDR Hist Cleaner	Higher	784, 0.148, WSW
H114	LAUSD - VACANT LOT	3600 W COUNCIL ST	UST	Higher	787, 0.149, SSW
H115	CENTRAL REGION ELEME	3600 W. COUNCIL STRE	RCRA-LQG	Higher	787, 0.149, SSW
I116	PANGLOSSIAN DEVELOP.	240 VIRGIL	HIST CORTESE	Lower	790, 0.150, ESE
M117	FIRE STATION #6	326 N VIRGIL AVE	CA FID UST	Higher	794, 0.150, East

MAPPED SITES SUMMARY

Target Property Address:
316 N. JUANITA AVE.
LOS ANGELES, CA 90004

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
M118	LOS ANGELES FIRE STA	326 N VIRGIL AVE	UST, SWEEPS UST	Higher	794, 0.150, East
M119	FIRE STATION #6	326 VIRGIL AVE N.	LUST	Higher	794, 0.150, East
K120	AMERICAN INDUSTRIAL	201 WESTMORELAND AVE	LUST, HIST CORTESE	Lower	816, 0.155, SSE
K121	AMERICAN INDUSTRIAL	201 N WESTMORELAND A	SWEEPS UST, CA FID UST	Lower	816, 0.155, SSE
K122	AMERICAN INDUSTRIAL	201 N WESTMORLAND	RCRA-SQG, FINDS, ECHO	Lower	816, 0.155, SSE
K123	1X AMERICAN INDUSTRI	201 N WEST MORELAND	HIST UST, HAZNET	Lower	816, 0.155, SSE
N124	CALIFORNIA HIGHWAY P	437 N VERMONT AVE	SWEEPS UST, CA FID UST	Higher	819, 0.155, NW
K125	STEINER CORPORATION	201 N WESTMORELAND A	HIST UST	Lower	830, 0.157, SSE
K126	AMERICAN INDUSTRIAL	201 N WESTMORELAND A	DRYCLEANERS	Lower	830, 0.157, SSE
I127	PANGLOSSIAN DEVELOP.	240 VIRGIL AVE N	LUST	Lower	833, 0.158, ESE
J128	UNIFIED DEVELOPMENT	240 N VIRGIL AVE	SWEEPS UST, CA FID UST	Lower	855, 0.162, ESE
J129	LA BEST CLEANERS	240 N VIRGIL AVE STE	EDR Hist Cleaner	Lower	855, 0.162, ESE
J130	HUNT H O	240 N VIRGIL AVE	EDR Hist Auto	Lower	855, 0.162, ESE
N131	CALIFORNIA HIGHWAY P	4016 ROSEWOOD AVE	SWEEPS UST, CA FID UST	Higher	855, 0.162, NW
N132	CALIFORNIA HIGHWAY P	4016 ROSEWOOD AVE	HIST UST	Higher	855, 0.162, NW
O133	BELMONT NEW PRIMARY	218/220/222/224 N. J	ENVIROSTOR, SCH	Lower	871, 0.165, South
P134	BELMONT NEW ELEMENTA	NORTH VERMONT AVENUE	ENVIROSTOR, SCH	Higher	951, 0.180, SSW
Q135	MC CORMICK J B	307 N NEW HAMPSHIRE	EDR Hist Auto	Higher	970, 0.184, West
P136	KOREAN TIMES	155 N VERMONT AVE	SWEEPS UST, CA FID UST	Higher	970, 0.184, SSW
R137	CONKEY ROBINSON	218 N VIRGIL AVE	EDR Hist Auto	Higher	973, 0.184, ESE
R138	BEVERLY/VIRGIL SUB A	BEVERLY AND VIRGIL	US BROWNFIELDS, FINDS	Higher	1035, 0.196, SE
P139	LOS ANGELES USD VIRG	152 N VERMONT AVE	RCRA-SQG, FINDS, ECHO	Higher	1040, 0.197, SSW
P140	STRAHL D A	135 N VERMONT AVE	EDR Hist Auto	Higher	1040, 0.197, SSW
S141	BOGARZ INC	137 NORTH VIRGIL AVE	RCRA-SQG, FINDS, ECHO	Higher	1069, 0.202, SE
R142	WASH & GAS	3595 W BEVERLY BLVD	EDR Hist Auto	Higher	1081, 0.205, SE
R143	SILVERLAKE CAR WASH	3595 BEVERLY BLVD	LUST, SWEEPS UST, HIST UST, HIST CORTESE, LA Co....	Higher	1081, 0.205, SE
R144	SILVERLAKE CAR WASH	3595 BEVERLY BLVD	RGA LUST	Higher	1081, 0.205, SE
R145	SILVERLAKE CAR WASH	3595 BEVERLY BLVD	CA FID UST	Higher	1081, 0.205, SE
O146	CENTRAL REGION ELEME	COUNCIL STREET/JUANI	ENVIROSTOR, SCH, DEED	Higher	1088, 0.206, South
S147	MANKIN W J	139 N VIRGIL AVE	EDR Hist Auto	Higher	1089, 0.206, SE
148	SUGIYAMA H	523 N WESTMORELAND A	EDR Hist Cleaner	Higher	1092, 0.207, NNE
T149	TADLOCK W H	501 N VERMONT AVE	EDR Hist Auto	Higher	1120, 0.212, NNW
Q150	MEADOW CLEANERS	3942 BEVERLY BLVD	EDR Hist Cleaner	Higher	1130, 0.214, WSW
S151	SHAHENS AUTO BODY	121 N VIRGIL AVE	EDR Hist Auto	Higher	1148, 0.217, SE
U152	WOODS J E	3469 W 1ST TER	EDR Hist Auto	Lower	1162, 0.220, South
V153	TOPPER'S AUTO BODY &	3521 W TEMPLE ST	SWRCY, EMI	Higher	1179, 0.223, East
S154	ERNIE BODY SHOP	3585 W BEVERLY BLV	EDR Hist Auto	Higher	1212, 0.230, SE
S155	PAULA E LUCIER	111 N VIRGIL AVE	SWEEPS UST, CA FID UST	Higher	1232, 0.233, SE
U156	PEDUS BUILDING SERVI	3500 W 1ST ST	SWEEPS UST, CA FID UST	Higher	1233, 0.234, South

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LOS ANGELES, CA 90004

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
U157	PEDUS SERVICES INC	3500 001ST ST W	LUST, HIST CORTESE	Higher	1233, 0.234, South
T158	KLINE G E	535 N VERMONT AVE	EDR Hist Auto	Higher	1256, 0.238, NNW
U159	NIELSON W H	3486 W 1ST TER	EDR Hist Auto	Higher	1262, 0.239, South
W160	FIENBERG ABR	3435 W 1ST TER	EDR Hist Cleaner	Lower	1263, 0.239, SSE
T161	DREHER E J	539 N VERMONT AVE	EDR Hist Auto	Higher	1271, 0.241, NNW
162	EDUCATIONAL INSTITUT	590 N VERMONT AVE	SWEEPS UST, CA FID UST	Higher	1292, 0.245, NNW
W163	NIELSEN W H	3436 W 1ST TER	EDR Hist Auto	Lower	1304, 0.247, SSE
S164	SEONG K KIM	3560 BEVERLY BLVD.	LUST, HAZNET	Higher	1305, 0.247, SE
S165	TUNEUP MASTERS INC.	3560 W BEVERLY BLVD	SWEEPS UST, CA FID UST	Higher	1305, 0.247, SE
S166	BESTWAY LAUNDRY SERV	3572 BEVERLY BLVD	EDR Hist Cleaner	Higher	1306, 0.247, SE
W167	COLUMBIA PEST CONTRO	101 VIRGIL AVE N	RGA LUST	Higher	1311, 0.248, SSE
W168	COLUMBIA PEST CONTRO	101 N VIRGIL AVE	LUST, SWEEPS UST, HIST UST, CA FID UST, HIST...	Higher	1311, 0.248, SSE
W169	COLUMBIA PEST CONTRO	101 VIRGIL AVE., N.	RGA LUST	Higher	1311, 0.248, SSE
W170	COLUMBIA PEST CONTRO	101 VIRGIL AVE N	RGA LUST	Higher	1311, 0.248, SSE
171	TUNE UP MASTERS	3560 BEVERLY BLVD.	RGA LUST	Higher	1380, 0.261, SE
V172	CHEVRON #9-0894 (FOR	3501 TEMPLE ST W	RGA LUST	Higher	1414, 0.268, East
V173	CHEVRON STATION LA00	3501 W TEMPLE BLVD	RCRA-SQG, LUST, FINDS, ECHO, HIST CORTESE	Higher	1414, 0.268, East
V174	PUEBLO NUEVO CHARTER	3501-3515 WEST TEMPL	ENVIROSTOR, SCH	Higher	1414, 0.268, East
V175	CULLIGAN DEIONIZED W	315 N HOOVER ST	SWEEPS UST, CA FID UST, HWP	Higher	1449, 0.274, East
V176	CULLIGAN D I WATER S	315 N HOOVER ST	SEMS-ARCHIVE	Higher	1449, 0.274, East
V177	CULLIGAN D I WATER S	315 NORTH HOOVER STR	ENVIROSTOR, HIST UST	Higher	1449, 0.274, East
X178	BEVERLY CATALINA CAR	4000 BEVERLY BLVD W	LUST, HIST CORTESE	Higher	1560, 0.295, West
X179	BEVERLY CATALINA CAR	4000 BEVERLY BLVD W	RGA LUST	Higher	1560, 0.295, West
X180	BEVERLY CATALINA CAR	4000 BEVERLY BLVD W	RGA LUST	Higher	1560, 0.295, West
181	JOHNS TEXACO	565 N VIRGIL AVE	LUST, SWEEPS UST, CA FID UST, HIST CORTESE	Higher	1624, 0.308, NNE
182	DAYTON HEIGHTS ELEME	607 NORTH WESTMORELA	ENVIROSTOR, SCH	Higher	1783, 0.338, NNE
183	CORPORATE FUND FOR H	625 NEW HAMPSHIRE AV	LUST, HIST CORTESE	Higher	2050, 0.388, NNW
Y184	CHEVRON #9-3371 (FOR	4166 MELROSE AVE	LUST, HIST CORTESE	Higher	2129, 0.403, NNW
Y185	CHEVRON #9-3371 (FOR	4166 MELROSE AVE	RGA LUST	Higher	2129, 0.403, NNW
Y186	CHEVRON #9-3371	4166 MELROSE AVE	RGA LUST	Higher	2129, 0.403, NNW
Y187	CHEVRON USA INC.	4166 MELROSE AVE. #9	Notify 65	Higher	2129, 0.403, NNW
Z188	CITY OF LOS ANGELES	611 HOOVER	CPS-SLIC	Higher	2154, 0.408, NE
Z189	LA DWP STREETLIGHT M	611 NORTH HOOVER ST	LUST, CPS-SLIC, HIST CORTESE	Higher	2154, 0.408, NE
Y190	MOBIL #18-G8X (FORME	657 VERMONT AVE N	LUST	Higher	2170, 0.411, NNW
Y191	MOBIL #18-G8X (FORME	657 VERMONT	HIST CORTESE	Higher	2170, 0.411, NNW
192	2ND & JUANITA AVENUE	2ND & JUANITA AVE	WMUDS/SWAT	Higher	2290, 0.434, South
193	CALTRANS- HOLLYWOOD	609 HELITROPE AVE.	SWF/LF	Higher	2398, 0.454, NW
194	JESSE CLEANERS	650 NORTH HOOVER STR	CPS-SLIC	Higher	2492, 0.472, NE
AA195	AUTO FUELING STATION	4100 BEVERLY BLVD	RGA LUST	Higher	2518, 0.477, West

MAPPED SITES SUMMARY

Target Property Address:
316 N. JUANITA AVE.
LOS ANGELES, CA 90004

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
AA196	AUTO FUELING STATION	4100 BEVERLY BLVD	LUST	Higher	2518, 0.477, West
AA197	AUTO FUELING STATION	4100 BEVERLY BLVD	RGA LUST	Higher	2518, 0.477, West
AA198	AUTO FUELING STATION	4100 BEVERLY BLVD	LUST, HAZNET, HIST CORTESE	Higher	2518, 0.477, West
AA199	AUTO FUELING STATION	4100 BEVERLY BLVD	RGA LUST	Higher	2518, 0.477, West
200	BRAILLE INSTITUTE	741 VERMONT AVE N	LUST, HIST CORTESE, WDS	Higher	2564, 0.486, NNW
201	SHELL #204-6168-2104	3177 TEMPLE AVE	RGA LUST	Higher	2575, 0.488, ESE
AB202	ALEXANDRIA AVENUE SC	4211 OAKWOOD	LUST, HIST CORTESE	Higher	2577, 0.488, West
AB203	ALEXANDRIA AVENUE SC	4211 OAKWOOD AVE	RGA LUST	Higher	2577, 0.488, West
AB204	ALEXANDRIA AVENUE SC	4211 OAKWOOD AVE	LUST	Higher	2577, 0.488, West
205	BELMONT NEW P C NO 1	610 MICHELTORENA ST	RCRA-SQG, ENVIROSTOR, SCH, FINDS, ECHO, HAZNET	Higher	2694, 0.510, ENE
206	LAUSD/ COMMONWEALTH	215 S COMMONWEALTH A	ENVIROSTOR, SCH, HAZNET	Higher	2743, 0.520, SSE
207	CAMINO NUEVO CHARTER	3400 WEST 3RD STREET	ENVIROSTOR, SCH	Higher	2857, 0.541, South
208	TERMINIX	2828 LONDON STREET	ENVIROSTOR, VCP	Higher	4165, 0.789, East
209	ALEXANDRIA NEW ELEME	BEVERLY BOULEVARD/NO	ENVIROSTOR, SCH	Lower	4270, 0.809, West
210	BELMONT/HOLLYWOOD PR	310 SOUTH LAFAYETTE	ENVIROSTOR, SCH	Higher	4645, 0.880, SE
211	BELMONT/HOLLYWOOD NO	WILLOWBROOK AVE/HOOV	ENVIROSTOR, SCH	Higher	4690, 0.888, NNE
212	BELMONT/HOLLYWOOD NO	LEMON GROVE AVENUE/K	ENVIROSTOR, SCH	Higher	4779, 0.905, NW
213	CAHUENGA ELEMENTARY	MARIPOSA AVENUE/FIFT	ENVIROSTOR, SCH	Lower	4782, 0.906, SSW
214	CAHUENGA ELEM #11/CD	HARVARD BOULEVARD/TH	ENVIROSTOR, SCH	Lower	4820, 0.913, SW
215	HOLLYWOOD NEW CONTIN	HARVARD BLVD/LEMON G	ENVIROSTOR, SCH	Higher	5248, 0.994, NW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
PACIFIC BELL 316 N. JUANITA AVE LOS ANGELES, CA 90004	RCRA-LQG EPA ID:: CAD980891683	CAD980891683
PACIFIC BELL (G1-118 316 N JUANITA AVE LOS ANGELES, CA 90004	UST Database: UST, Date of Government Version: 03/12/2018 Facility Id: 24364 SWEEPS UST Comp Number: 3397 HIST UST Facility Id: 00000061261 CA FID UST Facility Id: 19002168 Status: A	N/A
AT&T CALIFORNIA - G1 316 N JUANITA AVE LOS ANGELES, CA 90004	FINDS Registry ID:: 110064971188	N/A
PACIFIC BELL TELEPHO 316 N JUANITA ST LOS ANGELES, CA 90004	HAZNET GEPAID: CAD980891683	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

EXECUTIVE SUMMARY

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ---------- State Response Sites

State and tribal leaking storage tank lists

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST ---------- Underground Storage Tank Listing
AST ---------- Aboveground Petroleum Storage Tank Facilities
INDIAN UST ---------- Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP ---------- Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS ---------- Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

HAULERS ---------- Registered Waste Tire Haulers Listing

INDIAN ODI - Report on the Status of Open Dumps on Indian Lands
ODI - Open Dump Inventory
DEBRIS REGION 9 - Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS - Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

AOCONCERN - San Gabriel Valley Areas of Concern
US HIST CDL - Delisted National Clandestine Laboratory Register
HIST Cal-Sites - Historical Calsites Database
CDL - Clandestine Drug Labs
Toxic Pits - Toxic Pits Cleanup Act Sites
US CDL - National Clandestine Laboratory Register
CERS HAZ WASTE - CERS HAZ WASTE

Local Lists of Registered Storage Tanks

CERS TANKS - California Environmental Reporting System (CERS) Tanks

Local Land Records

LIENS - Environmental Liens Listing
LIENS 2 - CERCLA Lien Information

Records of Emergency Release Reports

HMIRS - Hazardous Materials Information Reporting System
LDS - Land Disposal Sites Listing
MCS - Military Cleanup Sites Listing

Other Ascertainable Records

RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated
FUDS - Formerly Used Defense Sites
DOD - Department of Defense Sites
SCRD DRYCLEANERS - State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR - Financial Assurance Information
EPA WATCH LIST - EPA WATCH LIST
2020 COR ACTION - 2020 Corrective Action Program List
TSCA - Toxic Substances Control Act
TRIS - Toxic Chemical Release Inventory System
SSTS - Section 7 Tracking Systems
ROD - Records Of Decision
RMP - Risk Management Plans
RAATS - RCRA Administrative Action Tracking System
PRP - Potentially Responsible Parties
PADS - PCB Activity Database System
ICIS - Integrated Compliance Information System
FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS - Material Licensing Tracking System
COAL ASH DOE - Steam-Electric Plant Operation Data
COAL ASH EPA - Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER - PCB Transformer Registration Database
RADINFO - Radiation Information Database

HIST FTTS FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS Incident and Accident Data
CONSENT Superfund (CERCLA) Consent Decrees
INDIAN RESERV Indian Reservations
FUSRAP Formerly Utilized Sites Remedial Action Program
UMTRA Uranium Mill Tailings Sites
LEAD SMELTERS Lead Smelter Sites
US AIRS Aerometric Information Retrieval System Facility Subsystem
US MINES Mines Master Index File
ABANDONED MINES Abandoned Mines
UXO Unexploded Ordnance Sites
DOCKET HWC Hazardous Waste Compliance Docket Listing
ECHO Enforcement & Compliance History Information
FUELS PROGRAM EPA Fuels Program Registered Listing
CA BOND EXP. PLAN Bond Expenditure Plan
Cortese "Cortese" Hazardous Waste & Substances Sites List
CUPA Listings CUPA Resources List
EMI Emissions Inventory Data
ENF Enforcement Action Listing
Financial Assurance Financial Assurance Information Listing
ICE ICE
LOS ANGELES CO. HMS HMS: Street Number List
HWT Registered Hazardous Waste Transporter Database
MINES Mines Site Location Listing
MWMP Medical Waste Management Program Listing
NPDES NPDES Permits Listing
PEST LIC Pesticide Regulation Licenses Listing
PROC Certified Processors Database
LA Co. Site Mitigation Site Mitigation List
UIC UIC Listing
WASTEWATER PITS Oil Wastewater Pits Listing
WDS Waste Discharge System
WIP Well Investigation Program Case List
PROJECT PROJECT (GEOTRACKER)
PROD WATER PONDS PROD WATER PONDS (GEOTRACKER)
OTHER OIL GAS OTHER OIL & GAS (GEOTRACKER)
NON-CASE INFO NON-CASE INFO (GEOTRACKER)
MILITARY PRIV SITES MILITARY PRIV SITES (GEOTRACKER)
CIWQS California Integrated Water Quality System
CERS CERS
UIC GEO UIC GEO (GEOTRACKER)
SAMPLING POINT SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ Well Stimulation Project (GEOTRACKER)

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP EDR Proprietary Manufactured Gas Plants

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF Recovered Government Archive Solid Waste Facilities List

EXECUTIVE SUMMARY

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates 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 the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The 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 potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 05/18/2018 has revealed that there are 2 SEMS-ARCHIVE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CULLIGAN D I WATER S	315 N HOOVER ST	E 1/4 - 1/2 (0.274 mi.)	V176	242
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
TRUST SERVICES OF AM	220/222 NORTH JUANIT	S 0 - 1/8 (0.109 mi.)	H71	102

Federal RCRA generators list

RCRA-LQG: RCRAInfo 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 03/01/2018 has revealed that there are 3

RCRA-LQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GORE GRAPHICS	***340 N MADISON AVE***	***ENE 0 - 1/8 (0.037 mi.)***	***D38***	***59***
CENTRAL REGION ELEME	3600 W. COUNCIL STRE	SSW 1/8 - 1/4 (0.149 mi.)	H115	147
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
CENTRAL REGION ELEME	218 N JUANITA AVE	S 0 - 1/8 (0.121 mi.)	H81	111

RCRA-SQG: RCRAInfo 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/01/2018 has revealed that there are 11 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
J.P. CARROL COMPANY	310 N. MADISON AVENU	ESE 0 - 1/8 (0.032 mi.)	C33	50
SHELL SERVICE	***341 N VERMONT AVE***	***W 0 - 1/8 (0.096 mi.)***	***E59***	***89***
MIDWAY BODY SHOP	***200 N VERMONT***	***SSW 0 - 1/8 (0.124 mi.)***	***H82***	***112***
DUNLEE CORP	***3644 BEVERLY BLVD***	***ESE 1/8 - 1/4 (0.126 mi.)***	***I88***	***127***
CHEVRON STATION 9037	***3631 BEVERLY***	***ESE 1/8 - 1/4 (0.141 mi.)***	***I107***	***144***
LOS ANGELES USD VIRG	***152 N VERMONT AVE***	***SSW 1/8 - 1/4 (0.197 mi.)***	***P139***	***180***
BOGARZ INC	***137 NORTH VIRGIL AVE***	***SE 1/8 - 1/4 (0.202 mi.)***	***S141***	***182***
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
DEWEY PEST CONTROL	***3711 BEVERLY BLVD***	***SSE 0 - 1/8 (0.019 mi.)***	***A20***	***28***
NEWELL COLOUR LAB	***221 N WESTMORELAND A***	***SSE 0 - 1/8 (0.125 mi.)***	***K86***	***125***
MIDWAY FORD BODY SHO	***206 N JUANITA AVE***	***S 1/8 - 1/4 (0.135 mi.)***	***H98***	***135***
AMERICAN INDUSTRIAL	***201 N WESTMORLAND***	***SSE 1/8 - 1/4 (0.155 mi.)***	***K122***	***159***

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 04/30/2018 has revealed that there are 22 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
APPLIED GRAPHICS TEC	***340 N MADISON AV***	***ENE 0 - 1/8 (0.037 mi.)***	***D37***	***55***

Facility Id: 71002193 Status: Refer: Other Agency				
TRUST SERVICES OF AM Facility Id: 19290296 Status: Refer: Other Agency	218,220,224 NORTH JU	SSW 0 - 1/8 (0.067 mi.)	B44	64
BELMONT NEW ELEMENTA Facility Id: 19590008 Status: Certified	***NORTH VERMONT AVENUE***	***SSW 1/8 - 1/4 (0.180 mi.)***	***P134***	***170***
CENTRAL REGION ELEME Facility Id: 60000872 Status: Active	***COUNCIL STREET/JUANI***	***S 1/8 - 1/4 (0.206 mi.)***	***O146***	***188***
PUEBLO NUEVO CHARTER Facility Id: 60000553 Status: Certified	***3501-3515 WEST TEMPL***	***E 1/4 - 1/2 (0.268 mi.)***	***V174***	***235***
CULLIGAN D I WATER S Facility Id: 80001345 Facility Id: 19350464 Status: * Inactive Status: Refer: RCRA	***315 NORTH HOOVER STR***	***E 1/4 - 1/2 (0.274 mi.)***	***V177***	***243***
DAYTON HEIGHTS ELEME Facility Id: 19880014 Status: Certified	***607 NORTH WESTMORELA***	***NNE 1/4 - 1/2 (0.338 mi.)***	***182***	***259***
BELMONT NEW P C NO 1 Facility Id: 19820049 Status: No Further Action	***610 MICHELTORENA ST***	***ENE 1/2 - 1 (0.510 mi.)***	***205***	***297***
LAUSD/ COMMONWEALTH Facility Id: 19820033 Status: Certified / Operation & Maintenance	***215 S COMMONWEALTH A***	***SSE 1/2 - 1 (0.520 mi.)***	***206***	***302***
CAMINO NUEVO CHARTER Facility Id: 60001568 Status: No Further Action	***3400 WEST 3RD STREET***	***S 1/2 - 1 (0.541 mi.)***	***207***	***316***
TERMINIX Facility Id: 19070003 Status: Active	***2828 LONDON STREET***	***E 1/2 - 1 (0.789 mi.)***	***208***	***320***
BELMONT/HOLLYWOOD PR Facility Id: 19880002 Status: No Further Action	***310 SOUTH LAFAYETTE***	***SE 1/2 - 1 (0.880 mi.)***	***210***	***330***
BELMONT/HOLLYWOOD NO Facility Id: 19800042 Status: Inactive - Needs Evaluation	***WILLOWBROOK AVE/HOOV***	***NNE 1/2 - 1 (0.888 mi.)***	***211***	***333***
BELMONT/HOLLYWOOD NO Facility Id: 19880050 Status: Inactive - Needs Evaluation	***LEMON GROVE AVENUE/K***	***NW 1/2 - 1 (0.905 mi.)***	***212***	***336***
HOLLYWOOD NEW CONTIN Facility Id: 19880039 Status: Inactive - Withdrawn	***HARVARD BLVD/LEMON G***	***NW 1/2 - 1 (0.994 mi.)***	***215***	***344***

Lower Elevation	Address	Direction / Distance	Map ID	Page
BELMONT/HOLLYWOOD NO	***OAKWOOD AVENUE/JUANI***	***0 - 1/8 (0.000 mi.)***	***A11***	***21***

Facility Id: 19880056
Status: Inactive - Action Required

VALUE CHARTER SCHOOL	***221 NORTH WESTMORELA***	***SSE 0 - 1/8 (0.125 mi.)***	***K84***	***118***
Facility Id: 19270328 Facility Id: 19730196 Status: Inactive - Action Required Status: Certified				
NEWELL COLOUR	221 N. WESTMORLAND A	SSE 0 - 1/8 (0.125 mi.)	K87	126
Facility Id: 71003148 Status: Refer: Other Agency				
BELMONT NEW PRIMARY	***218/220/222/224 N. J***	***S 1/8 - 1/4 (0.165 mi.)***	***O133***	***168***
Facility Id: 19390060 Status: No Action Required				
ALEXANDRIA NEW ELEME	***BEVERLY BOULEVARD/NO***	***W 1/2 - 1 (0.809 mi.)***	***209***	***327***
Facility Id: 19880013 Status: No Further Action				
CAHUENGA ELEMENTARY	***MARIPOSA AVENUE/FIFT***	***SSW 1/2 - 1 (0.906 mi.)***	***213***	***339***
Facility Id: 19890016 Status: Inactive - Needs Evaluation				
CAHUENGA ELEM #11/CD	***HARVARD BOULEVARD/TH***	***SW 1/2 - 1 (0.913 mi.)***	***214***	***342***
Facility Id: 19890015 Status: Inactive - Needs Evaluation				

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CALTRANS- HOLLYWOOD	609 HELITROPE AVE.	NW 1/4 - 1/2 (0.454 mi.)	193	285
Database: SWF/LF (SWIS), Date of Government Version: 05/14/2018 Facility ID: 19-AR-1244 Operational Status: Active Regulation Status: Notification				

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 34 LUST sites within

approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
AT & T FORMER SBC	***316 JUANITA AVE. N.***	***0 - 1/8 (0.000 mi.)***	***A8***	***16***
Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 03/12/2018 Status: Completed - Case Closed Facility Id: 900040225 Status: Case Closed Global Id: T0603700444 Global Id: T0603797875 Global ID: T0603700444				
ARCO (FORMER)	3737 BEVERLY BLVD	SSW 0 - 1/8 (0.021 mi.)	B22	34
Database: LUST REG 4, Date of Government Version: 09/07/2004 Facility Id: 900040098 Status: Pollution Characterization Global ID: T0603700432				
ARCO (FORMER)	***3737 BEVERLY BOULEVA***	***SSW 0 - 1/8 (0.021 mi.)***	***B26***	***36***
Database: LUST, Date of Government Version: 03/12/2018 Status: Completed - Case Closed Global Id: T0603700432				
MARY CARROLL TRUST	***218 JUANITA AVE N***	***SSW 0 - 1/8 (0.072 mi.)***	***B45***	***65***
Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 03/12/2018 Status: Completed - Case Closed Facility Id: 900040189 Status: Case Closed Global Id: T0603700440 Global ID: T0603700440				
76 STATION #2705706	304 VERMONT AVE N	WSW 0 - 1/8 (0.077 mi.)	E47	68
Database: LUST, Date of Government Version: 03/12/2018 Status: Completed - Case Closed Global Id: T10000000206 Global Id: T0603700447				
SERVICE STATION 6377	***304 N VERMONT AVE***	***WSW 0 - 1/8 (0.077 mi.)***	***E49***	***75***
Database: LUST REG 4, Date of Government Version: 09/07/2004 Facility Id: 900040252 Status: Case Closed Global ID: T0603700447				
SHELL OIL SERVICE	***341 VERMONT AVE.***	***W 0 - 1/8 (0.096 mi.)***	***E58***	***83***
Database: LUST, Date of Government Version: 03/12/2018 Status: Completed - Case Closed Global Id: T0603736741				
SHELL	341 VERMONT AVE N	W 0 - 1/8 (0.096 mi.)	E60	93
Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 03/12/2018 Status: Completed - Case Closed Facility Id: 900040134 Status: Case Closed Global Id: T0603700436 Global ID: T0603700436				
DEPT OF TRANSPORTATI	***411 VERMONT***	***WNW 0 - 1/8 (0.106 mi.)***	***F70***	***101***
Database: LUST REG 4, Date of Government Version: 09/07/2004				

Facility Id: 900040361
Status: Leak being confirmed
Global ID: T0603700457

MCCLELLAND/WESTERN E ***3654 BEVERLY BLVD*** ***SE 0 - 1/8 (0.114 mi.)*** ***I75*** ***104***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900040034
Status: Case Closed
Global Id: T0603700427
Global ID: T0603700427

MOBIL SERVICE STATIO ***301 VIRGIL ST N*** ***ESE 0 - 1/8 (0.121 mi.)*** ***J80*** ***108***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900402521
Status: Case Closed
Global Id: T0603700986
Global ID: T0603700986

MIDWAY MOTORS INC ***200 N VERMONT AVE*** ***SSW 0 - 1/8 (0.124 mi.)*** ***H83*** ***116***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Facility Id: 900040325
Status: Leak being confirmed
Global ID: T0603700453

MCCLELLAND PROPERTY/ ***3644 BEVERLY BLVD*** ***ESE 1/8 - 1/4 (0.126 mi.)*** ***I91*** ***130***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900040207
Status: Case Closed
Global Id: T0603700442
Global ID: T0603700442

CHEVRON #9-0373 ***3631 BEVERLY BLVD*** ***ESE 1/8 - 1/4 (0.141 mi.)*** ***I103*** ***140***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900040043
Status: Case Closed
Global Id: T0603700428
Global ID: T0603700428

FIRE STATION #6 326 VIRGIL AVE N. E 1/8 - 1/4 (0.150 mi.) M119 151
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900040434
Status: Pollution Characterization
Global Id: T0603784269
Global ID: T0603784269

SILVERLAKE CAR WASH ***3595 BEVERLY BLVD*** ***SE 1/8 - 1/4 (0.205 mi.)*** ***R143*** ***184***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900040316

Status: Case Closed
Global Id: T0603700452
Global ID: T0603700452

PEDUS SERVICES INC ***3500 001ST ST W*** ***S 1/8 - 1/4 (0.234 mi.)*** ***U157*** ***216***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900040389
Status: Case Closed
Global Id: T0603700459
Global ID: T0603700459

SEONG K KIM ***3560 BEVERLY BLVD.*** ***SE 1/8 - 1/4 (0.247 mi.)*** ***S164*** ***221***
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Global Id: T0603723677

COLUMBIA PEST CONTRO ***101 N VIRGIL AVE*** ***SSE 1/8 - 1/4 (0.248 mi.)*** ***W168*** ***225***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900040289
Status: Case Closed
Global Id: T0603700449
Global ID: T0603700449

CHEVRON STATION LA00 ***3501 W TEMPLE BLVD*** ***E 1/4 - 1/2 (0.268 mi.)*** ***V173*** ***231***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900040170
Status: Case Closed
Global Id: T0603700439
Global ID: T0603700439

BEVERLY CATALINA CAR ***4000 BEVERLY BLVD W*** ***W 1/4 - 1/2 (0.295 mi.)*** ***X178*** ***246***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900040261
Status: Preliminary site assessment underway
Global Id: T0603700448
Global ID: T0603700448

JOHNS TEXACO ***565 N VIRGIL AVE*** ***NNE 1/4 - 1/2 (0.308 mi.)*** ***181*** ***255***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900040198
Status: Case Closed
Global Id: T0603700441
Global ID: T0603700441

CORPORATE FUND FOR H ***625 NEW HAMPSHIRE AV*** ***NNW 1/4 - 1/2 (0.388 mi.)*** ***183*** ***263***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900040016
Status: Case Closed

Global Id: T0603700426
Global ID: T0603700426

CHEVRON #9-3371 (FOR ***4166 MELROSE AVE*** ***NNW 1/4 - 1/2 (0.403 mi.)*** ***Y184*** ***265***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900290016
Status: Case Closed
Global Id: T0603700764
Global ID: T0603700764

LA DWP STREETLIGHT M ***611 NORTH HOOVER ST*** ***NE 1/4 - 1/2 (0.408 mi.)*** ***Z189*** ***269***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900040352
Status: Case Closed
Global Id: T0603700456
Global ID: T0603700456

MOBIL #18-G8X (FORME 657 VERMONT AVE N NNW 1/4 - 1/2 (0.411 mi.) Y190 273
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Open - Remediation
Facility Id: 900040107
Status: Remedial action (cleanup) Underway
Global Id: T0603700433
Global ID: T0603700433

AUTO FUELING STATION 4100 BEVERLY BLVD W 1/4 - 1/2 (0.477 mi.) AA196 287
Database: LUST REG 4, Date of Government Version: 09/07/2004
Facility Id: 900040070
Status: Case Closed
Global ID: T0603700431

AUTO FUELING STATION ***4100 BEVERLY BLVD*** ***W 1/4 - 1/2 (0.477 mi.)*** ***AA198*** ***288***
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Global Id: T0603700431

BRAILLE INSTITUTE ***741 VERMONT AVE N*** ***NNW 1/4 - 1/2 (0.486 mi.)*** ***200*** ***291***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900290025
Status: Case Closed
Global Id: T0603700765
Global ID: T0603700765

ALEXANDRIA AVENUE SC ***4211 OAKWOOD*** ***W 1/4 - 1/2 (0.488 mi.)*** ***AB202*** ***294***
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Global Id: T0603700429

ALEXANDRIA AVENUE SC 4211 OAKWOOD AVE W 1/4 - 1/2 (0.488 mi.) AB204 296
Database: LUST REG 4, Date of Government Version: 09/07/2004
Facility Id: 900040052
Status: Case Closed
Global ID: T0603700429

Lower Elevation	Address	Direction / Distance	Map ID	Page

PACIFIC BELL (G1-185 ***3804 OAKWOOD AVE*** ***0 - 1/8 (0.000 mi.)*** ***A7*** ***14***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018

Status: Completed - Case Closed
Facility Id: 900040307
Status: Case Closed
Global Id: T0603700451
Global ID: T0603700451

AMERICAN INDUSTRIAL ***201 WESTMORELAND AVE*** ***SSE 1/8 - 1/4 (0.155 mi.)*** ***K120*** ***156***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900040243
Status: Case Closed
Global Id: T0603700446
Global ID: T0603700446

PANGLOSSIAN DEVELOP. 240 VIRGIL AVE N ESE 1/8 - 1/4 (0.158 mi.) I127 163
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Facility Id: 900040343
Status: Case Closed
Global Id: T0603700455
Global ID: T0603700455

CPS-SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the CPS-SLIC list, as provided by EDR, has revealed that there are 3 CPS-SLIC sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CITY OF LOS ANGELES	611 HOOVER	NE 1/4 - 1/2 (0.408 mi.)	Z188	269
Database: SLIC REG 4, Date of Government Version: 11/17/2004				
Facility Status: Site Assessment				
LA DWP STREETLIGHT M	***611 NORTH HOOVER ST***	***NE 1/4 - 1/2 (0.408 mi.)***	***Z189***	***269***
Database: CPS-SLIC, Date of Government Version: 03/12/2018				
Global Id: SL204AE1744				
Facility Status: Open - Site Assessment				
JESSE CLEANERS	650 NORTH HOOVER STR	NE 1/4 - 1/2 (0.472 mi.)	194	286
Database: CPS-SLIC, Date of Government Version: 03/12/2018				
Global Id: SL0603711101				
Facility Status: Open - Inactive				

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 11 UST sites within

approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
76 STATION #2705706 Database: UST CLOSURE, Date of Government Version: 03/08/2018	304 NORTH VERMONT AV	WSW 0 - 1/8 (0.065 mi.)	E43	63
CIRCLE K STORES INC. Database: UST, Date of Government Version: 03/12/2018 Facility Id: 24173	304 N VERMONT AVE	WSW 0 - 1/8 (0.077 mi.)	E53	81
VERMONT SHELL FOOD M Database: UST, Date of Government Version: 03/12/2018 Facility Id: 23536 Facility Id: FA0030399	***341 N VERMONT AVE***	***W 0 - 1/8 (0.096 mi.)***	***E63***	***97***
PARKING ENFORCEMENT Database: UST, Date of Government Version: 03/12/2018 Facility Id: 24382	411 N VERMONT AVE	WNW 0 - 1/8 (0.106 mi.)	F69	101
BH - 126, INC. Database: UST, Date of Government Version: 03/12/2018 Facility Id: 25475	3625 BEVERLY BLVD	ESE 0 - 1/8 (0.118 mi.)	I79	108
CONSERV FUEL, STATIO Database: UST, Date of Government Version: 03/12/2018 Facility Id: FA0031291	3625 BEVERLY BLVD	ESE 1/8 - 1/4 (0.144 mi.)	I110	146
CLASSIC CHEVRON Database: UST, Date of Government Version: 03/12/2018	3625 W BEVERLY BLVD	ESE 1/8 - 1/4 (0.144 mi.)	I112	147
LAUSD - VACANT LOT Database: UST, Date of Government Version: 03/12/2018	3600 W COUNCIL ST	SSW 1/8 - 1/4 (0.149 mi.)	H114	147
LOS ANGELES FIRE STA Database: UST, Date of Government Version: 03/12/2018 Facility Id: 24367 Facility Id: FA0003882	***326 N VIRGIL AVE***	***E 1/8 - 1/4 (0.150 mi.)***	***M118***	***150***

Lower Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL Database: UST, Date of Government Version: 03/12/2018 Facility Id: 25173	***3804 OAKWOOD AVE***	***0 - 1/8 (0.000 mi.)***	***A12***	***24***
DEWEY PEST CONTROL Database: UST, Date of Government Version: 03/12/2018 Facility Id: 23852	***3711 BEVERLY BLVD***	***SSE 0 - 1/8 (0.019 mi.)***	***A20***	***28***

State and tribal voluntary cleanup sites

VCP: Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the VCP list, as provided by EDR, and dated 04/30/2018 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
VALUE CHARTER SCHOOL	***221 NORTH WESTMORELA***	***SSE 0 - 1/8 (0.125 mi.)***	***K84***	***118***

Status: Inactive - Action Required
Facility Id: 19270328

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: The EPA's listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

A review of the US BROWNFIELDS list, as provided by EDR, and dated 03/19/2018 has revealed that there is 1 US BROWNFIELDS site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BEVERLY/VIRGIL SUB A	***BEVERLY AND VIRGIL***	***SE 1/8 - 1/4 (0.196 mi.)***	***R138***	***177***

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: The Waste Management Unit Database System is used for program tracking and inventory of waste management units. The source is the State Water Resources Control Board.

A review of the WMUDS/SWAT list, as provided by EDR, and dated 04/01/2000 has revealed that there is 1 WMUDS/SWAT site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
2ND & JUANITA AVENUE	2ND & JUANITA AVE	S 1/4 - 1/2 (0.434 mi.)	192	284

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 03/12/2018 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TOPPER'S AUTO BODY & Cert Id: RC10925	***3521 W TEMPLE ST***	***E 1/8 - 1/4 (0.223 mi.)***	***V153***	***214***

Local Lists of Hazardous waste / Contaminated Sites

SCH: This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category. depending on the level of threat to public health and safety or the. environment they pose.

A review of the SCH list, as provided by EDR, and dated 04/30/2018 has revealed that there are 5 SCH

sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BELMONT NEW ELEMENTA	***NORTH VERMONT AVENUE***	***SSW 1/8 - 1/4 (0.180 mi.)***	***P134***	***170***
Facility Id: 19590008				
Status: Certified				
CENTRAL REGION ELEME	***COUNCIL STREET/JUANI***	***S 1/8 - 1/4 (0.206 mi.)***	***O146***	***188***
Facility Id: 60000872				
Status: Active				

Lower Elevation	Address	Direction / Distance	Map ID	Page
BELMONT/HOLLYWOOD NO	***OAKWOOD AVENUE/JUANI***	***0 - 1/8 (0.000 mi.)***	***A11***	***21***
Facility Id: 19880056				
Status: Inactive - Action Required				
VALUE CHARTER SCHOOL	***221 NORTH WESTMORELA***	***SSE 0 - 1/8 (0.125 mi.)***	***K84***	***118***
Facility Id: 19730196				
Status: Certified				
BELMONT NEW PRIMARY	***218/220/222/224 N. J***	***S 1/8 - 1/4 (0.165 mi.)***	***O133***	***168***
Facility Id: 19390060				
Status: No Action Required				

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 27 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SOMCHAI DENCHARTPHAN	***3737 BEVERLY BLVD***	***SSW 0 - 1/8 (0.021 mi.)***	***B23***	***35***
Status: A				
Comp Number: 7471				
DEWEY PEST CONTROL	3711 BEVERLY BLVD	S 0 - 1/8 (0.021 mi.)	A30	48
Status: A				
Tank Status: A				
Comp Number: 235				
JP CARROLL COMPANY	***310 N MADISON AVE***	***ESE 0 - 1/8 (0.032 mi.)***	***C34***	***52***
Status: A				
Tank Status: A				
Comp Number: 371				
SERVICE STATION 6377	***304 N VERMONT AVE***	***WSW 0 - 1/8 (0.077 mi.)***	***E49***	***75***
Comp Number: 895				
SUPER-SUCCESS INVEST	***400 N VERMONT AVE***	***WNW 0 - 1/8 (0.078 mi.)***	***F54***	***81***
Comp Number: 5036				
VERMONT SHELL FOOD M	***341 N VERMONT AVE***	***W 0 - 1/8 (0.096 mi.)***	***E63***	***97***

Status: A
Tank Status: A
Comp Number: 195

CITY OF LOS ANGELES	***411 N VERMONT AVE***	***WNW 0 - 1/8 (0.106 mi.)***	***F68***	***100***
Status: A Tank Status: A Comp Number: 287				
UNK	***3654 W BEVERLY BLVD***	***SE 0 - 1/8 (0.114 mi.)***	***I77***	***107***
Comp Number: 7896				
MIDWAY MOTORS INC	***200 N VERMONT AVE***	***SSW 0 - 1/8 (0.124 mi.)***	***H83***	***116***
Comp Number: 6977				
MARGARET MCCLELLAND	***3644 W BEVERLY BLVD***	***ESE 1/8 - 1/4 (0.126 mi.)***	***I89***	***129***
Comp Number: 7422				
CHANG Y LEE (SANDERS	***3818 BEVERLY BLVD***	***WSW 1/8 - 1/4 (0.127 mi.)***	***L93***	***133***
Comp Number: 7133				
MOBIL OIL CORP	***301 N VIRGIL AVE***	***ESE 1/8 - 1/4 (0.129 mi.)***	***J96***	***134***
Comp Number: 6687				
CHEVRON #9-0373	***3631 BEVERLY BLVD***	***ESE 1/8 - 1/4 (0.141 mi.)***	***I103***	***140***
Comp Number: 3451				
LOS ANGELES FIRE STA	***326 N VIRGIL AVE***	***E 1/8 - 1/4 (0.150 mi.)***	***M118***	***150***
Status: A Comp Number: 6095				
CALIFORNIA HIGHWAY P	***437 N VERMONT AVE***	***NW 1/8 - 1/4 (0.155 mi.)***	***N124***	***161***
Status: A Comp Number: 4397				
CALIFORNIA HIGHWAY P	***4016 ROSEWOOD AVE***	***NW 1/8 - 1/4 (0.162 mi.)***	***N131***	***167***
Status: A Tank Status: A Comp Number: 830				
KOREAN TIMES	***155 N VERMONT AVE***	***SSW 1/8 - 1/4 (0.184 mi.)***	***P136***	***176***
Comp Number: 7705				
SILVERLAKE CAR WASH	***3595 BEVERLY BLVD***	***SE 1/8 - 1/4 (0.205 mi.)***	***R143***	***184***
Comp Number: 3752				
PAULA E LUCIER	***111 N VIRGIL AVE***	***SE 1/8 - 1/4 (0.233 mi.)***	***S155***	***215***
Comp Number: 4383				
PEDUS BUILDING SERVI	***3500 W 1ST ST***	***S 1/8 - 1/4 (0.234 mi.)***	***U156***	***216***
Comp Number: 4080				
EDUCATIONAL INSTITUT	***590 N VERMONT AVE***	***NNW 1/8 - 1/4 (0.245 mi.)***	***162***	***220***
Status: A Comp Number: 7472				
TUNEUP MASTERS INC.	***3560 W BEVERLY BLVD***	***SE 1/8 - 1/4 (0.247 mi.)***	***S165***	***224***
Comp Number: 7618				
COLUMBIA PEST CONTRO	***101 N VIRGIL AVE***	***SSE 1/8 - 1/4 (0.248 mi.)***	***W168***	***225***
Comp Number: 2529				

Lower Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL	***3804 OAKWOOD AVE***	***0 - 1/8 (0.000 mi.)***	***A12***	***24***

Comp Number: 5023				
DEWEY PEST CONTROL	***3711 BEVERLY BLVD***	***SSE 0 - 1/8 (0.019 mi.)***	***A20***	***28***
Comp Number: 18				
AMERICAN INDUSTRIAL	***201 N WESTMORELAND A***	***SSE 1/8 - 1/4 (0.155 mi.)***	***K121***	***158***
Comp Number: 4254				
UNIFIED DEVELOPMENT	***240 N VIRGIL AVE***	***ESE 1/8 - 1/4 (0.162 mi.)***	***J128***	***165***
Comp Number: 7016				

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 16 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SAME AS ABOVE	310 N MADISON AVE	ESE 0 - 1/8 (0.018 mi.)	A19	28
Facility Id: 00000004056				
DEWEY SERVICES INC	3711 BEVERLY BL	S 0 - 1/8 (0.021 mi.)	A31	49
Facility Id: 00000003636				
JP CARROLL COMPANY	***310 N MADISON AVE***	***ESE 0 - 1/8 (0.032 mi.)***	***C34***	***52***
SERVICE STATION 6377	304 N VERMONT AVE	WSW 0 - 1/8 (0.077 mi.)	E48	74
Facility Id: 00000007866				
UNION OIL 6377	304 N VERMONT AVE	WSW 0 - 1/8 (0.077 mi.)	E50	78
Facility Id: 00000061020				
VERMONT SHELL FOOD M	***341 N VERMONT AVE***	***W 0 - 1/8 (0.096 mi.)***	***E62***	***96***
R & S #12	341 N VERMONT AVE	W 0 - 1/8 (0.096 mi.)	E64	98
Facility Id: 00000003523				
FIRST INTERSTATE BAN	411 N VERMONT AVE	WNW 0 - 1/8 (0.106 mi.)	F67	99
Facility Id: 00000003827				
CITY OF LOS ANGELES	***411 N VERMONT AVE***	***WNW 0 - 1/8 (0.106 mi.)***	***F68***	***100***
90373	3631 BEVERLY	ESE 1/8 - 1/4 (0.141 mi.)	I102	139
Facility Id: 00000061800				
CALIFORNIA HIGHWAY P	4016 ROSEWOOD AVE	NW 1/8 - 1/4 (0.162 mi.)	N132	167
Facility Id: 00000007650				
SILVERLAKE CAR WASH	***3595 BEVERLY BLVD***	***SE 1/8 - 1/4 (0.205 mi.)***	***R143***	***184***
Facility Id: 00000064247				
COLUMBIA PEST CONTRO	***101 N VIRGIL AVE***	***SSE 1/8 - 1/4 (0.248 mi.)***	***W168***	***225***
Facility Id: 00000047248				

Lower Elevation	Address	Direction / Distance	Map ID	Page
DEWEY PEST CONTROL	***3711 BEVERLY BLVD***	***SSE 0 - 1/8 (0.019 mi.)***	***A20***	***28***
Facility Id: 00000000442				
1X AMERICAN INDUSTRI	***201 N WEST MORELAND***	***SSE 1/8 - 1/4 (0.155 mi.)***	***K123***	***160***
STEINER CORPORATION	201 N WESTMORELAND A	SSE 1/8 - 1/4 (0.157 mi.)	K125	162
Facility Id: 00000068850				

EXECUTIVE SUMMARY

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 26 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SOMCHAI DENCHARTPHAN Facility Id: 19002698 Status: A	***3737 BEVERLY BLVD***	***SSW 0 - 1/8 (0.021 mi.)***	***B23***	***35***
JP CARROLL COMPANY Facility Id: 19024335 Status: A	***310 N MADISON AVE***	***ESE 0 - 1/8 (0.032 mi.)***	***C34***	***52***
SERVICE STATION 6377 Facility Id: 19003758 Status: I	***304 N VERMONT AVE***	***WSW 0 - 1/8 (0.077 mi.)***	***E49***	***75***
SUPER-SUCCESS INVEST Facility Id: 19054398 Status: I	***400 N VERMONT AVE***	***WNW 0 - 1/8 (0.078 mi.)***	***F54***	***81***
VERMONT SHELL FOOD M Facility Id: 19002001 Status: A	***341 N VERMONT AVE***	***W 0 - 1/8 (0.096 mi.)***	***E62***	***96***
CITY OF LOS ANGELES Facility Id: 19003706 Status: A	***411 N VERMONT AVE***	***WNW 0 - 1/8 (0.106 mi.)***	***F68***	***100***
UNK Facility Id: 19002189 Status: A	***3654 W BEVERLY BLVD***	***SE 0 - 1/8 (0.114 mi.)***	***I77***	***107***
MIDWAY MOTORS INC Facility Id: 19015343 Status: A	***200 N VERMONT AVE***	***SSW 0 - 1/8 (0.124 mi.)***	***H83***	***116***
MARGARET MCCLELLAND Facility Id: 19003822 Status: A	***3644 W BEVERLY BLVD***	***ESE 1/8 - 1/4 (0.126 mi.)***	***I89***	***129***
CHANG Y LEE (SANDERS Facility Id: 19004998 Status: I	***3818 BEVERLY BLVD***	***WSW 1/8 - 1/4 (0.127 mi.)***	***L93***	***133***
MOBIL OIL CORP Facility Id: 19002127 Status: A	***301 N VIRGIL AVE***	***ESE 1/8 - 1/4 (0.129 mi.)***	***J96***	***134***
DAVID J MILTON Facility Id: 19002163 Status: I	3631 BEVERLY BLVD	ESE 1/8 - 1/4 (0.141 mi.)	I101	138
FIRE STATION #6 Facility Id: 19042305 Status: A	326 N VIRGIL AVE	E 1/8 - 1/4 (0.150 mi.)	M117	150
CALIFORNIA HIGHWAY P Facility Id: 19050660 Status: A	***437 N VERMONT AVE***	***NW 1/8 - 1/4 (0.155 mi.)***	***N124***	***161***
CALIFORNIA HIGHWAY P	***4016 ROSEWOOD AVE***	***NW 1/8 - 1/4 (0.162 mi.)***	***N131***	***167***

Facility Id: 19055348
Status: A

KOREAN TIMES Facility Id: 19016960 Status: I	***155 N VERMONT AVE***	***SSW 1/8 - 1/4 (0.184 mi.)***	***P136***	***176***
SILVERLAKE CAR WASH Facility Id: 19010192 Status: I	3595 BEVERLY BLVD	SE 1/8 - 1/4 (0.205 mi.)	R145	188
PAULA E LUCIER Facility Id: 19006463 Status: I	***111 N VIRGIL AVE***	***SE 1/8 - 1/4 (0.233 mi.)***	***S155***	***215***
PEDUS BUILDING SERVI Facility Id: 19015174 Status: I	***3500 W 1ST ST***	***S 1/8 - 1/4 (0.234 mi.)***	***U156***	***216***
EDUCATIONAL INSTITUT Facility Id: 19056507 Status: A	***590 N VERMONT AVE***	***NNW 1/8 - 1/4 (0.245 mi.)***	***162***	***220***
TUNEUP MASTERS INC. Facility Id: 19022068 Status: I	***3560 W BEVERLY BLVD***	***SE 1/8 - 1/4 (0.247 mi.)***	***S165***	***224***
COLUMBIA PEST CONTRO Facility Id: 19003148 Status: I	***101 N VIRGIL AVE***	***SSE 1/8 - 1/4 (0.248 mi.)***	***W168***	***225***

Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
PACIFIC BELL Facility Id: 19008759 Status: I	3804 OAKWOOD AVE	0 - 1/8 (0.000 mi.)	A5	13
DEWEY PEST CONTROL Facility Id: 19019812 Facility Id: 19055264 Status: A	***3711 BEVERLY BLVD***	***SSE 0 - 1/8 (0.019 mi.)***	***A20***	***28***
AMERICAN INDUSTRIAL Facility Id: 19039181 Status: A	***201 N WESTMORELAND A***	***SSE 1/8 - 1/4 (0.155 mi.)***	***K121***	***158***
UNIFIED DEVELOPMENT Facility Id: 19001396 Status: I	***240 N VIRGIL AVE***	***ESE 1/8 - 1/4 (0.162 mi.)***	***J128***	***165***

Local Land Records

DEED: The use of recorded land use restrictions is one of the methods the DTSC uses to protect the public from unsafe exposures to hazardous substances and wastes .

A review of the DEED list, as provided by EDR, and dated 02/08/2018 has revealed that there is 1 DEED site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
CENTRAL REGION ELEME	***COUNCIL STREET/JUANI***	***S 1/8 - 1/4 (0.206 mi.)***	***O146***	***188***

Status: ACTIVE
Envirostor ID: 60000872

Records of Emergency Release Reports

CHMIRS: The California Hazardous Material Incident Report System contains information on reported hazardous material incidents, i.e., accidental releases or spills. The source is the California Office of Emergency Services.

A review of the CHMIRS list, as provided by EDR, and dated 04/06/2018 has revealed that there are 4 CHMIRS sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported OES Incident Number: 13-0558	3814 WEST OAKWOOD AV	NNW 0 - 1/8 (0.009 mi.)	A17	26
Not reported OES Incident Number: 08647	#6377 304 NORTH VERM	WSW 0 - 1/8 (0.077 mi.)	E51	79
Not reported OES Incident Number: 898	BEVERLY BLVD AND WES	ESE 0 - 1/8 (0.082 mi.)	C55	82
Not reported OES Incident Number: 5-0515	323 N VIRGIL AVE., S	E 1/8 - 1/4 (0.140 mi.)	J99	137

Other Ascertainable Records

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
AMERICAN INDUSTRIAL	201 N WESTMORELAND A	SSE 1/8 - 1/4 (0.157 mi.)	K126	163
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 03/16/2018				

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 27 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
AT & T FORMER SBC Reg Id: 900040225	***316 JUANITA AVE. N.***	***0 - 1/8 (0.000 mi.)***	***A8***	***16***
ARCO (FORMER)	***3737 BEVERLY BOULEVA***	***SSW 0 - 1/8 (0.021 mi.)***	***B26***	***36***

Reg Id: 900040098				
MARY CARROLL TRUST Reg Id: 900040189	***218 JUANITA AVE N***	***SSW 0 - 1/8 (0.072 mi.)***	***B45***	***65***
SERVICE STATION 6377 Reg Id: 900040252	***304 N VERMONT AVE***	***WSW 0 - 1/8 (0.077 mi.)***	***E49***	***75***
SHELL OIL SERVICE	***341 VERMONT AVE.***	***W 0 - 1/8 (0.096 mi.)***	***E58***	***83***
DEPT OF TRANSPORTATI Reg Id: 900040361	***411 VERMONT***	***WNW 0 - 1/8 (0.106 mi.)***	***F70***	***101***
MCCLELLAND/WESTERN E Reg Id: 900040034	***3654 BEVERLY BLVD***	***SE 0 - 1/8 (0.114 mi.)***	***I75***	***104***
MOBIL SERVICE STATIO Reg Id: 900402521	***301 VIRGIL ST N***	***ESE 0 - 1/8 (0.121 mi.)***	***J80***	***108***
MIDWAY MOTORS INC Reg Id: 900040325	***200 N VERMONT AVE***	***SSW 0 - 1/8 (0.124 mi.)***	***H83***	***116***
MCCLELLAND PROPERTY/ Reg Id: 900040207	***3644 BEVERLY BLVD***	***ESE 1/8 - 1/4 (0.126 mi.)***	***I91***	***130***
CHEVRON #9-0373 Reg Id: 900040043	***3631 BEVERLY BLVD***	***ESE 1/8 - 1/4 (0.141 mi.)***	***I103***	***140***
SILVERLAKE CAR WASH Reg Id: 900040316	***3595 BEVERLY BLVD***	***SE 1/8 - 1/4 (0.205 mi.)***	***R143***	***184***
PEDUS SERVICES INC Reg Id: 900040389	***3500 001ST ST W***	***S 1/8 - 1/4 (0.234 mi.)***	***U157***	***216***
COLUMBIA PEST CONTRO Reg Id: 900040289	***101 N VIRGIL AVE***	***SSE 1/8 - 1/4 (0.248 mi.)***	***W168***	***225***
CHEVRON STATION LA00 Reg Id: 900040170	***3501 W TEMPLE BLVD***	***E 1/4 - 1/2 (0.268 mi.)***	***V173***	***231***
BEVERLY CATALINA CAR Reg Id: 900040261	***4000 BEVERLY BLVD W***	***W 1/4 - 1/2 (0.295 mi.)***	***X178***	***246***
JOHNS TEXACO Reg Id: 900040198	***565 N VIRGIL AVE***	***NNE 1/4 - 1/2 (0.308 mi.)***	***181***	***255***
CORPORATE FUND FOR H Reg Id: 900040016	***625 NEW HAMPSHIRE AV***	***NNW 1/4 - 1/2 (0.388 mi.)***	***183***	***263***
CHEVRON #9-3371 (FOR Reg Id: 900290016	***4166 MELROSE AVE***	***NNW 1/4 - 1/2 (0.403 mi.)***	***Y184***	***265***
LA DWP STREETLIGHT M Reg Id: 900040352	***611 NORTH HOOVER ST***	***NE 1/4 - 1/2 (0.408 mi.)***	***Z189***	***269***
MOBIL #18-G8X (FORME Reg Id: 900040107	657 VERMONT	NNW 1/4 - 1/2 (0.411 mi.)	Y191	284
AUTO FUELING STATION Reg Id: 900040070	***4100 BEVERLY BLVD***	***W 1/4 - 1/2 (0.477 mi.)***	***AA198***	***288***
BRAILLE INSTITUTE Reg Id: 900290025	***741 VERMONT AVE N***	***NNW 1/4 - 1/2 (0.486 mi.)***	***200***	***291***
ALEXANDRIA AVENUE SC Reg Id: 900040052	***4211 OAKWOOD***	***W 1/4 - 1/2 (0.488 mi.)***	***AB202***	***294***

Lower Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL (G1-185	***3804 OAKWOOD AVE***	***0 - 1/8 (0.000 mi.)***	***A7***	***14***

Reg Id: 900040307				
PANGLOSSIAN DEVELOP. Reg Id: 900040343	240 VIRGIL	ESE 1/8 - 1/4 (0.150 mi.)	I116	150
AMERICAN INDUSTRIAL Reg Id: 900040243	***201 WESTMORELAND AVE***	***SSE 1/8 - 1/4 (0.155 mi.)***	***K120***	***156***

HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

A review of the HWP list, as provided by EDR, and dated 02/20/2018 has revealed that there is 1 HWP site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CULLIGAN DEIONIZED W EPA Id: CAD000819755 Cleanup Status: PROTECTIVE FILER	***315 N HOOVER ST***	***E 1/4 - 1/2 (0.274 mi.)***	***V175***	***240***

Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the Notify 65 list, as provided by EDR, and dated 03/23/2018 has revealed that there is 1 Notify 65 site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON USA INC.	4166 MELROSE AVE. #9	NNW 1/4 - 1/2 (0.403 mi.)	Y187	269

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 36 EDR Hist Auto sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TAHER ENTERPRISES IN	3737 BEVERLY BLVD	SSW 0 - 1/8 (0.021 mi.)	B25	36
RICE F T	3727 BEVERLY BLVD	SSW 0 - 1/8 (0.021 mi.)	A29	48
HILBERT MARY MRS	3655 BEVERLY BLVD	SE 0 - 1/8 (0.031 mi.)	C32	50

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WALLER JIM	3724 BEVERLY	SSW 0 - 1/8 (0.035 mi.)	B35	55
MITCHEL CHAMBERS	3720 BEVERLY BLVD	SSW 0 - 1/8 (0.035 mi.)	B36	55
BROWNING MC GLINCH	3750 BEVERLY BLVD	SW 0 - 1/8 (0.038 mi.)	B39	62
RUBIN BROS	3718 BEVERLY BLVD	SSW 0 - 1/8 (0.038 mi.)	B40	62
HANE F H E	3762 BEVERLY BLVD	SW 0 - 1/8 (0.047 mi.)	B42	63
UNOCAL C SIX THREE S	304 N VERMONT AVE	WSW 0 - 1/8 (0.077 mi.)	E52	80
T H A SIDDIGIS INC	341 N VERMONT AVE ST	W 0 - 1/8 (0.096 mi.)	E61	95
VERNON OIL REFINING	257 N VERMONT AVE	WSW 0 - 1/8 (0.097 mi.)	G65	99
WEBBER VINCENT J	3800 BEVERLY BLVD	WSW 0 - 1/8 (0.103 mi.)	E66	99
FLETCHER HARRY	220 N VERMONT AVE	SW 0 - 1/8 (0.112 mi.)	G72	103
BARNETT M M	3654 BEVERLY BLVD	SE 0 - 1/8 (0.114 mi.)	I74	104
MARTIN J E	210 N VERMONT AVE	SW 0 - 1/8 (0.118 mi.)	G78	108
TOWNSEND S E	3818 BEVERLY BLVD	WSW 1/8 - 1/4 (0.127 mi.)	L94	133
SHAHS MOBILE	301 N VIRGIL	ESE 1/8 - 1/4 (0.129 mi.)	J95	134
NANDY JOHN CHEVRON	3631 BEVERLY BLVD	ESE 1/8 - 1/4 (0.141 mi.)	I104	143
CLASSIC CHEVRON	3625 BEVERLY BLVD	ESE 1/8 - 1/4 (0.144 mi.)	I111	146
MC CORMICK J B	307 N NEW HAMPSHIRE	W 1/8 - 1/4 (0.184 mi.)	Q135	176
CONKEY ROBINSON	218 N VIRGIL AVE	ESE 1/8 - 1/4 (0.184 mi.)	R137	177
STRAHL D A	135 N VERMONT AVE	SSW 1/8 - 1/4 (0.197 mi.)	P140	182
WASH & GAS	3595 W BEVERLY BLVD	SE 1/8 - 1/4 (0.205 mi.)	R142	184
MANKIN W J	139 N VIRGIL AVE	SE 1/8 - 1/4 (0.206 mi.)	S147	212
TADLOCK W H	501 N VERMONT AVE	NNW 1/8 - 1/4 (0.212 mi.)	T149	212
SHAHENS AUTO BODY	121 N VIRGIL AVE	SE 1/8 - 1/4 (0.217 mi.)	S151	213
ERNIE BODY SHOP	3585 W BEVERLY BLV	SE 1/8 - 1/4 (0.230 mi.)	S154	215
KLINE G E	535 N VERMONT AVE	NNW 1/8 - 1/4 (0.238 mi.)	T158	219
NIELSON W H	3486 W 1ST TER	S 1/8 - 1/4 (0.239 mi.)	U159	219
DREHER E J	539 N VERMONT AVE	NNW 1/8 - 1/4 (0.241 mi.)	T161	220

Lower Elevation	Address	Direction / Distance	Map ID	Page
NIELSON W H	3700 BEVERLY BLVD	S 0 - 1/8 (0.046 mi.)	B41	62
BLANCHARD W H	3660 BEVERLY BLVD	SE 0 - 1/8 (0.085 mi.)	C56	83
CHASSE D E	3601 TEMPLE AL	ESE 1/8 - 1/4 (0.144 mi.)	J109	146
HUNT H O	240 N VIRGIL AVE	ESE 1/8 - 1/4 (0.162 mi.)	J130	166
WOODS J E	3469 W 1ST TER	S 1/8 - 1/4 (0.220 mi.)	U152	213
NIELSEN W H	3436 W 1ST TER	SSE 1/8 - 1/4 (0.247 mi.)	W163	221

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 11 EDR Hist Cleaner sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
YOUNG D C	340 N VERMONT AVE	WNW 0 - 1/8 (0.073 mi.)	E46	67
GROPER SAML	262 N VERMONT AVE	SW 0 - 1/8 (0.093 mi.)	G57	83
LUCAS W L	3808 BEVERLY BLVD	WSW 1/8 - 1/4 (0.126 mi.)	L92	132
LIM WING	3820 BEVERLY BLVD	WSW 1/8 - 1/4 (0.141 mi.)	L100	138

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BAIOR J M	258 N NEW HAMPSHIRE	WSW 1/8 - 1/4 (0.148 mi.)	L113	147
SUGIYAMA H	523 N WESTMORELAND A	NNE 1/8 - 1/4 (0.207 mi.)	148	212
MEADOW CLEANERS	3942 BEVERLY BLVD	WSW 1/8 - 1/4 (0.214 mi.)	Q150	212
BESTWAY LAUNDRY SERV	3572 BEVERLY BLVD	SE 1/8 - 1/4 (0.247 mi.)	S166	225

Lower Elevation	Address	Direction / Distance	Map ID	Page
COSMOPOLITAN LAUNDRY	221 N WESTMORELAND A	SSE 0 - 1/8 (0.125 mi.)	K85	124
LA BEST CLEANERS	240 N VIRGIL AVE STE	ESE 1/8 - 1/4 (0.162 mi.)	J129	166
FIENBERG ABR	3435 W 1ST TER	SSE 1/8 - 1/4 (0.239 mi.)	W160	219

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST: The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

A review of the RGA LUST list, as provided by EDR, has revealed that there are 34 RGA LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL	316 JUANITA AVE N.	0 - 1/8 (0.000 mi.)	A6	13
PACIFIC BELL	316 JUANITA AVE N	0 - 1/8 (0.000 mi.)	A9	21
AT & T FORMER SBC	316 JUANITA AVE. N.	0 - 1/8 (0.000 mi.)	A14	25
ROBINSON PROPERTY (F	355 EAST MADISON AVE	ENE 0 - 1/8 (0.001 mi.)	A16	26
PACIFIC BELL	316 JUANITA AVE N	SW 0 - 1/8 (0.009 mi.)	A18	27
ARCO (FORMER)	3737 BEVERLY BLVD	SSW 0 - 1/8 (0.021 mi.)	B21	34
HANKEY INVESTMENTS/A	3737 BEVERLY BLVD	SSW 0 - 1/8 (0.021 mi.)	B24	36
ARCO #3737	3737 BEVERLY BLVD	SSW 0 - 1/8 (0.021 mi.)	B27	48
ARCO	3737 BEVERLY BLVD	SSW 0 - 1/8 (0.021 mi.)	B28	48
MCCLELLAND/WESTERN E	3654 BEVERLY BLVD	SE 0 - 1/8 (0.114 mi.)	I73	104
MCCLELLAND/WESTERN E	3654 BEVERLY BLVD	SE 0 - 1/8 (0.114 mi.)	I76	106
MCCLELLAND PROPERTY/	3644 BEVERLY BLVD	ESE 1/8 - 1/4 (0.126 mi.)	I90	130
CHEVRON #9-0373	3631 BEVERLY BLVD	ESE 1/8 - 1/4 (0.134 mi.)	I97	135
CHEVRON STATION #037	3631 BEVERLY BOULEVA	ESE 1/8 - 1/4 (0.141 mi.)	I105	144
CHEVRON #9-0373	3631 BEVERLY BLVD	ESE 1/8 - 1/4 (0.141 mi.)	I106	144
CHEVRON #0373	3631 BEVERLY BLVD	ESE 1/8 - 1/4 (0.141 mi.)	I108	146
SILVERLAKE CAR WASH	3595 BEVERLY BLVD	SE 1/8 - 1/4 (0.205 mi.)	R144	187
COLUMBIA PEST CONTRO	101 VIRGIL AVE N	SSE 1/8 - 1/4 (0.248 mi.)	W167	225
COLUMBIA PEST CONTRO	101 VIRGIL AVE., N.	SSE 1/8 - 1/4 (0.248 mi.)	W169	230
COLUMBIA PEST CONTRO	101 VIRGIL AVE N	SSE 1/8 - 1/4 (0.248 mi.)	W170	230
TUNE UP MASTERS	3560 BEVERLY BLVD.	SE 1/4 - 1/2 (0.261 mi.)	171	230
CHEVRON #9-0894 (FOR	3501 TEMPLE ST W	E 1/4 - 1/2 (0.268 mi.)	V172	230
BEVERLY CATALINA CAR	4000 BEVERLY BLVD W	W 1/4 - 1/2 (0.295 mi.)	X179	254
BEVERLY CATALINA CAR	4000 BEVERLY BLVD W	W 1/4 - 1/2 (0.295 mi.)	X180	255
CHEVRON #9-3371 (FOR	4166 MELROSE AVE	NNW 1/4 - 1/2 (0.403 mi.)	Y185	268
CHEVRON #9-3371	4166 MELROSE AVE	NNW 1/4 - 1/2 (0.403 mi.)	Y186	268
AUTO FUELING STATION	4100 BEVERLY BLVD	W 1/4 - 1/2 (0.477 mi.)	AA195	287
AUTO FUELING STATION	4100 BEVERLY BLVD	W 1/4 - 1/2 (0.477 mi.)	AA197	288

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
AUTO FUELING STATION	4100 BEVERLY BLVD	W 1/4 - 1/2 (0.477 mi.)	AA199	290
SHELL #204-6168-2104	3177 TEMPLE AVE	ESE 1/4 - 1/2 (0.488 mi.)	201	294
ALEXANDRIA AVENUE SC	4211 OAKWOOD AVE	W 1/4 - 1/2 (0.488 mi.)	AB203	295

Lower Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL	3804 OAKWOOD AVE	0 - 1/8 (0.000 mi.)	A10	21
PACIFIC BELL	3804 OAKWOOD AVENUE	0 - 1/8 (0.000 mi.)	A13	25
PACIFIC BELL (G1-185	3804 OAKWOOD AVE	0 - 1/8 (0.000 mi.)	A15	25

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 2 records.

Site Name	Database(s)
SHATTO CLEANERS, TAE SEONG KIM DBA	DRYCLEANERS
SOUTHERN CALIFORNIA DISPOSAL	SWF/LF

OVERVIEW MAP - 05354294.2R

Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

Upgradient Area

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	316 N. Juanita Ave.	CLIENT:	EBI Consulting
ADDRESS:	316 N. Juanita Ave. Los Angeles CA 90004	CONTACT:	Production Manager
		INQUIRY #:	05354294.2r
LAT/LONG:	34.077111 / 118.289771	DATE:	July 06, 2018 7:27 pm

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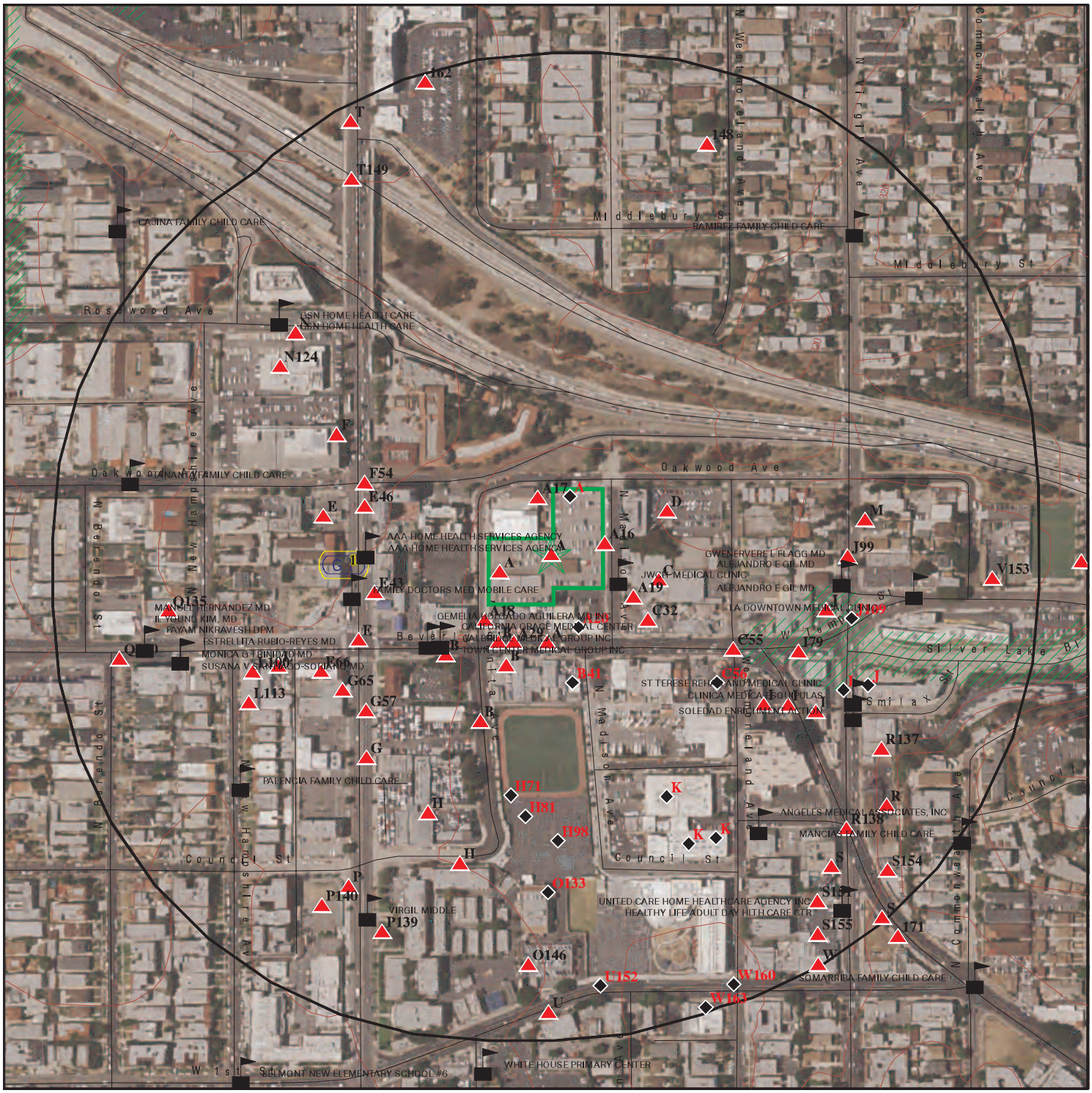
DETAIL MAP - 05354294.2R



SITE NAME:	316 N. Juanita Ave.	CLIENT:	EBI Consulting
ADDRESS:	316 N. Juanita Ave. Los Angeles CA 90004	CONTACT:	Production Manager
LAT/LONG:	34.077111 / 118.289771	INQUIRY #:	05354294.2r
		DATE:	July 06, 2018 7:35 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		1	0	1	NR	NR	2
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250	1	2	1	NR	NR	NR	4
RCRA-SQG	0.250		5	6	NR	NR	NR	11
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.125		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		5	3	3	11	NR	22
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	1	NR	NR	1
State and tribal leaking storage tank lists								
LUST	0.500		13	9	12	NR	NR	34

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	3	NR	NR	3
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250	1	7	4	NR	NR	NR	12
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		1	0	0	NR	NR	1
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	1	0	NR	NR	1
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	1	NR	NR	1
SWRCY	0.500		0	1	0	NR	NR	1
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
AOCONCERN	1.000		0	0	0	0	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		2	3	NR	NR	NR	5
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250	1	11	16	NR	NR	NR	28
HIST UST	0.250	1	10	6	NR	NR	NR	17
CA FID UST	0.250	1	10	16	NR	NR	NR	27
CERS TANKS	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	1	0	NR	NR	1
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	0.250		3	1	NR	NR	NR	4
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	TP		NR	NR	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	TP		NR	NR	NR	NR	NR	0
FINDS	TP	1	NR	NR	NR	NR	NR	1
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	1	NR	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP	1	NR	NR	NR	NR	NR	1
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		10	7	10	NR	NR	27
LOS ANGELES CO. HMS	TP		NR	NR	NR	NR	NR	0
HWP	1.000		0	0	1	0	NR	1
HWT	0.250		0	0	NR	NR	NR	0
MINES	TP		NR	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	1	0	NR	1
LA Co. Site Mitigation	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
PROJECT	TP		NR	NR	NR	NR	NR	0
PROD WATER PONDS	TP		NR	NR	NR	NR	NR	0
OTHER OIL GAS	TP		NR	NR	NR	NR	NR	0
NON-CASE INFO	TP		NR	NR	NR	NR	NR	0
MILITARY PRIV SITES	TP		NR	NR	NR	NR	NR	0
CIWQS	TP		NR	NR	NR	NR	NR	0
CERS	TP		NR	NR	NR	NR	NR	0
UIC GEO	TP		NR	NR	NR	NR	NR	0
SAMPLING POINT	TP		NR	NR	NR	NR	NR	0
WELL STIM PROJ	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.250		17	19	NR	NR	NR	36
EDR Hist Cleaner	0.250		3	8	NR	NR	NR	11
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.500		0	0	0	NR	NR	0
RGA LUST	0.500		14	9	11	NR	NR	34
- Totals --		7	114	112	44	11	0	288

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1
Target
Property

PACIFIC BELL
316 N. JUANITA AVE
LOS ANGELES, CA 90004

RCRA-LQG **1007199134**
CAD980891683

Site 1 of 23 in cluster A

Actual:
271 ft.

RCRA-LQG:

Date form received by agency:	04/09/1990
Facility name:	PACIFIC BELL
Facility address:	316 N. JUANITA AVE LOS ANGELES, CA 90004
EPA ID:	CAD980891683
Mailing address:	2600 CAMINO RAMON SAN RAMON, CA 94583
Contact:	CHERIE PACKER
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	213-738-8454
Contact email:	Not reported
EPA Region:	09
Classification:	Large Quantity Generator
Description:	Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

A2
Target
Property

PACIFIC BELL (G1-118)
316 N JUANITA AVE
LOS ANGELES, CA 90004

Site 2 of 23 in cluster A

Actual:
271 ft.

Database(s): UST, SWEEPS UST, HIST UST, CA FID UST
EDR ID Number: 1000250071
EPA ID Number: N/A

UST:

Facility ID:	24364
Permitting Agency:	LOS ANGELES, CITY OF
Latitude:	34.07846
Longitude:	-118.288422

SWEEPS UST:

Status:	Not reported
Comp Number:	3397
Number:	Not reported
Board Of Equalization:	44-001027
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003397-000001
Tank Status:	Not reported
Capacity:	12000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	3

Status:	Not reported
Comp Number:	3397
Number:	Not reported
Board Of Equalization:	44-001027
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003397-000002
Tank Status:	Not reported
Capacity:	550
Active Date:	Not reported
Tank Use:	OIL
STG:	WASTE
Content:	WASTE OIL
Number Of Tanks:	Not reported

Status:	Not reported
Comp Number:	3397
Number:	Not reported
Board Of Equalization:	44-001027
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003397-000003
Tank Status:	Not reported
Capacity:	12000
Active Date:	Not reported

PACIFIC BELL (G1-118) (Continued) **1000250071**

Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

HIST UST:
File Number: 00027B1D
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027B1D.pdf
Region: STATE
Facility ID: 00000061261
Facility Type: Other
Other Type: SIC 4800
Contact Name: E.J. KOEHLER
Telephone: 4155426758
Owner Name: PACIFIC BELL
Owner Address: 370 THIRD STREET
Owner City,St,Zip: SAN FRANCISCO, CA 94107
Total Tanks: 0002

Tank Num: 001
Container Num: 1
Year Installed: 1979
Tank Capacity: 00012000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 002
Container Num: 1
Year Installed: 1966
Tank Capacity: 00000550
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: None

Click here for Geo Tracker PDF:

CA FID UST:
Facility ID: 19002168
Regulated By: UTNKA
Regulated ID: 00061261
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8185784181
Mail To: Not reported
Mailing Address: 370 3RD ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported

PACIFIC BELL (G1-118) (Continued) **1000250071**

Status: Active

A3 **AT&T CALIFORNIA - G1118** **FINDS** **1023211557**
Target **316 N JUANITA AVE** **N/A**
Property **LOS ANGELES, CA 90004**

Site 3 of 23 in cluster A

Actual: **271 ft.**

FINDS:

Registry ID: 110064971188

Environmental Interest/Information System
STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

A4 **PACIFIC BELL TELEPHONE CO DBA AT&T CALIF** **HAZNET** **S113003177**
Target **316 N JUANITA ST** **N/A**
Property **LOS ANGELES, CA 90004**

Site 4 of 23 in cluster A

Actual: **271 ft.**

HAZNET:

envid:	S113003177
Year:	2016
GEPAID:	CAD980891683
Contact:	SEAN MCFARLANE
Telephone:	9252776725
Mailing Name:	Not reported
Mailing Address:	1 AT&T WAY ROOM 1A111C
Mailing City,St,Zip:	BEDMINSTER, NJ 079212693
Gen County:	Los Angeles
TSD EPA ID:	CAD008302903
TSD County:	Los Angeles
Waste Category:	Off-specification, aged or surplus organics
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0935
Cat Decode:	Off-specification, aged or surplus organics
Method Decode:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Los Angeles

envid:	S113003177
Year:	2016
GEPAID:	CAD980891683
Contact:	SEAN MCFARLANE
Telephone:	9252776725
Mailing Name:	Not reported
Mailing Address:	1 AT&T WAY ROOM 1A111C
Mailing City,St,Zip:	BEDMINSTER, NJ 079212693
Gen County:	Los Angeles
TSD EPA ID:	CAT080013352

PACIFIC BELL TELEPHONE CO DBA AT&T CALIF (Continued) **S113003177**

TSD County:	Los Angeles
Waste Category:	Aqueous solution with total organic residues 10 percent or more
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.0834
Cat Decode:	Aqueous solution with total organic residues 10 percent or more
Method Decode:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County:	Los Angeles

envid:	S113003177
Year:	2016
GEPAID:	CAD980891683
Contact:	SEAN MCFARLANE
Telephone:	9252776725
Mailing Name:	Not reported
Mailing Address:	1 AT&T WAY ROOM 1A111C
Mailing City,St,Zip:	BEDMINSTER, NJ 079212693
Gen County:	Los Angeles
TSD EPA ID:	AZR000515924
TSD County:	99
Waste Category:	Other organic solids
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.2
Cat Decode:	Other organic solids
Method Decode:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Los Angeles

envid:	S113003177
Year:	2016
GEPAID:	CAD980891683
Contact:	SEAN MCFARLANE
Telephone:	9252776725
Mailing Name:	Not reported
Mailing Address:	1 AT&T WAY ROOM 1A111C
Mailing City,St,Zip:	BEDMINSTER, NJ 079212693
Gen County:	Los Angeles
TSD EPA ID:	CAD008302903
TSD County:	Los Angeles
Waste Category:	Off-specification, aged or surplus organics
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.035
Cat Decode:	Off-specification, aged or surplus organics
Method Decode:	Fuel Blending Prior To Energy Recovery At Another Site
Facility County:	Los Angeles

envid:	S113003177
Year:	2016
GEPAID:	CAD980891683
Contact:	SEAN MCFARLANE
Telephone:	9252776725
Mailing Name:	Not reported
Mailing Address:	1 AT&T WAY ROOM 1A111C
Mailing City,St,Zip:	BEDMINSTER, NJ 079212693
Gen County:	Los Angeles

PACIFIC BELL TELEPHONE CO DBA AT&T CALIF (Continued) **S113003177**

TSD EPA ID: CAT080014079
TSD County: Contra Costa
Waste Category: Off-specification, aged or surplus organics
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.0105
Cat Decode: Off-specification, aged or surplus organics
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access
177 additional CA_HAZNET: record(s) in the EDR Site Report.

A5 **PACIFIC BELL** **CA FID UST** **S101584128**
3804 OAKWOOD AVE **N/A**
< 1/8 **LOS ANGELES, CA 90004**
1 ft.

Site 5 of 23 in cluster A

Relative: **Lower**
Actual: **270 ft.**

CA FID UST:
Facility ID: 19008759
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 4158238723
Mail To: Not reported
Mailing Address: 177 COLORADO BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

A6 **PACIFIC BELL** **RGA LUST** **S114665730**
316 JUANITA AVE N. **N/A**
< 1/8 **LOS ANGELES, CA**
1 ft.

Site 6 of 23 in cluster A

Relative: **Higher**
Actual: **276 ft.**

RGA LUST:

1994	PACIFIC BELL	316 JUANITA AVE N.
1993	PACIFIC BELL	316 JUANITA AVE N.

A7 **PACIFIC BELL (G1-185)** **LUST** **S102434863**
3804 OAKWOOD AVE **HIST CORTESE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
1 ft.

Site 7 of 23 in cluster A

Relative: Lower

Actual: 270 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700451
Global Id:	T0603700451
Latitude:	34.0775144
Longitude:	-118.2893167
Status:	Completed - Case Closed
Status Date:	10/17/1996
Case Worker:	YR
RB Case Number:	900040307
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

LUST:

Global Id:	T0603700451
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:	Not reported

Global Id:	T0603700451
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:	Not reported

LUST:

Global Id:	T0603700451
Action Type:	Other
Date:	12/01/1988
Action:	Leak Discovery

Global Id:	T0603700451
Action Type:	Other
Date:	02/21/1991
Action:	Leak Stopped

Global Id:	T0603700451
Action Type:	Other
Date:	02/13/1990
Action:	Leak Reported

PACIFIC BELL (G1-185) (Continued) **S102434863**

LUST:

Global Id:	T0603700451
Status:	Open - Case Begin Date
Status Date:	12/01/1988
Global Id:	T0603700451
Status:	Open - Site Assessment
Status Date:	02/06/1990
Global Id:	T0603700451
Status:	Completed - Case Closed
Status Date:	10/17/1996

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900040307	
Status:	Case Closed	
Substance:	Diesel	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700451	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	MADISON AVENUE	
Enforcement Type:	Not reported	
Date Leak Discovered:	12/1/1988	
Date Leak First Reported:		2/13/1990
Date Leak Record Entered:	2/5/1990	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	2/21/1991	
Date Case Last Changed on Database:		2/24/1997
Date the Case was Closed:		10/17/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	OLD CASE #021690-03	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		5640.964145335113406965035166 6
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		2/6/1990
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported

PACIFIC BELL (G1-185) (Continued) **S102434863**

Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: PACIFIC BELL
RP Address: 100 N STONEMAN, RM 120, ALHAMBRA CA 91801
Program: LUST
Lat/Long: 34.0775144 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: 02/24/97 - WELL ABANDONMENT FOR UST CASE CLOSURE

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040307

A8 **AT & T FORMER SBC** **LUST S100941444**
316 JUANITA AVE. N. **HIST CORTESE N/A**
< 1/8 **LOS ANGELES, CA 90004**
1 ft.

Site 8 of 23 in cluster A

Relative: Higher
Actual: 276 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700444
Global Id: T0603700444
Latitude: 34.0769639
Longitude: -118.289827
Status: Completed - Case Closed
Status Date: 05/23/1996
Case Worker: YR
RB Case Number: 900040225
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700444
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: Not reported

AT & T FORMER SBC (Continued) **S100941444**

Global Id: T0603700444
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: Not reported

LUST:
Global Id: T0603700444
Action Type: Other
Date: 11/01/1989
Action: Leak Reported

LUST:
Global Id: T0603700444
Status: Open - Case Begin Date
Status Date: 05/30/1989

Global Id: T0603700444
Status: Open - Site Assessment
Status Date: 05/30/1989

Global Id: T0603700444
Status: Open - Verification Monitoring
Status Date: 08/30/1994

Global Id: T0603700444
Status: Completed - Case Closed
Status Date: 05/23/1996

Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603797875
Global Id: T0603797875
Latitude: 34.076852
Longitude: -118.290186
Status: Completed - Case Closed
Status Date: 04/10/2009
Case Worker: Not reported
RB Case Number: 900040225A
Local Agency: LOS ANGELES, CITY OF
File Location: Regional Board
Local Case Number: 1768
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603797875
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

AT & T FORMER SBC (Continued) **S100941444**

Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:
Global Id: T0603797875
Action Type: ENFORCEMENT
Date: 07/28/2008
Action: Staff Letter

Global Id: T0603797875
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603797875
Action Type: ENFORCEMENT
Date: 04/10/2009
Action: Closure/No Further Action Letter

Global Id: T0603797875
Action Type: Other
Date: 11/17/2004
Action: Leak Reported

Global Id: T0603797875
Action Type: RESPONSE
Date: 04/25/2007
Action: Soil and Water Investigation Workplan

Global Id: T0603797875
Action Type: RESPONSE
Date: 04/19/2007
Action: Other Report / Document

Global Id: T0603797875
Action Type: RESPONSE
Date: 07/15/2007
Action: Other Report / Document

Global Id: T0603797875
Action Type: RESPONSE
Date: 12/07/2007
Action: Soil and Water Investigation Report

Global Id: T0603797875
Action Type: ENFORCEMENT
Date: 04/09/2009
Action: Site Visit / Inspection / Sampling

Global Id: T0603797875
Action Type: ENFORCEMENT
Date: 05/22/2007
Action: Staff Letter

Global Id: T0603797875
Action Type: ENFORCEMENT
Date: 08/09/2007

AT & T FORMER SBC (Continued) **S100941444**

Action: Staff Letter

Global Id: T0603797875
Action Type: ENFORCEMENT
Date: 01/07/2008
Action: Staff Letter

Global Id: T0603797875
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603797875
Action Type: RESPONSE
Date: 11/12/2008
Action: Soil and Water Investigation Report

Global Id: T0603797875
Action Type: Other
Date: 11/17/2004
Action: Leak Discovery

Global Id: T0603797875
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

LUST:
Global Id: T0603797875
Status: Open - Case Begin Date
Status Date: 11/17/2004

Global Id: T0603797875
Status: Open - Site Assessment
Status Date: 11/17/2004

Global Id: T0603797875
Status: Open - Site Assessment
Status Date: 04/25/2007

Global Id: T0603797875
Status: Completed - Case Closed
Status Date: 04/10/2009

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040225
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Excavate and Dispose

AT & T FORMER SBC (Continued) **S100941444**

Global ID:	T0603700444	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	Not reported	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		11/1/1989
Date Leak Record Entered:	11/22/1989	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		5/23/1996
Date the Case was Closed:		5/23/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		5185.97769703418450515710021 53
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		5/30/1989
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		8/30/1994
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Yes
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	BLANK RP	
RP Address:	C	
Program:	LUST	
Lat/Long:	34.0764685 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900040225

A9 **PACIFIC BELL** **RGA LUST** **S114665732**
316 JUANITA AVE N **N/A**
< 1/8 **LOS ANGELES, CA**
1 ft.

Site 9 of 23 in cluster A

Relative: RGA LUST:
Higher

Actual:
276 ft.

2012	PACIFIC BELL	316 JUANITA AVE N
2011	PACIFIC BELL	316 JUANITA AVE N
2010	PACIFIC BELL	316 JUANITA AVE N
2009	PACIFIC BELL	316 JUANITA AVE N
2008	PACIFIC BELL	316 JUANITA AVE N
2007	PACIFIC BELL	316 JUANITA AVE N
2006	PACIFIC BELL	316 JUANITA AVE N
2005	PACIFIC BELL	316 JUANITA AVE N
2004	PACIFIC BELL	316 JUANITA AVE N
2003	PACIFIC BELL	316 JUANITA AVE N
2002	PACIFIC BELL	316 JUANITA AVE N
2001	PACIFIC BELL	316 JUANITA AVE N
2000	PACIFIC BELL	316 JUANITA AVE N
1998	PACIFIC BELL	316 JUANITA AVE N
1997	PACIFIC BELL	316 JUANITA AVE N
1995	PACIFIC BELL	316 JUANITA AVE N

A10 **PACIFIC BELL** **RGA LUST** **S114665755**
3804 OAKWOOD AVE **N/A**
< 1/8 **LOS ANGELES, CA**
1 ft.

Site 10 of 23 in cluster A

Relative: RGA LUST:
Lower

Actual:
270 ft.

1995	PACIFIC BELL	3804 OAKWOOD AVE

A11 **BELMONT/HOLLYWOOD NO. 1** **ENVIROSTOR** **S107735906**
OAKWOOD AVENUE/JUANITA AVENUE **SCH** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
1 ft.

Site 11 of 23 in cluster A

Relative: ENVIROSTOR:
Lower

Actual:
270 ft.

Facility ID:	19880056
Status:	Inactive - Action Required
Status Date:	08/20/2002
Site Code:	304133
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	1.2
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED

BELMONT/HOLLYWOOD NO. 1 (Continued) **S107735906**

Funding: School District
Latitude: 34.07754
Longitude: -118.2895
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: Endrin Lead
Confirmed COC: 30010-NO 30013-NO
Potential Description: SOIL
Alias Name: BELMONT/HOLLYWOOD #1
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #1/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #1/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304044
Alias Type: Project Code (Site Code)
Alias Name: 304133
Alias Type: Project Code (Site Code)
Alias Name: 19880056
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: The project was completed in July 2004.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 01/21/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

BELMONT/HOLLYWOOD NO. 1 (Continued) **S107735906**

SCH:

Facility ID:	19880056
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.2
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304133
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Action Required
Status Date:	08/20/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.07754
Longitude:	-118.2895
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	Endrin, Lead
Confirmed COC:	30010-NO, 30013-NO
Potential Description:	SOIL
Alias Name:	BELMONT/HOLLYWOOD #1
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #1/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #1/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	304044
Alias Type:	Project Code (Site Code)
Alias Name:	304133
Alias Type:	Project Code (Site Code)
Alias Name:	19880056
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	The project was completed in July 2004.

BELMONT/HOLLYWOOD NO. 1 (Continued) **S107735906**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 01/21/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

A12 **PACIFIC BELL** **UST U003781462**
3804 OAKWOOD AVE **SWEEPS UST N/A**
< 1/8 **LOS ANGELES, CA 90004**
1 ft.

Site 12 of 23 in cluster A

Relative: **Lower**
Actual: **270 ft.**

UST:
Facility ID: 25173
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.07772
Longitude: -118.28935

SWEEPS UST:
Status: Not reported
Comp Number: 5023
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-005023-000001
Tank Status: Not reported
Capacity: 300
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: DIESEL
Number Of Tanks: 2

Status: Not reported
Comp Number: 5023
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported

PACIFIC BELL (Continued) **U003781462**

Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-005023-000002
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	CHEMICAL
STG:	PRODUCT
Content:	UNKNOWN
Number Of Tanks:	Not reported

A13 **PACIFIC BELL** **RGA LUST** **S114665756**
3804 OAKWOOD AVENUE **N/A**
< 1/8 **LOS ANGELES, CA**
1 ft.

Site 13 of 23 in cluster A

Relative: RGA LUST:
Lower

1994	PACIFIC BELL	3804 OAKWOOD AVENUE
1993	PACIFIC BELL	3804 OAKWOOD AVENUE

Actual:
270 ft.

A14 **AT & T FORMER SBC** **RGA LUST** **S114578398**
316 JUANITA AVE. N. **N/A**
< 1/8 **LOS ANGELES, CA**
1 ft.

Site 14 of 23 in cluster A

Relative: RGA LUST:
Higher

2012	AT & T FORMER SBC	316 JUANITA AVE. N.
2011	AT & T FORMER SBC	316 JUANITA AVE. N.
2010	AT & T FORMER SBC	316 JUANITA AVE. N.
2009	AT & T FORMER SBC	316 JUANITA AVE. N.
2008	AT & T FORMER SBC	316 JUANITA AVE. N.
2007	AT & T FORMER SBC	316 JUANITA AVE. N.

Actual:
276 ft.

A15 **PACIFIC BELL (G1-185)** **RGA LUST** **S114665284**
3804 OAKWOOD AVE **N/A**
< 1/8 **LOS ANGELES, CA**
1 ft.

Site 15 of 23 in cluster A

Relative: RGA LUST:
Lower

2012	PACIFIC BELL (G1-185)	3804 OAKWOOD AVE
2011	PACIFIC BELL (G1-185)	3804 OAKWOOD AVE
2010	PACIFIC BELL (G1-185)	3804 OAKWOOD AVE
2009	PACIFIC BELL (G1-185)	3804 OAKWOOD AVE
2008	PACIFIC BELL (G1-185)	3804 OAKWOOD AVE
2007	PACIFIC BELL (G1-185)	3804 OAKWOOD AVE
2006	PACIFIC BELL (G1-185)	3804 OAKWOOD AVE
2005	PACIFIC BELL (G1-185)	3804 OAKWOOD AVE
2004	PACIFIC BELL (G1-185)	3804 OAKWOOD AVE
2003	PACIFIC BELL (G1-185)	3804 OAKWOOD AVE
2002	PACIFIC BELL (G1-185)	3804 OAKWOOD AVE
2001	PACIFIC BELL (G1-185)	3804 OAKWOOD AVE

Actual:
270 ft.

PACIFIC BELL (G1-185) (Continued) **S114665284**

2000	PACIFIC BELL (G1-185)	3804 OAKWOOD AVE
1998	PACIFIC BELL (G1-185)	3804 OAKWOOD AVE
1997	PACIFIC BELL (G1-185)	3804 OAKWOOD AVE

A16 **ROBINSON PROPERTY (FORMER)** **RGA LUST** **S114677878**
ENE **355 EAST MADISON AVEN** **N/A**
< 1/8 **DEL NORTE, CA**
0.001 mi.
6 ft. **Site 16 of 23 in cluster A**

Relative: RGA LUST:
Higher

2004	ROBINSON PROPERTY (FORMER)	355 EAST MADISON AVEN

Actual:
271 ft.

A17 **CHMIRS** **S113472625**
NNW **3814 WEST OAKWOOD AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.009 mi.
46 ft. **Site 17 of 23 in cluster A**

Relative: CHMIRS:
Higher

OES Incident Number:	13-0558
OES notification:	01/26/2013
OES Date:	Not reported
OES Time:	Not reported
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	Yes
Waterway:	Storm drain
Spill Site:	Other
Cleanup By:	Contractor
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported

(Continued) **S113472625**

Measure:	Gal(s)
Other:	Not reported
Date/Time:	1300
Year:	2013
Agency:	Los Angeles City Watershed Protection
Incident Date:	1/26/2013
Admin Agency:	Los Angeles City Fire Department
Amount:	Not reported
Contained:	Yes
Site Type:	Storm drain
E Date:	Not reported
Substance:	Nitric Acid
Quantity Released:	3
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	Not reported
Number of Injuries:	Not reported
Number of Fatalities:	Not reported
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	Caller states substance was illegally dumped along the roadway in a cylinder container. Caller states the cylinder was knocked over and approximately three gallons was released. Caller states the storm drain catch basin is within 10 Ft of the release Caller feels approximately three gallons entered the storm drain. Caller states a contractor is on site and will flush and vacuum the drain.

A18 **PACIFIC BELL** **RGA LUST** **S114665731**
SW **316 JUANITA AVE N** **N/A**
< 1/8 **HANCOCK PARK, CA**
0.009 mi.
47 ft. **Site 18 of 23 in cluster A**

Relative: RGA LUST:
Higher

1996	PACIFIC BELL	316 JUANITA AVE N	

Actual:
277 ft.

A19
ESE
< 1/8
0.018 mi.
96 ft.

SAME AS ABOVE
310 N MADISON AVE
LOS ANGELES, CA 90004

Site 19 of 23 in cluster A

Relative: Higher

Actual: 272 ft.

HIST UST **U001560326**
N/A

HIST UST:

File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000004056
Facility Type:	Other
Other Type:	PNTG & W/C. CONTRACT
Contact Name:	Not reported
Telephone:	2136609230
Owner Name:	J.P. CARROLL COMPANY
Owner Address:	310 N. MADISON AVE
Owner City,St,Zip:	LOS ANGELES, CA 90004
Total Tanks:	0002
Tank Num:	001
Container Num:	1
Year Installed:	1971
Tank Capacity:	00006000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	None
Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00006000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	None

A20
SSE
< 1/8
0.019 mi.
102 ft.

DEWEY PEST CONTROL
3711 BEVERLY BLVD
LOS ANGELES, CA 90004

Site 20 of 23 in cluster A

Relative: Lower

Actual: 270 ft.

RCRA-SQG **1000226168**
UST **CAD981369820**
SWEEPS UST
HIST UST
CA FID UST
FINDS
ECHO
HAZNET
PEST LIC

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	DEWEY PEST CONTROL
Facility address:	3711 BEVERLY BLVD
	LOS ANGELES, CA 90004
EPA ID:	CAD981369820
Mailing address:	BEVERLY BLVD
	LOS ANGELES, CA 90004
Contact:	Not reported
Contact address:	Not reported
	Not reported
Contact country:	US

DEWEY PEST CONTROL (Continued) **1000226168**

Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: STEVEN R DEWEY
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

DEWEY PEST CONTROL (Continued) **1000226168**

UST:
Facility ID: 23852
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.077854
Longitude: -118.2881508

SWEEPS UST:
Status: Not reported
Comp Number: 18
Number: Not reported
Board Of Equalization: 44-006091
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000018-000001
Tank Status: Not reported
Capacity: 7500
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: 2

Status: Not reported
Comp Number: 18
Number: Not reported
Board Of Equalization: 44-006091
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000018-000002
Tank Status: Not reported
Capacity: 7500
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

HIST UST:
File Number: 000276C8
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000276C8.pdf
Region: STATE
Facility ID: 00000000442
Facility Type: Other
Other Type: PEST CONTROL
Contact Name: MGR. DAN SAUCEDO
Telephone: 2136661361
Owner Name: DEWEY PEST CONTROL
Owner Address: 3701 BEVERLY BL.
Owner City,St,Zip: LOS ANGELES, CA 90004
Total Tanks: 0002

Tank Num: 001

DEWEY PEST CONTROL (Continued) **1000226168**

Container Num: 1
Year Installed: Not reported
Tank Capacity: 00007500
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: 1/4
Leak Detection: Visual, Stock Inventor

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00007500
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: 1/4
Leak Detection: Visual, Stock Inventor

Click here for Geo Tracker PDF:

CA FID UST:
Facility ID: 19019812
Regulated By: UTNKA
Regulated ID: 00003636
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 6197443170
Mail To: Not reported
Mailing Address: 3711 BEVERLY BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

Facility ID: 19055264
Regulated By: UTNKA
Regulated ID: 00000442
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2136661361
Mail To: Not reported
Mailing Address: 3701 BEVERLY BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

DEWEY PEST CONTROL (Continued) **1000226168**

FINDS:

Registry ID: 110002683392

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000226168
Registry ID:	110002683392
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002683392

HAZNET:

envid:	1000226168
Year:	2003
GEPAID:	CAD981369820
Contact:	3711 BEVERLY BLVD
Telephone:	--
Mailing Name:	Not reported
Mailing Address:	3711 BEVERLY BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900040000
Gen County:	Not reported
TSD EPA ID:	CAD028409019
TSD County:	Not reported
Waste Category:	Tank bottom waste
Disposal Method:	Treatment, Tank
Tons:	0.45
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000226168
Year:	2001
GEPAID:	CAD981369820
Contact:	3711 BEVERLY BLVD
Telephone:	--
Mailing Name:	Not reported
Mailing Address:	3711 BEVERLY BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900040000
Gen County:	Not reported
TSD EPA ID:	CAT000613935
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues less than 10 percent
Disposal Method:	Transfer Station
Tons:	0.08
Cat Decode:	Not reported
Method Decode:	Not reported

DEWEY PEST CONTROL (Continued) **1000226168**

Facility County: Los Angeles

envid: 1000226168
Year: 1999
GEPAID: CAD981369820
Contact: Not reported
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 3711 BEVERLY BLVD
Mailing City,St,Zip: LOS ANGELES, CA 900040000
Gen County: Not reported
TSD EPA ID: CAT000613935
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Transfer Station
Tons: .0625
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

PEST LIC:
Facility Type: PCB
Categories: Not reported
License No: 31303
Issued or Renewed Date: 01/01/2017
Expiration Date: 12/31/2018

Facility Type: PCB
Categories: Not reported
License No: 31304
Issued or Renewed Date: 01/01/2017
Expiration Date: 12/31/2018

Facility Type: PCB
Categories: Not reported
License No: 31305
Issued or Renewed Date: 01/01/2017
Expiration Date: 12/31/2018

Facility Type: PCB
Categories: Not reported
License No: 31306
Issued or Renewed Date: 01/01/2017
Expiration Date: 12/31/2018

Facility Type: PCB
Categories: Not reported
License No: 31309
Issued or Renewed Date: 01/01/2017
Expiration Date: 12/31/2018

Facility Type: PCB
Categories: Not reported
License No: 37264
Issued or Renewed Date: 01/01/2017
Expiration Date: 12/31/2018

B21 **ARCO (FORMER)** **RGA LUST** **S114574944**
SSW **3737 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.021 mi.
112 ft. **Site 1 of 16 in cluster B**

Relative: RGA LUST:
Higher

Actual:
276 ft.

2012	ARCO (FORMER)	3737 BEVERLY BLVD
2011	ARCO (FORMER)	3737 BEVERLY BLVD
2010	ARCO (FORMER)	3737 BEVERLY BLVD
2009	ARCO (FORMER)	3737 BEVERLY BLVD
2008	ARCO (FORMER)	3737 BEVERLY BLVD
2007	ARCO (FORMER)	3737 BEVERLY BLVD
2006	ARCO (FORMER)	3737 BEVERLY BLVD
2005	ARCO (FORMER)	3737 BEVERLY BLVD
2004	ARCO (FORMER)	3737 BEVERLY BLVD
2003	ARCO (FORMER)	3737 BEVERLY BLVD
2002	ARCO (FORMER)	3737 BEVERLY BLVD
2001	ARCO (FORMER)	3737 BEVERLY BLVD
2000	ARCO (FORMER)	3737 BEVERLY BLVD
1998	ARCO (FORMER)	3737 BEVERLY BLVD

B22 **ARCO (FORMER)** **LUST** **S103281821**
SSW **3737 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.021 mi.
112 ft. **Site 2 of 16 in cluster B**

Relative: LUST REG 4:
Higher

Actual:
276 ft.

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900040098	
Status:	Pollution Characterization	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		EDFP
Global ID:	T0603700432	
W Global ID:	Not reported	
Staff:	DP	
Local Agency:	19050	
Cross Street:	JUANITA AVE	
Enforcement Type:	SEL	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		6/21/1990
Date Leak Record Entered:	9/5/1990	
Date Confirmation Began:	8/14/1990	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		7/15/2002
Date the Case was Closed:		Not reported
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	HANKEY INVESTMENTS	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		5220.64933023653210925117311 74

ARCO (FORMER) (Continued) **S103281821**

Source of Cleanup Funding:	UNK
Preliminary Site Assessment Workplan Submitted:	9/18/1990
Preliminary Site Assessment Began:	12/10/1990
Pollution Characterization Began:	4/23/2003
Remediation Plan Submitted:	4/2/2002
Remedial Action Underway:	8/13/2002
Post Remedial Action Monitoring Began:	6/21/1990
Enforcement Action Date:	11/17/2000
Historical Max MTBE Date:	5/29/1997
Hist Max MTBE Conc in Groundwater:	674000
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Yes
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	MR. MIKE MORGAN
RP Address:	4751 WILSHIRE BLVD., STE. 110
Program:	LUST
Lat/Long:	34.0763415 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

B23 **SOMCHAI DENCHARTPHAN** **SWEEPS UST** **S101583114**
SSW **3737 BEVERLY BLVD** **CA FID UST** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.021 mi.
112 ft. **Site 3 of 16 in cluster B**

Relative:
Higher

Actual:
276 ft.

SWEEPS UST:

Status:	Active
Comp Number:	7471
Number:	9
Board Of Equalization:	Not reported
Referral Date:	10-05-92
Action Date:	10-05-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	19002698
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported

SOMCHAI DENCHARTPHAN (Continued) **S101583114**

SIC Code:	Not reported
Facility Phone:	2139130855
Mail To:	Not reported
Mailing Address:	3737 BEVERLY BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

B24 **HANKEY INVESTMENTS/ARCO** **RGA LUST** **S114630485**
SSW **3737 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.021 mi.
112 ft. **Site 4 of 16 in cluster B**

Relative: RGA LUST:
Higher

1995	HANKEY INVESTMENTS/ARCO	3737 BEVERLY BLVD
1994	HANKEY INVESTMENTS/ARCO	3737 BEVERLY BLVD

Actual:
276 ft.

B25 **TAHER ENTERPRISES INC** **EDR Hist Auto** **1009080642**
SSW **3737 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.021 mi.
112 ft. **Site 5 of 16 in cluster B**

Relative: EDR Hist Auto
Higher

Actual:
276 ft.

Year:	Name:	Type:
1937	SIMS H S	GASOLINE AND OIL SERVICE STATIONS
1942	OPAS HERMAN	GASOLINE AND OIL SERVICE STATIONS
1982	TAHER ENTERPRISES INC	Gasoline Service Stations
1983	TAHER ENTERPRISES INC	Gasoline Service Stations
1985	TAHER ENTERPRISES INC	Gasoline Service Stations
1989	INTERNATIONAL AUTO REPAIR	General Automotive Repair Shops
1990	INTERNATIONAL AUTO REPAIR	General Automotive Repair Shops
1991	INTERNATIONAL AUTO REPAIR	General Automotive Repair Shops
1992	INTERNATIONAL AUTO REPAIR	General Automotive Repair Shops

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B26 **ARCO (FORMER)** **LUST** **S102424100**
SSW **3737 BEVERLY BOULEVARD** **ENF** **N/A**
< 1/8 **LOS ANGELES, CA 90004** **HIST CORTESE**
0.021 mi.
112 ft. **Site 6 of 16 in cluster B**

Relative: LUST:
Higher

Actual:
276 ft.

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700432
Global Id:	T0603700432
Latitude:	34.0763415

ARCO (FORMER) (Continued) **S102424100**

Longitude:	-118.2901667
Status:	Completed - Case Closed
Status Date:	12/11/2013
Case Worker:	DPP
RB Case Number:	900040098
Local Agency:	LOS ANGELES, CITY OF
File Location:	Regional Board
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700432
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

Global Id:	T0603700432
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:	Not reported

LUST:

Global Id:	T0603700432
Action Type:	RESPONSE
Date:	07/15/2010
Action:	Monitoring Report - Semi-Annually

Global Id:	T0603700432
Action Type:	RESPONSE
Date:	04/15/2006
Action:	Monitoring Report - Quarterly

Global Id:	T0603700432
Action Type:	ENFORCEMENT
Date:	07/03/2002
Action:	Staff Letter

Global Id:	T0603700432
Action Type:	ENFORCEMENT
Date:	08/13/2002
Action:	Notice of Violation

Global Id:	T0603700432
Action Type:	RESPONSE
Date:	10/22/2009
Action:	Other Report / Document

ARCO (FORMER) (Continued) **S102424100**

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 10/01/2013
Action: Notification - Preclosure

Global Id: T0603700432
Action Type: RESPONSE
Date: 08/19/2002
Action: Soil and Water Investigation Workplan

Global Id: T0603700432
Action Type: RESPONSE
Date: 04/15/2014
Action: Well Destruction Report

Global Id: T0603700432
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 07/31/2003
Action: Other Report / Document

Global Id: T0603700432
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 11/28/2003
Action: Well Installation Report

Global Id: T0603700432
Action Type: REMEDIATION
Date: 03/06/2008
Action: Pump & Treat (P&T) Groundwater

Global Id: T0603700432
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE

ARCO (FORMER) (Continued) **S102424100**

Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 09/26/2007
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603700432
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603700432
Action Type: RESPONSE
Date: 10/22/2009
Action: Soil and Water Investigation Report

Global Id: T0603700432
Action Type: RESPONSE
Date: 12/01/2013
Action: Other Report / Document

Global Id: T0603700432
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 04/06/2010
Action: Staff Letter

Global Id: T0603700432
Action Type: Other
Date: 06/21/1990
Action: Leak Reported

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 07/17/2002
Action: Notice of Violation

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 08/26/2003
Action: Staff Letter

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 04/09/2003
Action: Notice of Violation

ARCO (FORMER) (Continued) **S102424100**

Global Id: T0603700432
Action Type: RESPONSE
Date: 04/01/2002
Action: CAP/RAP - Final Remediation / Design Plan

Global Id: T0603700432
Action Type: RESPONSE
Date: 10/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 01/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 04/15/2003
Action: Soil and Water Investigation Workplan

Global Id: T0603700432
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603700432
Action Type: RESPONSE
Date: 01/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603700432
Action Type: RESPONSE
Date: 10/12/2011
Action: Soil and Water Investigation Workplan

Global Id: T0603700432
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 10/05/2004
Action: Staff Letter

Global Id: T0603700432
Action Type: ENFORCEMENT

ARCO (FORMER) (Continued) **S102424100**

Date: 06/15/2009
Action: Staff Letter

Global Id: T0603700432
Action Type: RESPONSE
Date: 11/22/2005
Action: Soil and Water Investigation Report

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 11/15/2000
Action: Staff Letter

Global Id: T0603700432
Action Type: RESPONSE
Date: 04/15/2008
Action: Remedial Progress Report

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 07/11/2003
Action: Staff Letter

Global Id: T0603700432
Action Type: RESPONSE
Date: 07/15/2004
Action: CAP/RAP - Feasibility Study Report

Global Id: T0603700432
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 12/10/2001
Action: Staff Letter

Global Id: T0603700432
Action Type: REMEDIATION
Date: 03/06/2008
Action: Excavation

ARCO (FORMER) (Continued) **S102424100**

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 12/11/2013
Action: Closure/No Further Action Letter

Global Id: T0603700432
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603700432
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603700432
Action Type: RESPONSE
Date: 12/13/2011
Action: Site Assessment Report

LUST:
Global Id: T0603700432
Status: Open - Case Begin Date
Status Date: 06/21/1990

Global Id: T0603700432
Status: Open - Verification Monitoring
Status Date: 06/21/1990

Global Id: T0603700432
Status: Open - Site Assessment
Status Date: 08/14/1990

Global Id: T0603700432
Status: Open - Site Assessment
Status Date: 09/18/1990

Global Id: T0603700432
Status: Open - Site Assessment
Status Date: 12/10/1990

Global Id: T0603700432
Status: Open - Site Assessment
Status Date: 08/31/1994

Global Id: T0603700432
Status: Open - Remediation
Status Date: 04/02/2002

Global Id: T0603700432
Status: Open - Remediation
Status Date: 08/13/2002

Global Id: T0603700432
Status: Open - Site Assessment
Status Date: 04/23/2003

ARCO (FORMER) (Continued) **S102424100**

Global Id: T0603700432
Status: Open - Eligible for Closure
Status Date: 06/03/2013

Global Id: T0603700432
Status: Completed - Case Closed
Status Date: 12/11/2013

ENF:
Region: 4
Facility Id: 206215
Agency Name: Hankey Investment Company
Place Type: Facility
Place Subtype: Not reported
Facility Type: Not reported
Agency Type: Privately-Owned Business
Of Agencies: 1
Place Latitude: 34.076327
Place Longitude: -118.29022
SIC Code 1: Not reported
SIC Desc 1: Not reported
SIC Code 2: Not reported
SIC Desc 2: Not reported
SIC Code 3: Not reported
SIC Desc 3: Not reported
NAICS Code 1: Not reported
NAICS Desc 1: Not reported
NAICS Code 2: Not reported
NAICS Desc 2: Not reported
NAICS Code 3: Not reported
NAICS Desc 3: Not reported
Of Places: 1
Source Of Facility: Reg Meas
Design Flow: Not reported
Threat To Water Quality: Not reported
Complexity: Not reported
Pretreatment: Not reported
Facility Waste Type: Not reported
Facility Waste Type 2: Not reported
Facility Waste Type 3: Not reported
Facility Waste Type 4: Not reported
Program: UST
Program Category1: TANKS
Program Category2: TANKS
Of Programs: 1
WDID: 900040098
Reg Measure Id: 167763
Reg Measure Type: Unregulated
Region: 4
Order #: Not reported
Npdes# CA#: Not reported
Major-Minor: Not reported
Npdes Type: Not reported
Reclamation: Not reported
Dredge Fill Fee: Not reported
301H: Not reported

ARCO (FORMER) (Continued) **S102424100**

Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	240571
Region:	4
Order / Resolution Number:	NOV
Enforcement Action Type:	Notice of Violation
Effective Date:	12/19/2001
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	12/19/2001
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	NOV sent 12/19/01 for overdue 3Q01 groundwater monitoring report & workplan.
Description:	Notice of Violation sent 12/19/01 for overdue 3Q01 groundwater monitoring report & workplan.
Program:	UST
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	$0.00
Initial Assessed Amount:	$0.00
Liability $ Amount:	$0.00
Project $ Amount:	$0.00
Liability $ Paid:	$0.00
Project $ Completed:	$0.00
Total $ Paid/Completed Amount:	$0.00

Region:	4
Facility Id:	206215
Agency Name:	Hankey Investment Company
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	Not reported
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	34.076327
Place Longitude:	-118.29022
SIC Code 1:	Not reported
SIC Desc 1:	Not reported
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported

ARCO (FORMER) (Continued) **S102424100**

SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	UST
Program Category1:	TANKS
Program Category2:	TANKS
# Of Programs:	1
WDID:	900040098
Reg Measure Id:	167763
Reg Measure Type:	Unregulated
Region:	4
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	229386
Region:	4
Order / Resolution Number:	Staff enforcement letter
Enforcement Action Type:	Staff Enforcement Letter
Effective Date:	10/01/1999
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	10/01/1999
ACL Issuance Date:	Not reported

ARCO (FORMER) (Continued) **S102424100**

EPL Issuance Date:	Not reported
Status:	Historical
Title:	Level 1 enforcement letter sent 10/01/99 for FTS 3 groundwater monitoring report
Description:	Level 1 enforcement letter sent 10/01/99 for FTS 3 groundwater monitoring reports.
Program:	UST
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	$0.00
Initial Assessed Amount:	$0.00
Liability $ Amount:	$0.00
Project $ Amount:	$0.00
Liability $ Paid:	$0.00
Project $ Completed:	$0.00
Total $ Paid/Completed Amount:	$0.00
Region:	4
Facility Id:	206215
Agency Name:	Hankey Investment Company
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	Not reported
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	34.076327
Place Longitude:	-118.29022
SIC Code 1:	Not reported
SIC Desc 1:	Not reported
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	UST
Program Category1:	TANKS
Program Category2:	TANKS
# Of Programs:	1
WDID:	900040098
Reg Measure Id:	167763
Reg Measure Type:	Unregulated
Region:	4

ARCO (FORMER) (Continued) **S102424100**

Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	228181
Region:	4
Order / Resolution Number:	NOV
Enforcement Action Type:	Notice of Violation
Effective Date:	11/17/2000
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	11/17/2000
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	Notice of Violation sent 11/17/00 for overdue workplan.
Description:	Notice of Violation sent 11/17/00 for overdue workplan.
Program:	UST
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	$0.00
Initial Assessed Amount:	$0.00
Liability $ Amount:	$0.00
Project $ Amount:	$0.00
Liability $ Paid:	$0.00
Project $ Completed:	$0.00
Total $ Paid/Completed Amount:	$0.00

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900040098

B27 **ARCO #3737** **RGA LUST** **S114574043**
SSW **3737 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.021 mi.
112 ft. **Site 7 of 16 in cluster B**

Relative: RGA LUST:
Higher

1993	ARCO #3737	3737 BEVERLY BLVD	

Actual:
276 ft.

B28 **ARCO** **RGA LUST** **S114576775**
SSW **3737 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.021 mi.
112 ft. **Site 8 of 16 in cluster B**

Relative: RGA LUST:
Higher

1997	ARCO	3737 BEVERLY BLVD	

Actual:
276 ft.

A29 **RICE F T** **EDR Hist Auto** **1009081113**
SSW **3727 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.021 mi.
112 ft. **Site 21 of 23 in cluster A**

Relative: EDR Hist Auto
Higher

Actual:
274 ft.

Year:	Name:	Type:
1937	RICE F T	AUTOMOBILE REPAIRING

A30 **DEWEY PEST CONTROL** **SWEEPS UST** **S106925349**
South **3711 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.021 mi.
113 ft. **Site 22 of 23 in cluster A**

Relative: SWEEPS UST:
Higher

Actual:
271 ft.

Status:	Not reported
Comp Number:	235
Number:	Not reported
Board Of Equalization:	44-011067
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-000235-000001
Tank Status:	Not reported
Capacity:	550
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	2

Status:	Not reported
Comp Number:	235
Number:	Not reported
Board Of Equalization:	44-011067

DEWEY PEST CONTROL (Continued) **S106925349**

Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-000235-000002
Tank Status:	Not reported
Capacity:	500
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported
Status:	Active
Comp Number:	235
Number:	1
Board Of Equalization:	44-011067
Referral Date:	03-04-93
Action Date:	03-04-93
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-000235-000003
Tank Status:	A
Capacity:	10000
Active Date:	02-05-93
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	1

A31 **DEWEY SERVICES INC** **HIST UST** **U001560315**
South **3711 BEVERLY BL** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.021 mi.
113 ft. **Site 23 of 23 in cluster A**

Relative:
Higher

Actual:
271 ft.

HIST UST:

File Number:	000276CE
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000276CE.pdf
Region:	STATE
Facility ID:	00000003636
Facility Type:	Other
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	6197443170
Owner Name:	DEWEY SERVICES INC
Owner Address:	3711 BEVERLY BL
Owner City,St,Zip:	LOS ANGELES, CA 90004
Total Tanks:	0002
Tank Num:	001
Container Num:	2
Year Installed:	1972
Tank Capacity:	00000500
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	None

DEWEY SERVICES INC (Continued) **U001560315**

Tank Num:	002
Container Num:	1
Year Installed:	1972
Tank Capacity:	00000500
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	None

Click here for Geo Tracker PDF:

C32 **HILBERT MARY MRS** **EDR Hist Auto** **1009078669**
SE **3655 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.031 mi.
166 ft. **Site 1 of 5 in cluster C**

Relative: EDR Hist Auto
Higher

Actual: **272 ft.**

Year:	Name:	Type:
1929	HILBERT MARY MRS	GASOLINE AND OIL SERVICE STATION

C33 **J.P. CARROL COMPANY** **RCRA-SQG** **1010313354**
ESE **310 N. MADISON AVENUE** **CAL000294502**
< 1/8 **LOS ANGELES, CA 90004**
0.032 mi.
168 ft. **Site 2 of 5 in cluster C**

Relative: RCRA-SQG:
Higher

Actual: **275 ft.**

Date form received by agency:	05/31/2006
Facility name:	J.P. CARROL COMPANY
Facility address:	310 N. MADISON AVENUE LOS ANGELES, CA 90004
EPA ID:	CAL000294502
Contact:	REBECCA M DERRY
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	323-660-9230
Telephone ext.:	102
Contact email:	BDERRY@JPCARROLLCO.COM
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	HOWARD FITZPATRICK
Owner/operator address:	310 N. MADISON AVENUE LOS ANGELES, CA 90004
Owner/operator country:	US
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported

J.P. CARROL COMPANY (Continued) **1010313354**

Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 01/01/1967
Owner/Op end date: Not reported

Owner/operator name: KEVIN FITZPATRICK
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 01/01/2000
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 05/31/2006
Site name: J.P. CARROL COMPANY
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D018
. Waste name: BENZENE

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL

J.P. CARROL COMPANY (Continued) **1010313354**

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 NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED 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 name: THE FOLLOWING SPENT NON-HALOGENATED 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 NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

C34 **JP CARROLL COMPANY** **SWEEPS UST** **S101585491**
ESE **310 N MADISON AVE** **HIST UST** **N/A**
< 1/8 **LOS ANGELES, CA 90004** **CA FID UST**
0.032 mi. **HAZNET**
168 ft. **Site 3 of 5 in cluster C**

Relative: **Higher**
Actual: **275 ft.**

SWEEPS UST:

Status:	Active
Comp Number:	371
Number:	9
Board Of Equalization:	44-011136
Referral Date:	01-15-93
Action Date:	03-15-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-000371-000001
Tank Status:	A
Capacity:	6000
Active Date:	04-20-88
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	2

Status:	Active
Comp Number:	371
Number:	9
Board Of Equalization:	44-011136
Referral Date:	01-15-93
Action Date:	03-15-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-000371-000002
Tank Status:	A
Capacity:	6000
Active Date:	04-20-88
Tank Use:	M.V. FUEL
STG:	P

JP CARROLL COMPANY (Continued) **S101585491**

Content: DIESEL
Number Of Tanks: Not reported

HIST UST:
File Number: 00027078
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027078.pdf
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

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CA FID UST:
Facility ID: 19024335
Regulated By: UTNKA
Regulated ID: 00004056
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2136609230
Mail To: Not reported
Mailing Address: 310 N MADISON AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

HAZNET:
envid: S101585491
Year: 2016
GEPAID: CAC002852760
Contact: DENNIS J. SLATTERY
Telephone: 2134811800
Mailing Name: Not reported
Mailing Address: 19 PREMIERE PT
Mailing City,St,Zip: NEWPORT COAST, CA 926571717

JP CARROLL COMPANY (Continued) **S101585491**

Gen County: Los Angeles
TSD EPA ID: CAD008364432
TSD County: Los Angeles
Waste Category: Unspecified alkaline solution
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.0025
Cat Decode: Unspecified alkaline solution
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S101585491
Year: 2016
GEPAID: CAC002852760
Contact: DENNIS J. SLATTERY
Telephone: 2134811800
Mailing Name: Not reported
Mailing Address: 19 PREMIERE PT
Mailing City,St,Zip: NEWPORT COAST, CA 926571717
Gen County: Los Angeles
TSD EPA ID: CAD008364432
TSD County: Los Angeles
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.15
Cat Decode: Other organic solids
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S101585491
Year: 2016
GEPAID: CAC002852760
Contact: DENNIS J. SLATTERY
Telephone: 2134811800
Mailing Name: Not reported
Mailing Address: 19 PREMIERE PT
Mailing City,St,Zip: NEWPORT COAST, CA 926571717
Gen County: Los Angeles
TSD EPA ID: CAD008364432
TSD County: Los Angeles
Waste Category: Off-specification, aged or surplus organics
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.05
Cat Decode: Off-specification, aged or surplus organics
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S101585491
Year: 2016
GEPAID: CAC002852760
Contact: DENNIS J. SLATTERY
Telephone: 2134811800

JP CARROLL COMPANY (Continued) **S101585491**

Mailing Name: Not reported
Mailing Address: 19 PREMIERE PT
Mailing City,St,Zip: NEWPORT COAST, CA 926571717
Gen County: Los Angeles
TSD EPA ID: CAD008364432
TSD County: Los Angeles
Waste Category: Unspecified solvent mixture
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 2.7
Cat Decode: Unspecified solvent mixture
Method Decode: Fuel Blending Prior To Energy Recovery At Another Site
Facility County: Los Angeles

B35 **WALLER JIM** **EDR Hist Auto** **1020325667**
SSW **3724 BEVERLY** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.035 mi.
183 ft. **Site 9 of 16 in cluster B**

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
275 ft. 1969 WALLER JIM Gasoline Service Stations
1970 WALLER JIM Gasoline Service Stations

B36 **MITCHEL CHAMBERS** **EDR Hist Auto** **1009079429**
SSW **3720 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.035 mi.
183 ft. **Site 10 of 16 in cluster B**

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
275 ft. 1933 MITCHEL CHAMBERS AUTOMOBILE REPAIRING

D37 **APPLIED GRAPHICS TECH, GORE GR** **ENVIROSTOR** **S104566372**
ENE **340 N MADISON AV** **EMI** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.037 mi.
195 ft. **Site 1 of 2 in cluster D**

Relative: ENVIROSTOR:
Higher
Actual: Facility ID: 71002193
282 ft. Status: Refer: Other Agency
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported

APPLIED GRAPHICS TECH, GORE GR (Continued) **S104566372**

Division Branch: Cleanup Chatsworth
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.07747
Longitude: -118.2886
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD008332991
Alias Type: EPA Identification Number
Alias Name: 110017206744
Alias Type: EPA (FRS #)
Alias Name: 71002193
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1 Non-Submittal
Completed Date: 07/31/2001
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

EMI:
Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 50729
Air District Name: SC
SIC Code: 2796
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 38
Reactive Organic Gases Tons/Yr: 17
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Year: 1993

APPLIED GRAPHICS TECH, GORE GR (Continued) **S104566372**

County Code:	19
Air Basin:	SC
Facility ID:	50729
Air District Name:	SC
SIC Code:	2796
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	11
Reactive Organic Gases Tons/Yr:	11
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1995
County Code:	19
Air Basin:	SC
Facility ID:	50729
Air District Name:	SC
SIC Code:	2796
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	11
Reactive Organic Gases Tons/Yr:	11
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1996
County Code:	19
Air Basin:	SC
Facility ID:	50729
Air District Name:	SC
SIC Code:	2796
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	21
Reactive Organic Gases Tons/Yr:	19
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1997
County Code:	19
Air Basin:	SC
Facility ID:	50729
Air District Name:	SC
SIC Code:	2752
Air District Name:	SOUTH COAST AQMD

APPLIED GRAPHICS TECH, GORE GR (Continued) **S104566372**

Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	9
Reactive Organic Gases Tons/Yr:	9
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1998
County Code:	19
Air Basin:	SC
Facility ID:	50729
Air District Name:	SC
SIC Code:	2752
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	9
Reactive Organic Gases Tons/Yr:	9
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1999
County Code:	19
Air Basin:	SC
Facility ID:	50729
Air District Name:	SC
SIC Code:	2752
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	9
Reactive Organic Gases Tons/Yr:	9
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2000
County Code:	19
Air Basin:	SC
Facility ID:	50729
Air District Name:	SC
SIC Code:	2752
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	9
Reactive Organic Gases Tons/Yr:	9
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0

APPLIED GRAPHICS TECH, GORE GR (Continued) **S104566372**

SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0
Year:	2001
County Code:	19
Air Basin:	SC
Facility ID:	50729
Air District Name:	SC
SIC Code:	2752
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	9
Reactive Organic Gases Tons/Yr:	9
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

D38 **GORE GRAPHICS** **RCRA-LQG 1007198718**
ENE **340 N MADISON AVE** **HAZNET CAD008332991**
< 1/8 **LOS ANGELES, CA 90004**
0.037 mi.
195 ft. **Site 2 of 2 in cluster D**

Relative:
Higher

Actual:
282 ft.

RCRA-LQG:

Date form received by agency:	06/27/1991
Facility name:	GORE GRAPHICS
Facility address:	340 N MADISON AVE LOS ANGELES, CA 90004-0000
EPA ID:	CAD008332991
Contact:	DON C RIL
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	213-668-2111
Contact email:	Not reported
EPA Region:	09
Classification:	Large Quantity Generator
Description:	Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No

GORE GRAPHICS (Continued) **1007198718**

Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

HAZNET:

envid: 1007198718
Year: 1996
GEPAID: CAD008332991
Contact: Not reported
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 340 N MADISON AVE
Mailing City,St,Zip: LOS ANGELES, CA 900043504
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Tons: .8107
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1007198718
Year: 1995
GEPAID: CAD008332991
Contact: Not reported
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 340 N MADISON AVE
Mailing City,St,Zip: LOS ANGELES, CA 900043504
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Tons: .6263
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1007198718
Year: 1994
GEPAID: CAD008332991
Contact: Not reported
Telephone: 0000000000

GORE GRAPHICS (Continued) **1007198718**

Mailing Name:	Not reported
Mailing Address:	340 N MADISON AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900043504
Gen County:	Not reported
TSD EPA ID:	CAD981402522
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Recycler
Tons:	.3601
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1007198718
Year:	1994
GEPAID:	CAD008332991
Contact:	Not reported
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	340 N MADISON AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900043504
Gen County:	Not reported
TSD EPA ID:	CAT080011059
TSD County:	Not reported
Waste Category:	Off-specification, aged or surplus organics
Disposal Method:	Recycler
Tons:	5.9631
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1007198718
Year:	1994
GEPAID:	CAD008332991
Contact:	Not reported
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	340 N MADISON AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900043504
Gen County:	Not reported
TSD EPA ID:	CAT080011059
TSD County:	Not reported
Waste Category:	Off-specification, aged or surplus organics
Disposal Method:	Disposal, Other
Tons:	.9174
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

Click this hyperlink while viewing on your computer to access
5 additional CA_HAZNET: record(s) in the EDR Site Report.

B39 **BROWNING MC GLINCHEY** **EDR Hist Auto** **1009078234**
SW **3750 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.038 mi.
199 ft. **Site 11 of 16 in cluster B**

Relative: EDR Hist Auto
Higher

Actual:
282 ft.

Year:	Name:	Type:
1929	BROWNING MC GLINCHEY	GASOLINE AND OIL SERVICE STATION
1933	HANE BROS	GASOLINE AND OIL SERVICE STATIONS

B40 **RUBIN BROS** **EDR Hist Auto** **1009083382**
SSW **3718 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.038 mi.
199 ft. **Site 12 of 16 in cluster B**

Relative: EDR Hist Auto
Higher

Actual:
274 ft.

Year:	Name:	Type:
1942	RUBIN BROS	GASOLINE AND OIL SERVICE STATIONS
1976	HIGH GRADE AUTO WORKS*	General Automotive Repair Shops
1977	HIGH GRADE AUTO WORKS*	General Automotive Repair Shops
1978	HIGH GRADE AUTO WORKS*	General Automotive Repair Shops
1979	HIGH GRADE AUTO WORKS*	General Automotive Repair Shops
2003	MIDWAY MOTORS INC	General Automotive Repair Shops
2004	MIDWAY MOTORS INC	General Automotive Repair Shops
2005	MIDWAY MOTORS INC	General Automotive Repair Shops
2006	MIDWAY MOTORS INC	General Automotive Repair Shops
2007	MIDWAY MOTORS	General Automotive Repair Shops
2008	MIDWAY MOTORS	General Automotive Repair Shops
2009	MIDWAY MOTORS	General Automotive Repair Shops
2010	MIDWAY MOTORS	General Automotive Repair Shops
2011	MIDWAY MOTORS	General Automotive Repair Shops
2012	MIDWAY MOTORS	General Automotive Repair Shops
2013	MIDWAY MOTORS	General Automotive Repair Shops
2014	MIDWAY MOTORS	General Automotive Repair Shops

B41 **NIELSON W H** **EDR Hist Auto** **1009083044**
South **3700 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.046 mi.
243 ft. **Site 13 of 16 in cluster B**

Relative: EDR Hist Auto
Lower

Actual:
270 ft.

Year:	Name:	Type:
1937	GO GAS CO	GASOLINE AND OIL SERVICE STATIONS
1942	NIELSON W H	GASOLINE AND OIL SERVICE STATIONS
1985	T & E TRANSMISSION	Automotive Repair Shops, NEC
1986	T & E TRANSMISSION	Automotive Repair Shops, NEC
1987	LABREA AUTOMOTIVE	General Automotive Repair Shops
1987	T & E TRANSMISSION	Automotive Repair Shops, NEC
1988	LABREA AUTOMOTIVE	General Automotive Repair Shops
1989	LABREA AUTOMOTIVE	General Automotive Repair Shops
1990	LABREA AUTOMOTIVE	General Automotive Repair Shops
1991	LABREA AUTOMOTIVE	General Automotive Repair Shops

NIELSON W H (Continued) **1009083044**

1992	LABREA AUTOMOTIVE	General Automotive Repair Shops
1993	LABREA AUTOMOTIVE	General Automotive Repair Shops
1994	LABREA AUTOMOTIVE	General Automotive Repair Shops
1996	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2002	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2003	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2004	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2005	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2006	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2008	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2009	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2010	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2011	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2012	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2013	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2014	PERFORMANCE AUTO BODY	General Automotive Repair Shops

B42 **HANE F H E** **EDR Hist Auto** **1009081303**
SW **3762 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.047 mi.
250 ft. **Site 14 of 16 in cluster B**

Relative: EDR Hist Auto
Higher

Actual:
286 ft.

Year:	Name:	Type:
1937	HANE F H E	GASOLINE AND OIL SERVICE STATIONS

E43 **76 STATION #2705706** **UST** **U004271109**
WSW **304 NORTH VERMONT AVENUE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.065 mi.
345 ft. **Site 1 of 17 in cluster E**

Relative: UST CLOSURE:
Higher

Actual:
297 ft.

Claim Number:	Case No. 900040252A
Type:	Closure Denials and Approved Orders
Deadline Date:	2017-01-06 00:00:00
Documents:	Notice, Draft Order, Summary
Comments:	No Comments Received
Comments URL:	Not reported
Response:	Not reported
Response URL:	Not reported
Comments2:	Not reported
Comments2 URL:	Not reported
Response2:	Not reported
Response2 URL:	Not reported
Closure:	WQO 2017-0008-UST (3/21/2017)
Closure URL:	http://www.waterboards.ca.gov/water_issues/programs/ustcf/docs/prop_closure_cases/900040252a_final_order.pdf
Uniform:	Not reported
Uniform URL:	Not reported

B44
SSW
< 1/8
0.067 mi.
353 ft.

TRUST SERVICES OF AMERICA
218,220,224 NORTH JUANITA AVENUE
LOS ANGELES, CA 90004

Site 15 of 16 in cluster B

ENVIROSTOR **1000387420**
N/A

Relative:
Higher

Actual:
274 ft.

ENVIROSTOR:

Facility ID:	19290296
Status:	Refer: Other Agency
Status Date:	05/06/1998
Site Code:	Not reported
Site Type:	Historical
Site Type Detailed:	* Historical
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	* Mmonroy
Division Branch:	Cleanup Chatsworth
Assembly:	Not reported
Senate:	Not reported
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	34.07510
Longitude:	-118.2900
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CARROL TRUST
Alias Type:	Alternate Name
Alias Name:	HANSEN'S JUICES
Alias Type:	Alternate Name
Alias Name:	LYNDE-ORDWAY CO., INC.
Alias Type:	Alternate Name
Alias Name:	PAINT ENGINEERS
Alias Type:	Alternate Name
Alias Name:	PARKER JUDGE
Alias Type:	Alternate Name
Alias Name:	CAD982361T68
Alias Type:	EPA Identification Number
Alias Name:	19290296
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	05/10/1995
Comments:	NFA FOR DTSC, PETROLEUM EXCLUSION.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	06/20/1991
Comments:	Not reported

TRUST SERVICES OF AMERICA (Continued) **1000387420**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 06/20/1991
Comments: From EPA CERCLA PA fit report. Site is located in three lots. 1) 218 N. Juanita Avenue: the site currently leased by Lynde-Ordnay Co., Inc. Carroll Trust has owned since 1940s and LOC leased it since then. 1990 geophysical surveys located three underground tanks on the property. 2) 220 N. Juanita Avenue: it is currently a vacant lot. The Parker Judge owned in 1938. Paint Engineers owned and operated in 1946. Carroll Trust since 1953. 3) 222 N. Juanita Avenue: Hansen's Juices leased it since 1989. The Los Angeles unified school district conducted Phase I & II investigations to purchase the property. Revealed petroleum contamination in the soil. Stoddard solvent was detected in the soil. The highest level was 4500 mg/kg volatile organics and chlorinated hydrocarbons were also detected in the soil. Contamina- tion has also been detected in the groundwater. FIT recommended NFA for EPA. Medium priority PEA required.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

B45 **MARY CARROLL TRUST** **LUST** **S104406263**
SSW **218 JUANITA AVE N** **HIST CORTESE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.072 mi.
378 ft. **Site 16 of 16 in cluster B**

Relative:
Higher

Actual:
273 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700440
Global Id: T0603700440
Latitude: 34.0749319
Longitude: -118.29002
Status: Completed - Case Closed
Status Date: 12/13/1996
Case Worker: YR
RB Case Number: 900040189
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700440
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF

MARY CARROLL TRUST (Continued) **S104406263**

Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700440
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: Not reported

LUST:
Global Id: T0603700440
Action Type: Other
Date: 06/23/1993
Action: Leak Reported

LUST:
Global Id: T0603700440
Status: Open - Case Begin Date
Status Date: 06/23/1993

Global Id: T0603700440
Status: Open - Site Assessment
Status Date: 06/23/1993

Global Id: T0603700440
Status: Completed - Case Closed
Status Date: 12/13/1996

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040189
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Excavate and Dispose
Global ID: T0603700440
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: COUNCIL ST
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 6/23/1993
Date Leak Record Entered: 1/24/1994
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported

MARY CARROLL TRUST (Continued) **S104406263**

Date Case Last Changed on Database:		11/26/1996
Date the Case was Closed:		12/13/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		4995.584360937877078649061982 1
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		6/23/1993
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Yes
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	NORTHERN TRUST BANK C/O SAIFER	
RP Address:	1000 WILSHIRE BLVD, SUITE 1800, LOS ANGELES CA 90017-2475	
Program:	LUST	
Lat/Long:	34.0748675 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	11/26/96 - CORRECTIVE ACTION PLAN #10375	CLAIM

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900040189

E46 **YOUNG D C** **EDR Hist Cleaner** **1009192159**
WNW **340 N VERMONT AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.073 mi.
388 ft. **Site 2 of 17 in cluster E**

Relative: EDR Hist Cleaner
Higher

Actual:
305 ft.

Year:	Name:	Type:
1933	LEVITT BENNIE	CLOTHES PRESSERS AND CLEANERS
1937	YOUNG D C	CLOTHES PRESSERS AND CLEANERS

E47
WSW
< 1/8
0.077 mi.
408 ft.

76 STATION #2705706
304 VERMONT AVE N
LOS ANGELES, CA 90004

Site 3 of 17 in cluster E

LUST **S109283832**
N/A

Relative:
Higher

Actual:
296 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000000206
Global Id:	T10000000206
Latitude:	34.0766774531012
Longitude:	-118.29144298892
Status:	Completed - Case Closed
Status Date:	08/01/2017
Case Worker:	DPP
RB Case Number:	900040252A
Local Agency:	LOS ANGELES, CITY OF
File Location:	Regional Board
Local Case Number:	20533
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T10000000206
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

Global Id:	T10000000206
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:	Not reported

LUST:

Global Id:	T10000000206
Action Type:	RESPONSE
Date:	05/10/2010
Action:	Site Assessment Report

Global Id:	T10000000206
Action Type:	Other
Date:	06/14/1995
Action:	Leak Reported

Global Id:	T10000000206
Action Type:	RESPONSE
Date:	10/15/2008
Action:	Other Report / Document

76 STATION #2705706 (Continued) **S109283832**

Global Id:	T10000000206
Action Type:	RESPONSE
Date:	09/08/2009
Action:	Preliminary Site Assessment Workplan
Global Id:	T10000000206
Action Type:	RESPONSE
Date:	07/15/2009
Action:	Monitoring Report - Semi-Annually
Global Id:	T10000000206
Action Type:	RESPONSE
Date:	01/15/2015
Action:	Monitoring Report - Semi-Annually
Global Id:	T10000000206
Action Type:	RESPONSE
Date:	03/12/2009
Action:	Soil and Water Investigation Report
Global Id:	T10000000206
Action Type:	RESPONSE
Date:	01/15/2009
Action:	Monitoring Report - Quarterly
Global Id:	T10000000206
Action Type:	ENFORCEMENT
Date:	05/29/2014
Action:	Staff Letter
Global Id:	T10000000206
Action Type:	RESPONSE
Date:	04/07/2014
Action:	Soil and Water Investigation Workplan - Regulator Responded
Global Id:	T10000000206
Action Type:	RESPONSE
Date:	07/28/2014
Action:	Corrective Action Plan / Remedial Action Plan - Regulator Responded
Global Id:	T10000000206
Action Type:	RESPONSE
Date:	01/15/2013
Action:	Monitoring Report - Semi-Annually
Global Id:	T10000000206
Action Type:	RESPONSE
Date:	07/15/2014
Action:	Monitoring Report - Semi-Annually
Global Id:	T10000000206
Action Type:	RESPONSE
Date:	07/15/2013
Action:	Monitoring Report - Semi-Annually
Global Id:	T10000000206
Action Type:	RESPONSE

76 STATION #2705706 (Continued) **S109283832**

Date: 12/30/2013
Action: Site Assessment Report

Global Id: T10000000206
Action Type: RESPONSE
Date: 01/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: RESPONSE
Date: 01/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: RESPONSE
Date: 10/30/2014
Action: Soil and Water Investigation Workplan - Regulator Responded

Global Id: T10000000206
Action Type: RESPONSE
Date: 12/23/2015
Action: Request for Closure - Regulator Responded

Global Id: T10000000206
Action Type: RESPONSE
Date: 01/19/2010
Action: Site Assessment Report

Global Id: T10000000206
Action Type: ENFORCEMENT
Date: 09/26/2016
Action: Notification - Public Notice of Case Closure - #T10000000206

Global Id: T10000000206
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: RESPONSE
Date: 04/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: RESPONSE
Date: 04/15/2015
Action: Pilot Study/ Treatability Report

Global Id: T10000000206
Action Type: RESPONSE
Date: 06/20/2013
Action: Soil and Water Investigation Workplan - Regulator Responded

Global Id: T10000000206
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

76 STATION #2705706 (Continued) **S109283832**

Global Id:	T10000000206
Action Type:	ENFORCEMENT
Date:	08/01/2017
Action:	Closure/No Further Action Letter
Global Id:	T10000000206
Action Type:	RESPONSE
Date:	05/01/2015
Action:	Sensitive Receptor Survey Report
Global Id:	T10000000206
Action Type:	RESPONSE
Date:	08/15/2016
Action:	Interim Remedial Action Plan
Global Id:	T10000000206
Action Type:	RESPONSE
Date:	07/15/2012
Action:	Monitoring Report - Semi-Annually
Global Id:	T10000000206
Action Type:	ENFORCEMENT
Date:	03/21/2017
Action:	State Water Board Closure Order
Global Id:	T10000000206
Action Type:	ENFORCEMENT
Date:	06/24/2016
Action:	Health and Safety Code Section 25296.10(c)
Global Id:	T10000000206
Action Type:	RESPONSE
Date:	10/10/2012
Action:	Site Assessment Report
Global Id:	T10000000206
Action Type:	RESPONSE
Date:	07/15/2016
Action:	Monitoring Report - Semi-Annually
Global Id:	T10000000206
Action Type:	RESPONSE
Date:	07/23/2013
Action:	Sensitive Receptor Survey Report
Global Id:	T10000000206
Action Type:	RESPONSE
Date:	10/15/2009
Action:	Monitoring Report - Semi-Annually
Global Id:	T10000000206
Action Type:	RESPONSE
Date:	07/28/2014
Action:	Soil and Water Investigation Workplan - Regulator Responded
Global Id:	T10000000206
Action Type:	ENFORCEMENT

76 STATION #2705706 (Continued) **S109283832**

Date: 10/02/2014
Action: Staff Letter

Global Id: T10000000206
Action Type: ENFORCEMENT
Date: 01/06/2015
Action: Staff Letter

Global Id: T10000000206
Action Type: RESPONSE
Date: 04/15/2015
Action: Well Installation Report

Global Id: T10000000206
Action Type: RESPONSE
Date: 04/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: RESPONSE
Date: 09/27/2010
Action: Soil and Water Investigation Workplan

Global Id: T10000000206
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: Other
Date: 06/01/1995
Action: Leak Discovery

Global Id: T10000000206
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: RESPONSE
Date: 03/17/2011
Action: Well Installation Report

Global Id: T10000000206
Action Type: ENFORCEMENT
Date: 09/03/2008
Action: Staff Letter

Global Id: T10000000206
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

76 STATION #2705706 (Continued) **S109283832**

LUST:
Global Id: T10000000206
Status: Open - Case Begin Date
Status Date: 06/01/1995

Global Id: T10000000206
Status: Open - Referred
Status Date: 08/06/2008

Global Id: T10000000206
Status: Open - Site Assessment
Status Date: 09/03/2008

Global Id: T10000000206
Status: Open - Remediation
Status Date: 01/06/2015

Global Id: T10000000206
Status: Open - Eligible for Closure
Status Date: 03/21/2017

Global Id: T10000000206
Status: Completed - Case Closed
Status Date: 08/01/2017

Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700447
Global Id: T0603700447
Latitude: 34.0767132
Longitude: -118.2916585
Status: Completed - Case Closed
Status Date: 11/14/1996
Case Worker: YR
RB Case Number: 900040252
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700447
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: Not reported

Global Id: T0603700447
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)

76 STATION #2705706 (Continued) **S109283832**

Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603700447
Action Type: Other
Date: 09/16/1992
Action: Leak Reported

LUST:
Global Id: T0603700447
Status: Open - Case Begin Date
Status Date: 07/27/1992

Global Id: T0603700447
Status: Open - Site Assessment
Status Date: 07/27/1992

Global Id: T0603700447
Status: Completed - Case Closed
Status Date: 11/14/1996

E48 **SERVICE STATION 6377** **HIST UST** **U001560327**
WSW **304 N VERMONT AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.077 mi.
408 ft. **Site 4 of 17 in cluster E**

Relative:
Higher

Actual:
296 ft.

HIST UST:
File Number: 00029065
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00029065.pdf
Region: STATE
Facility ID: 00000007866
Facility Type: Gas Station
Other Type: Not reported
Contact Name: ALAN AYAZI
Telephone: 2136613745
Owner Name: UNION OIL COMPANY OF CALIFORNI
Owner Address: 3701 WILSHIRE BOULEVARD-SUITE
Owner City,St,Zip: LOS ANGELES, CA 90010
Total Tanks: 0003

Tank Num: 001
Container Num: 6377-4
Year Installed: 1972
Tank Capacity: 00000550
Tank Used for: PRODUCT
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor, Pressure Test

Tank Num: 002
Container Num: 6377-2
Year Installed: 1972

SERVICE STATION 6377 (Continued) **U001560327**

Tank Capacity:	00009940
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, Pressure Test

Tank Num:	003
Container Num:	6377-1
Year Installed:	1972
Tank Capacity:	00009940
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, Pressure Test

Click here for Geo Tracker PDF:

E49 **SERVICE STATION 6377** **LUST** **S101617086**
WSW **304 N VERMONT AVE** **SWEEPS UST** **N/A**
< 1/8 **LOS ANGELES, CA 90004** **CA FID UST**
0.077 mi. **HAZNET**
408 ft. **Site 5 of 17 in cluster E** **HIST CORTESE**

Relative: **Higher**
Actual: **296 ft.**

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900040252	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700447	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	Not reported	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		9/16/1992
Date Leak Record Entered:	8/31/1992	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		8/25/1998
Date the Case was Closed:		11/14/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	OLD CASE #092292-04	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		4958.306708286902722372725362
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		7/27/1992

SERVICE STATION 6377 (Continued) **S101617086**

Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: UNOCAL CORPORATION
RP Address: 376 S VALENCIA AVE, BREA CA 92621
Program: LUST
Lat/Long: 34.0770014 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: 08/25/98 VAPOR WELL ABANDONMENT REPORT

SWEEPS UST:
Status: Not reported
Comp Number: 895
Number: Not reported
Board Of Equalization: 44-011472
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000895-000001
Tank Status: Not reported
Capacity: 550
Active Date: Not reported
Tank Use: OIL
STG: WASTE
Content: WASTE OIL
Number Of Tanks: 3

Status: Not reported
Comp Number: 895
Number: Not reported
Board Of Equalization: 44-011472
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000895-000002
Tank Status: Not reported
Capacity: 9940
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT

SERVICE STATION 6377 (Continued) **S101617086**

Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 895
Number: Not reported
Board Of Equalization: 44-011472
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000895-000003
Tank Status: Not reported
Capacity: 9940
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19003758
Regulated By: UTNKI
Regulated ID: 00007866
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2136613745
Mail To: Not reported
Mailing Address: 3701 WILSHIRE BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

HAZNET:
envid: S101617086
Year: 2016
GEPAID: CAL000406994
Contact: ALLEN FAASS
Telephone: 9492895286
Mailing Name: Not reported
Mailing Address: 17311 S MAIN ST
Mailing City,St,Zip: GARDENA, CA 90248
Gen County: Los Angeles
TSD EPA ID: AZR000501510
TSD County: 99
Waste Category: Unspecified oil-containing waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.22935
Cat Decode: Unspecified oil-containing waste

SERVICE STATION 6377 (Continued) **S101617086**

Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S101617086
Year: 2016
GEPAID: CAL000406994
Contact: ALLEN FAASS
Telephone: 9492895286
Mailing Name: Not reported
Mailing Address: 17311 S MAIN ST
Mailing City,St,Zip: GARDENA, CA 90248
Gen County: Los Angeles
TSD EPA ID: AZR000501510
TSD County: 99
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.1
Cat Decode: Other organic solids
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040252

E50 **UNION OIL 6377** **HIST UST** **U001560332**
WSW **304 N VERMONT AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.077 mi.
408 ft. **Site 6 of 17 in cluster E**

Relative: **Higher**
Actual: **296 ft.**

HIST UST:
File Number: 000283B5
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000283B5.pdf
Region: STATE
Facility ID: 00000061020
Facility Type: Gas Station
Other Type: Not reported
Contact Name: ALAN AYAZI
Telephone: 2136613745
Owner Name: UNION OIL COMPANY OF CALIFORNI
Owner Address: 3701 WILSHIRE BOULEVARD-SUITE
Owner City,St,Zip: LOS ANGELES, CA 90010
Total Tanks: 0001

Tank Num: 001
Container Num: 6377-00
Year Installed: Not reported
Tank Capacity: 00000195
Tank Used for: WASTE
Type of Fuel: 06
Container Construction Thickness: Not reported

UNION OIL 6377 (Continued) **U001560332**

Leak Detection: None

Click here for Geo Tracker PDF:

E51
WSW
< 1/8
0.077 mi.
408 ft.

CHMIRS **S105640120**
N/A

#6377 304 NORTH VERMONT AVE
LOS ANGELES, CA 90004

Site 7 of 17 in cluster E

Relative:
Higher

Actual:
296 ft.

CHMIRS:

OES Incident Number:	08647
OES notification:	Not reported
OES Date:	6/13/1995
OES Time:	11:12:27 AM
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	YES
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	unocal
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	1995
Agency:	unocal
Incident Date:	1123/01jun95
Admin Agency:	Not reported
Amount:	unknown
Contained:	NO
Site Type:	S/S
E Date:	Not reported

(Continued) **S105640120**

Substance:	hydrocarbons
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	NO
Number of Injuries:	NO
Number of Fatalities:	NO
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	soil contamination found during construction project

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E52 **UNOCAL C SIX THREE SEVEN SEVEN** **EDR Hist Auto** **1008994869**
WSW **304 N VERMONT AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.077 mi.
408 ft. **Site 8 of 17 in cluster E**

Relative: EDR Hist Auto
Higher

Actual: **296 ft.**

Year:	Name:	Type:
1987	VT UNION SERV	Gasoline Service Stations
1988	VT UNION SERV	Gasoline Service Stations
1989	VERMONT UNION SERVICE	Gasoline Service Stations
1990	VERMONT UNION SERVICE	Gasoline Service Stations
1991	VERMONT UNION SERVICE	Gasoline Service Stations
1992	VERMONT UNION SERVICE	Gasoline Service Stations
1993	VERMONT UNION SERVICE	Gasoline Service Stations
1994	VERMONT UNION SERVICE	Gasoline Service Stations
1995	VERMONT UNION SERVICE	Gasoline Service Stations
1997	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
1998	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
1999	UNOCAL C SIX THREE SEVEN SEVEN	Not reported
1999	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2001	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2002	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2003	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2004	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2005	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2006	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2007	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2008	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2009	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2010	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2011	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2012	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2013	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2014	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations

E53
WSW
< 1/8
0.077 mi.
408 ft.

CIRCLE K STORES INC. #5706
304 N VERMONT AVE
LOS ANGELES, CA 90004

Site 9 of 17 in cluster E

UST **U003939295**
N/A

Relative:
Higher

Actual:
296 ft.

UST:

Facility ID:	24173
Permitting Agency:	LOS ANGELES, CITY OF
Latitude:	34.07651
Longitude:	-118.29166

Facility ID:	Not reported
Permitting Agency:	Los Angeles City Fire Department
Latitude:	34.07655
Longitude:	-118.29164

F54
WNW
< 1/8
0.078 mi.
412 ft.

SUPER-SUCCESS INVESTMENTS, INC
400 N VERMONT AVE
LOS ANGELES, CA 90004

Site 1 of 5 in cluster F

SWEEPS UST **S101586724**
CA FID UST **N/A**

Relative:
Higher

Actual:
307 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	5036
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	0

CA FID UST:

Facility ID:	19054398
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	400 N VERMONT AVE
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

C55
ESE
< 1/8
0.082 mi.
435 ft.

CHMIRS **S105635116**
N/A

BEVERLY BLVD AND WESTMORELAND STREET
LOS ANGLES, CA 90004

Site 4 of 5 in cluster C

Relative:
Higher

Actual:
271 ft.

CHMIRS:

OES Incident Number:	898
OES notification:	Not reported
OES Date:	6/28/1994
OES Time:	10:22:05 PM
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	Not reported
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	Not reported
Containment:	Not reported
What Happened:	Not reported
Type:	PETROLEUM
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	1994
Agency:	la city fd
Incident Date:	1600/06-28-94
Admin Agency:	Not reported
Amount:	unknown
Contained:	Not reported
Site Type:	Not reported
E Date:	Not reported
Substance:	smell of gasoline
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	NO

(Continued) **S105635116**

Number of Injuries:	NO
Number of Fatalities:	NO
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	FIRE DEPT RESPONDED TO SMELL OF GASOLINE - THEY WERE UNABLE TO LOCATE ANY GASOLINE OR SPILL

C56 **BLANCHARD W H** **EDR Hist Auto** **1009080606**
SE **3660 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.085 mi.
449 ft. **Site 5 of 5 in cluster C**

Relative: EDR Hist Auto
Lower

Actual:
270 ft.

Year:	Name:	Type:
1929	BLANCHARD W H	GASOLINE AND OIL SERVICE STATION

G57 **GROPER SAML** **EDR Hist Cleaner** **1009188772**
SW **262 N VERMONT AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.093 mi.
490 ft. **Site 1 of 4 in cluster G**

Relative: EDR Hist Cleaner
Higher

Actual:
295 ft.

Year:	Name:	Type:
1924	GROPER SAML	CLOTHES CLEANERS PRESSERS AND DYERS

E58 **SHELL OIL SERVICE** **LUST** **S105126341**
West **341 VERMONT AVE.** **HIST CORTESE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.096 mi.
505 ft. **Site 10 of 17 in cluster E**

Relative: LUST:
Higher

Actual:
310 ft.

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603736741
Global Id:	T0603736741
Latitude:	34.0774208097112
Longitude:	-118.292029201984
Status:	Completed - Case Closed
Status Date:	01/29/2014
Case Worker:	JH
RB Case Number:	900040134A
Local Agency:	LOS ANGELES, CITY OF

SHELL OIL SERVICE (Continued) **S105126341**

File Location: Regional Board
Local Case Number: 030399-74
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Other Solvent or Non-Petroleum Hydrocarbon
Site History: Not reported

LUST:
Global Id: T0603736741
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: Not reported

Global Id: T0603736741
Contact Type: Regional Board Caseworker
Contact Name: JAY HUANG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 WEST 4TH STREET, SUITE 200
City: LOS ANGELES
Email: jhuang@waterboards.ca.gov
Phone Number: 2135766711

LUST:
Global Id: T0603736741
Action Type: RESPONSE
Date: 04/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 04/15/2012
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 02/13/2009
Action: CAP/RAP - Final Remediation / Design Plan

Global Id: T0603736741
Action Type: RESPONSE
Date: 06/30/2009
Action: Well Installation Report

Global Id: T0603736741
Action Type: RESPONSE
Date: 05/01/2014
Action: Well Destruction Report

Global Id: T0603736741

SHELL OIL SERVICE (Continued) **S105126341**

Action Type: RESPONSE
Date: 08/18/2008
Action: Well Installation Report

Global Id: T0603736741
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: Other
Date: 11/15/2004
Action: Leak Reported

Global Id: T0603736741
Action Type: ENFORCEMENT
Date: 01/27/2014
Action: Closure/No Further Action Letter

Global Id: T0603736741
Action Type: RESPONSE
Date: 10/15/2013
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 01/15/2013
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: ENFORCEMENT
Date: 01/05/2011
Action: Staff Letter

Global Id: T0603736741
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 02/13/2009

SHELL OIL SERVICE (Continued) **S105126341**

Action: Well Installation Workplan

Global Id: T0603736741
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 06/11/2008
Action: CAP/RAP - Feasibility Study Report

Global Id: T0603736741
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603736741
Action Type: RESPONSE
Date: 12/15/2005
Action: Other Report / Document

Global Id: T0603736741
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 04/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 10/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 07/15/2011
Action: Remedial Progress Report

SHELL OIL SERVICE (Continued) **S105126341**

Global Id: T0603736741
Action Type: RESPONSE
Date: 07/15/2013
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 10/15/2012
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 11/30/2005
Action: Soil and Water Investigation Report

Global Id: T0603736741
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603736741
Action Type: Other
Date: 10/01/2002
Action: Leak Discovery

Global Id: T0603736741
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603736741
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: ENFORCEMENT
Date: 10/18/2005
Action: Staff Letter

Global Id: T0603736741
Action Type: RESPONSE
Date: 07/22/2013
Action: Request for Closure - Regulator Responded

Global Id: T0603736741
Action Type: RESPONSE

SHELL OIL SERVICE (Continued) **S105126341**

Date: 04/15/2013
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603736741
Action Type: RESPONSE
Date: 06/11/2008
Action: Well Installation Report

Global Id: T0603736741
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603736741
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603736741
Action Type: REMEDIATION
Date: 10/01/2002
Action: Excavation

Global Id: T0603736741
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 09/14/2006
Action: Soil and Water Investigation Workplan

Global Id: T0603736741
Action Type: REMEDIATION
Date: 02/15/2010
Action: Soil Vapor Extraction (SVE)

Global Id: T0603736741
Action Type: ENFORCEMENT
Date: 11/20/2013
Action: Notification - Preclosure

SHELL OIL SERVICE (Continued) **S105126341**

Global Id: T0603736741
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

LUST:
Global Id: T0603736741
Status: Open - Case Begin Date
Status Date: 10/01/2002

Global Id: T0603736741
Status: Open - Site Assessment
Status Date: 11/15/2004

Global Id: T0603736741
Status: Open - Site Assessment
Status Date: 03/17/2005

Global Id: T0603736741
Status: Open - Site Assessment
Status Date: 01/20/2006

Global Id: T0603736741
Status: Open - Site Assessment
Status Date: 09/14/2006

Global Id: T0603736741
Status: Open - Remediation
Status Date: 01/05/2011

Global Id: T0603736741
Status: Completed - Case Closed
Status Date: 01/27/2014

Global Id: T0603736741
Status: Completed - Case Closed
Status Date: 01/29/2014

HIST CORTESE:
Region: CORTESE
Facility County Code: Not reported
Reg By: Not reported
Reg Id: Not reported

E59 **SHELL SERVICE** **RCRA-SQG** **1006804895**
West **341 N VERMONT AVE** **FINDS** **CAR000114629**
< 1/8 **LOS ANGELES, CA 90004** **ECHO**
0.096 mi. **HAZNET**
505 ft. **Site 11 of 17 in cluster E**

Relative: **Higher**
Actual: **310 ft.**

RCRA-SQG:
Date form received by agency: 08/16/2002
Facility name: SHELL SERVICE
Facility address: 341 N VERMONT AVE
S A P NO 135494
LOS ANGELES, CA 90004-3510

SHELL SERVICE (Continued) **1006804895**

EPA ID: CAR000114629
Mailing address: P O BOX 2648
HOUSTON, TX 77252-2648
Contact: SONDRA BIENVENU
Contact address: P O BOX 2648
HOUSTON, TX 77252-2648
Contact country: US
Contact telephone: 713-241-5036
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: EQUILON ENT LLC DBA S O P US
Owner/operator address: P O BOX 2648
HOUSTON, TX 77252
Owner/operator country: Not reported
Owner/operator telephone: 713-241-5036
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

SHELL SERVICE (Continued) **1006804895**

. Waste code: D018
. Waste name: BENZENE

Violation Status: No violations found

FINDS:

Registry ID: 110013311665

Environmental Interest/Information System
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1006804895
Registry ID:	110013311665
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110013311665

HAZNET:

envid:	1006804895
Year:	2009
GEPAID:	CAR000114629
Contact:	R HULL/ENV. REPORTING ANALYST
Telephone:	2818742224
Mailing Name:	Not reported
Mailing Address:	12700 NORTHBOROUGH DR 300G03
Mailing City,St,Zip:	Houston, TX 770670000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues less than 10 percent
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.231
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1006804895
Year:	2003
GEPAID:	CAR000114629
Contact:	N CORTEZ/ENVT'L DATA ANALYST

SHELL SERVICE (Continued) **1006804895**

Telephone:	2818742224
Mailing Name:	Not reported
Mailing Address:	12700 NORTHBOROUGH DRIVE MFT 240-G
Mailing City,St,Zip:	Houston, TX 770672508
Gen County:	Not reported
TSD EPA ID:	CAD028409019
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues less than 10 percent
Disposal Method:	Not reported
Tons:	0.2
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1006804895
Year:	2003
GEPAID:	CAR000114629
Contact:	N CORTEZ/ENVT'L DATA ANALYST
Telephone:	2818742224
Mailing Name:	Not reported
Mailing Address:	12700 NORTHBOROUGH DRIVE MFT 240-G
Mailing City,St,Zip:	Houston, TX 770672508
Gen County:	Not reported
TSD EPA ID:	CAD028409019
TSD County:	Not reported
Waste Category:	Not reported
Disposal Method:	Treatment, Tank
Tons:	Not reported
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1006804895
Year:	2002
GEPAID:	CAR000114629
Contact:	N CORTEZ/ENVT'L DATA ANALYST
Telephone:	2818742224
Mailing Name:	Not reported
Mailing Address:	12700 NORTHBOROUGH DRIVE MFT 240-G
Mailing City,St,Zip:	Houston, TX 770672508
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues less than 10 percent
Disposal Method:	Recycler
Tons:	1.04
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1006804895
Year:	2002
GEPAID:	CAR000114629
Contact:	N CORTEZ/ENVT'L DATA ANALYST
Telephone:	2818742224
Mailing Name:	Not reported
Mailing Address:	12700 NORTHBOROUGH DRIVE MFT 240-G

SHELL SERVICE (Continued) **1006804895**

Mailing City,St,Zip:	Houston, TX 770672508
Gen County:	Not reported
TSD EPA ID:	CAD982484933
TSD County:	Not reported
Waste Category:	Other empty containers 30 gallons or more
Disposal Method:	Disposal, Other
Tons:	11
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

Click this hyperlink while viewing on your computer to access additional CA_HAZNET: detail in the EDR Site Report.

E60 **SHELL** **LUST** **S105126418**
West **341 VERMONT AVE N** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.096 mi.
505 ft. **Site 12 of 17 in cluster E**

Relative: **Higher**

Actual: **310 ft.**

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700436
Global Id:	T0603700436
Latitude:	34.07756434
Longitude:	-118.2918368
Status:	Completed - Case Closed
Status Date:	07/18/1996
Case Worker:	YR
RB Case Number:	900040134
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700436
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:	Not reported

Global Id:	T0603700436
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:	Not reported

SHELL (Continued) **S105126418**

LUST:
Global Id: T0603700436
Action Type: Other
Date: 04/13/1989
Action: Leak Reported

LUST:
Global Id: T0603700436
Status: Open - Case Begin Date
Status Date: 04/13/1989

Global Id: T0603700436
Status: Open - Site Assessment
Status Date: 06/18/1990

Global Id: T0603700436
Status: Completed - Case Closed
Status Date: 07/18/1996

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040134
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Remove Free Product
Global ID: T0603700436
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: OAKWOOD
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 4/13/1989
Date Leak Record Entered: Not reported
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 12/12/1996
Date the Case was Closed: 7/18/1996
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 5102.862507253417531838921312
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 6/18/1990

SHELL (Continued) **S105126418**

Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Yes
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	SHELL OIL COMPANY
RP Address:	P.O. BOX 4848, ANAHEIM CA 92803
Program:	LUST
Lat/Long:	34.0777794 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

E61 **T H A SIDDIGIS INC** **EDR Hist Auto** **1008994447**
West **341 N VERMONT AVE STE 3** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.096 mi.
505 ft. **Site 13 of 17 in cluster E**

Relative: EDR Hist Auto
Higher

Actual:
310 ft.

Year:	Name:	Type:
1969	SKINNER SHELL SERVICE	Gasoline Service Stations
1969	SKINNER SHELL SERVICE	Gasoline Service Stations
1975	MC CUNE LANDON W	Gasoline Service Stations
1976	MC CUNE LANDON W	Gasoline Service Stations
1986	HONG JOON PARK	Gasoline Service Stations
1987	HONG JOON PARK	Gasoline Service Stations
1999	VERMONT SHELL FOODMART	Not reported
2005	THA SIDDIGIS INC	Gasoline Service Stations
2006	THA SIDDIGIS INC	Gasoline Service Stations
2007	T H A SIDDIGIS INC	Gasoline Service Stations
2008	T H A SIDDIGIS INC	Gasoline Service Stations
2009	T H A SIDDIGIS INC	Gasoline Service Stations
2010	T H A SIDDIGIS INC	Gasoline Service Stations
2011	T H A SIDDIGIS INC	Gasoline Service Stations
2012	T H A SIDDIGIS INC	Gasoline Service Stations
2013	T H A SIDDIGIS INC	Gasoline Service Stations
2014	T H A SIDDIGIS INC	Gasoline Service Stations

E62 **VERMONT SHELL FOOD MART** **HIST UST** **S101582948**
West **341 N VERMONT AVE** **CA FID UST** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.096 mi.
505 ft. **Site 14 of 17 in cluster E**

Relative:
Higher

Actual:
310 ft.

HIST UST:

File Number:	00028378
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028378.pdf
Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported
Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

CA FID UST:

Facility ID:	19002001
Regulated By:	UTNKA
Regulated ID:	00003523
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2136665332
Mail To:	Not reported
Mailing Address:	P O BOX
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

E63
West
< 1/8
0.096 mi.
505 ft.

VERMONT SHELL FOOD MART
341 N VERMONT AVE
LOS ANGELES, CA 90004

Site 15 of 17 in cluster E

Database(s): **UST** | **SWEEPS UST**
EDR ID Number: **U003780065**
EPA ID Number: **N/A**

Relative:
Higher

Actual:
310 ft.

UST:

Facility ID:	23536
Permitting Agency:	LOS ANGELES, CITY OF
Latitude:	34.078778
Longitude:	-118.290705

Facility ID:	FA0030399
Permitting Agency:	Los Angeles City Fire Department
Latitude:	34.07743
Longitude:	-118.29205

SWEEPS UST:

Status:	Active
Comp Number:	195
Number:	1
Board Of Equalization:	44-011038
Referral Date:	02-23-93
Action Date:	04-25-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-000195-000001
Tank Status:	A
Capacity:	10000
Active Date:	04-20-88
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	3

Status:	Active
Comp Number:	195
Number:	1
Board Of Equalization:	44-011038
Referral Date:	02-23-93
Action Date:	04-25-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-000195-000002
Tank Status:	A
Capacity:	10000
Active Date:	04-20-88
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	195
Number:	1
Board Of Equalization:	44-011038
Referral Date:	02-23-93
Action Date:	04-25-94
Created Date:	02-29-88

VERMONT SHELL FOOD MART (Continued) **U003780065**

Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-000195-000003
Tank Status:	A
Capacity:	10000
Active Date:	04-20-88
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

E64 **R & S #12** **HIST UST** **U001560325**
West **341 N VERMONT AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.096 mi.
505 ft. **Site 16 of 17 in cluster E**

Relative: HIST UST:
Higher

Actual:
310 ft.

File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000003523
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	R & S. OIL COMPANY
Telephone:	2136699415
Owner Name:	SHELL OIL COMPANY
Owner Address:	P. O. BOX 4848
Owner City,St,Zip:	ANAHEIM, CA 92803
Total Tanks:	0003
Tank Num:	001
Container Num:	1
Year Installed:	1978
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor, Groundwater Monitoring Well, 10
Tank Num:	002
Container Num:	2
Year Installed:	1978
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor, Groundwater Monitoring Well, 10
Tank Num:	003
Container Num:	3
Year Installed:	1978
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor, Groundwater Monitoring Well, 10

G65 **VERNON OIL REFINING CO** **EDR Hist Auto** **1009079572**
WSW **257 N VERMONT AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.097 mi.
511 ft. **Site 2 of 4 in cluster G**

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
296 ft. 1924 VERNON OIL REFINING CO AUTOMOBILE SERVICE STATIONS

E66 **WEBBER VINCENT J** **EDR Hist Auto** **1021625410**
WSW **3800 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.103 mi.
545 ft. **Site 17 of 17 in cluster E**

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
297 ft. 1971 WEBBER VINCENT J Drug Stores And Proprietary Stores
1972 WEBBER VINCENT J Drug Stores And Proprietary Stores

F67 **FIRST INTERSTATE BANK-DPO** **HIST UST** **U001560318**
WNW **411 N VERMONT AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.106 mi.
558 ft. **Site 2 of 5 in cluster F**

Relative: HIST UST:
Higher

Actual:
315 ft.

File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000003827
Facility Type:	Other
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	2132395020
Owner Name:	UCBRC
Owner Address:	1200 W. 7TH STREET G9-4
Owner City,St,Zip:	LOS ANGELES, CA 90017
Total Tanks:	0001
Tank Num:	001
Container Num:	1
Year Installed:	1982
Tank Capacity:	00004000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

F68 **CITY OF LOS ANGELES** **SWEEPS UST** **S101583422**
WNW **411 N VERMONT AVE** **HIST UST** **N/A**
< 1/8 **LOS ANGELES, CA 90004** **CA FID UST**
0.106 mi.
558 ft. **Site 3 of 5 in cluster F**

Relative:
Higher

Actual:
315 ft.

SWEEPS UST:

Status:	Active
Comp Number:	287
Number:	4
Board Of Equalization:	44-011095
Referral Date:	03-11-93
Action Date:	03-15-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-000287-000001
Tank Status:	A
Capacity:	4000
Active Date:	04-20-88
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	1

HIST UST:

File Number:	00028E77
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028E77.pdf
Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported
Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

CA FID UST:

Facility ID:	19003706
Regulated By:	UTNKA
Regulated ID:	00003827
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2132395020
Mail To:	Not reported
Mailing Address:	200 N MAIN ST

CITY OF LOS ANGELES (Continued) **S101583422**

Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

F69 **PARKING ENFORCEMENT** **UST** **U003780821**
WNW **411 N VERMONT AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.106 mi.
558 ft. **Site 4 of 5 in cluster F**

Relative: UST:
Higher
Actual: Facility ID: Not reported
315 ft. Permitting Agency: Los Angeles City Fire Department
Latitude: 34.07811
Longitude: -118.29248

Facility ID: 24382
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.0793479
Longitude: -118.2909929

F70 **DEPT OF TRANSPORTATION** **LUST** **S102428747**
WNW **411 VERMONT** **HIST CORTESE** **N/A**
< 1/8 **LOS ANGELES, CA 90013**
0.106 mi.
558 ft. **Site 5 of 5 in cluster F**

Relative: LUST REG 4:
Higher
Actual: Region: 4
315 ft. Regional Board: 04
County: Los Angeles
Facility Id: 900040361
Status: Leak being confirmed
Substance: Diesel
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603700457
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: HOLLYWOOD FWY
Enforcement Type: Not reported
Date Leak Discovered: 5/7/1992
Date Leak First Reported: 5/7/1992
Date Leak Record Entered: 8/7/1992
Date Confirmation Began: 5/7/1992
Date Leak Stopped: 5/7/1992
Date Case Last Changed on Database: 8/14/1992

DEPT OF TRANSPORTATION (Continued) **S102428747**

Date the Case was Closed:		Not reported
How Leak Discovered:	OM	
How Leak Stopped:	Not reported	
Cause of Leak:	Structure Failure	
Leak Source:	Tank	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		5045.162544486527999190583352
Source of Cleanup Funding:		Tank
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	ACTIVE LEAK TESTING	
RP Address:	1300 S. BEACON ST., SUITE 120, SAN PEDRO, 90731	
Program:	LUST	
Lat/Long:	34.0778154 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900040361

H71 **TRUST SERVICES OF AMERICA** **SEMS-ARCHIVE** **1003879467**
South **220/222 NORTH JUANITA AVE** **CAD982361768**
< 1/8 **LOS ANGELES, CA 90004**
0.109 mi.
578 ft. **Site 1 of 7 in cluster H**

Relative: **Lower**

Actual: **268 ft.**

SEMS Archive:

Site ID:	903669
EPA ID:	CAD982361768
Cong District:	24
FIPS Code:	6037
FF:	N
NPL:	Not on the NPL
Non NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information

TRUST SERVICES OF AMERICA (Continued) **1003879467**

SEMS Archive Detail:

Region:	9
Site ID:	903669
EPA ID:	CAD982361768
Site Name:	TRUST SERVICES OF AMERICA
NPL:	N
FF:	N
OU:	0
Action Code:	VS
Action Name:	ARCH SITE
SEQ:	1
Start Date:	Not reported
Finish Date:	1991-03-28 00:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf In-Hse

Region:	9
Site ID:	903669
EPA ID:	CAD982361768
Site Name:	TRUST SERVICES OF AMERICA
NPL:	N
FF:	N
OU:	0
Action Code:	PA
Action Name:	PA
SEQ:	1
Start Date:	Not reported
Finish Date:	1991-03-28 00:00:00
Qual:	N
Current Action Lead:	EPA Perf

Region:	9
Site ID:	903669
EPA ID:	CAD982361768
Site Name:	TRUST SERVICES OF AMERICA
NPL:	N
FF:	N
OU:	0
Action Code:	DS
Action Name:	DISCVRY
SEQ:	1
Start Date:	1989-09-06 00:00:00
Finish Date:	1989-09-06 00:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf

G72 **FLETCHER HARRY** **EDR Hist Auto** **1009080953**
SW **220 N VERMONT AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.112 mi.
592 ft. **Site 3 of 4 in cluster G**

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
293 ft. 1937 FLETCHER HARRY AUTOMOBILE REPAIRING

I73 **MCCLELLAND/WESTERN EXTERM.** **RGA LUST** **S114649471**
SE **3654 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.114 mi.
600 ft. **Site 1 of 24 in cluster I**

Relative: RGA LUST:
Higher

1993	MCCLELLAND/WESTERN EXTERM.	3654 BEVERLY BLVD

Actual:
271 ft.

I74 **BARNETT M M** **EDR Hist Auto** **1009081297**
SE **3654 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.114 mi.
600 ft. **Site 2 of 24 in cluster I**

Relative: EDR Hist Auto
Higher

Actual:
271 ft.

Year:	Name:	Type:
1942	BARNETT M M	GASOLINE AND OIL SERVICE STATIONS
1978	BEVERLY AUTO CENTER	General Automotive Repair Shops
1979	BEVERLY AUTO CENTER	General Automotive Repair Shops
1980	BEVERLY AUTO CENTER	General Automotive Repair Shops
1982	BEVERLY AUTO CENTER	General Automotive Repair Shops
1983	BEVERLY AUTO CENTER	General Automotive Repair Shops
1985	BEVERLY AUTO CENTER	General Automotive Repair Shops
1985	BEVERLY AUTO CENTER	General Automotive Repair Shops
1986	BEVERLY AUTO CENTER	General Automotive Repair Shops
1987	BEVERLY AUTO CENTER	General Automotive Repair Shops
1988	BEVERLY AUTO CENTER	General Automotive Repair Shops
1989	BEVERLY AUTO CENTER	General Automotive Repair Shops

I75 **MCCLELLAND/WESTERN EXTERM** **LUST** **S101296897**
SE **3654 BEVERLY BLVD** **HIST CORTESE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.114 mi.
600 ft. **Site 3 of 24 in cluster I**

Relative: LUST:
Higher

Actual:
271 ft.

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700427
Global Id:	T0603700427
Latitude:	34.075939
Longitude:	-118.287634
Status:	Completed - Case Closed
Status Date:	06/20/1996
Case Worker:	YR
RB Case Number:	900040034
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Kerosene
Site History:	Not reported

LUST:

Global Id:	T0603700427
Contact Type:	Local Agency Caseworker
Contact Name:	ELOY LUNA

MCCLELLAND/WESTERN EXTERM (Continued) **S101296897**

Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700427
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: Not reported

LUST:
Global Id: T0603700427
Action Type: Other
Date: 11/30/1989
Action: Leak Reported

LUST:
Global Id: T0603700427
Status: Open - Case Begin Date
Status Date: 11/30/1989

Global Id: T0603700427
Status: Open - Site Assessment
Status Date: 11/19/1992

Global Id: T0603700427
Status: Completed - Case Closed
Status Date: 06/20/1996

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040034
Status: Case Closed
Substance: Kerosene
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Excavate and Dispose
Global ID: T0603700427
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: Not reported
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 11/30/1989
Date Leak Record Entered: 6/17/1996
Date Confirmation Began: Not reported

MCCLELLAND/WESTERN EXTERM (Continued) **S101296897**

Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		6/18/1996
Date the Case was Closed:		6/20/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	OLD CASE #900040207	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		5850.448485144197630068590 3149
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		11/19/1992
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	ROY J. MURRAY FAMILY TRUST	
RP Address:	120 PARKVIEW CIRCLE, PARK CITY UTAH 84060	
Program:	LUST	
Lat/Long:	34.0761175 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900040034

I76 **MCCLELLAND/WESTERN EXTERM** **RGA LUST** **S114649473**
SE **3654 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.114 mi.
600 ft. **Site 4 of 24 in cluster I**

Relative: RGA LUST:
Higher

2012	MCCLELLAND/WESTERN EXTERM	3654 BEVERLY BLVD
2011	MCCLELLAND/WESTERN EXTERM	3654 BEVERLY BLVD
2010	MCCLELLAND/WESTERN EXTERM	3654 BEVERLY BLVD
2009	MCCLELLAND/WESTERN EXTERM	3654 BEVERLY BLVD
2008	MCCLELLAND/WESTERN EXTERM	3654 BEVERLY BLVD

Actual:
271 ft.

MCCLELLAND/WESTERN EXTERM (Continued) **S114649473**

2007	MCCLELLAND/WESTERN EXTERM	3654 BEVERLY BLVD
2006	MCCLELLAND/WESTERN EXTERM	3654 BEVERLY BLVD
2005	MCCLELLAND/WESTERN EXTERM	3654 BEVERLY BLVD
2004	MCCLELLAND/WESTERN EXTERM	3654 BEVERLY BLVD
2003	MCCLELLAND/WESTERN EXTERM	3654 BEVERLY BLVD
2002	MCCLELLAND/WESTERN EXTERM	3654 BEVERLY BLVD
2001	MCCLELLAND/WESTERN EXTERM	3654 BEVERLY BLVD
2000	MCCLELLAND/WESTERN EXTERM	3654 BEVERLY BLVD
1998	MCCLELLAND/WESTERN EXTERM	3654 BEVERLY BLVD
1997	MCCLELLAND/WESTERN EXTERM	3654 BEVERLY BLVD
1995	MCCLELLAND/WESTERN EXTERM	3654 BEVERLY BLVD
1994	MCCLELLAND/WESTERN EXTERM	3654 BEVERLY BLVD

I77 **UNK** **SWEEPS UST** **S101583001**
SE **3654 W BEVERLY BLVD** **CA FID UST** **N/A**
< 1/8 **LOS ANGELES, CA 90004** **LA Co. Site Mitigation**
0.114 mi.
600 ft. **Site 5 of 24 in cluster I**

Relative:
Higher

Actual:
271 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	7896
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	0

CA FID UST:

Facility ID:	19002189
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	UNK
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

UNK (Continued) **S101583001**

LA Co. Site Mitigation:
- Facility ID: Not reported
- Status: Not reported
- Site ID: SD0011779
- Jurisdiction: Not reported
- Case ID: RO0000565
- Abated: Yes
- Assigned To: Not reported
- Entered Date: Not reported
- Abated Date: 06/19/1990

G78 **MARTIN J E** **EDR Hist Auto** **1009078679**
SW **210 N VERMONT AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.118 mi.
621 ft. **Site 4 of 4 in cluster G**

Relative: EDR Hist Auto
Higher

Actual: **293 ft.**

Year:	Name:	Type:
1933	MARTIN J E	GASOLINE AND OIL SERVICE STATIONS
1937	ALEXANDER I E	GASOLINE AND OIL SERVICE STATIONS

I79 **BH - 126, INC.** **UST** **U003781699**
ESE **3625 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.118 mi.
622 ft. **Site 6 of 24 in cluster I**

Relative: UST:
Higher
- Facility ID: 25475
- Permitting Agency: LOS ANGELES, CITY OF

Actual: **271 ft.**
- Latitude: 34.0774293
- Longitude: -118.2859252

J80 **MOBIL SERVICE STATION** **LUST** **S104406303**
ESE **301 VIRGIL ST N** **HIST CORTESE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.121 mi.
639 ft. **Site 1 of 8 in cluster J**

Relative: LUST:
Higher
- Lead Agency: LOS ANGELES RWQCB (REGION 4)
- Case Type: LUST Cleanup Site

Actual: **272 ft.**
- Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700986
- Global Id: T0603700986
- Latitude: 34.076643
- Longitude: -118.287157
- Status: Completed - Case Closed
- Status Date: 07/17/1996
- Case Worker: YR
- RB Case Number: 900402521
- Local Agency: LOS ANGELES, CITY OF
- File Location: Not reported

MOBIL SERVICE STATION (Continued) **S104406303**

Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700986
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: Not reported

Global Id: T0603700986
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: Not reported

LUST:
Global Id: T0603700986
Action Type: Other
Date: 05/14/1984
Action: Leak Reported

LUST:
Global Id: T0603700986
Status: Open - Case Begin Date
Status Date: 05/14/1984

Global Id: T0603700986
Status: Completed - Case Closed
Status Date: 07/17/1996

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900402521
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603700986
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: Not reported

MOBIL SERVICE STATION (Continued) **S104406303**

Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 5/14/1984
Date Leak Record Entered: 9/29/1989
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 9/29/1989
Date the Case was Closed: 7/17/1996
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Tank
Operator: BADKOUBEI, FHAHRIAR
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 6105.736201709612903083001236 8
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: MOBIL CORP
RP Address: 3800 W ALAMEDA AVE, SUITE 700, BURBANK CA 91505
Program: LUST
Lat/Long: 34.0762035 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900402521

H81 **CENTRAL REGION ELEMENTARY SCHOOL NO 20** **RCRA-LQG** **1011488097**
South **218 N JUANITA AVE** **CAR000192195**
< 1/8 **LOS ANGELES, CA 90004**
0.121 mi.
641 ft. **Site 2 of 7 in cluster H**

Relative:
Lower

Actual:
268 ft.

RCRA-LQG:

Date form received by agency:	05/15/2008
Facility name:	CENTRAL REGION ELEMENTARY SCHOOL NO 20
Facility address:	218 N JUANITA AVE LOS ANGELES, CA 90004
EPA ID:	CAR000192195
Mailing address:	333 S BEAUDRY AVE LAUSD OEHS 20TH FL LOS ANGELES, CA 90017
Contact:	SOE AUNG
Contact address:	333 S BEAUDRY AVE LAUSD OEHS 20TH FL LOS ANGELES, CA 90017
Contact country:	US
Contact telephone:	213-241-3904
Contact email:	SOE.AUNG@LAUSD.NET
EPA Region:	09
Classification:	Large Quantity Generator
Description:	Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name:	CENTRAL REGION ELEMENTARY SCHOOL NO 20
Owner/operator address:	Not reported Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	District
Owner/Operator Type:	Operator
Owner/Op start date:	05/14/2008
Owner/Op end date:	Not reported

Owner/operator name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Owner/operator address:	333 S BEAUDRY AVE LOS ANGELES, CA 90017
Owner/operator country:	US
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	District

CENTRAL REGION ELEMENTARY SCHOOL NO 20 (Continued) **1011488097**

Owner/Operator Type: Owner
Owner/Op start date: 05/14/2008
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D008
. Waste name: LEAD

Violation Status: No violations found

H82 **MIDWAY BODY SHOP** **RCRA-SQG 1000435851**
SSW **200 N VERMONT** **FINDS CAD981159320**
< 1/8 **LOS ANGELES, CA 90004** **ECHO**
0.124 mi. **HAZNET**
655 ft. **Site 3 of 7 in cluster H**

Relative: Higher
Actual: 286 ft.

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: MIDWAY BODY SHOP
Facility address: 200 N VERMONT
LOS ANGELES, CA 90004
EPA ID: CAD981159320
Mailing address: N VERMONT
LOS ANGELES, CA 90004
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Land type: Facility is not located on Indian land. Additional information is not known.
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: MIDWAY FORD SALES
Owner/operator address: NOT REQUIRED

MIDWAY BODY SHOP (Continued) **1000435851**

NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Evaluation Action Summary:
Evaluation date: 12/10/1992
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 09/10/1992
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State Contractor/Grantee

MIDWAY BODY SHOP (Continued) **1000435851**

FINDS:

Registry ID: 110002677504

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000435851
Registry ID:	110002677504
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002677504

HAZNET:

envid:	1000435851
Year:	2009
GEPAID:	CAD981159320
Contact:	TONIA DOUGLAS EXT 275
Telephone:	2133851411
Mailing Name:	Not reported
Mailing Address:	200 N VERMONT AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900044818
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Oil/water separation sludge
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	10.425
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000435851
Year:	2009
GEPAID:	CAD981159320
Contact:	TONIA DOUGLAS EXT 275
Telephone:	2133851411
Mailing Name:	Not reported
Mailing Address:	200 N VERMONT AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900044818
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Oil/water separation sludge
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	10.425

MIDWAY BODY SHOP (Continued) **1000435851**

Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	1000435851
Year:	2008
GEPAID:	CAD981159320
Contact:	TONIA DOUGLAS EXT 275
Telephone:	2133851411
Mailing Name:	Not reported
Mailing Address:	200 N VERMONT AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900044818
Gen County:	Not reported
TSD EPA ID:	CAD093459485
TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.072
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	1000435851
Year:	2008
GEPAID:	CAD981159320
Contact:	TONIA DOUGLAS EXT 275
Telephone:	2133851411
Mailing Name:	Not reported
Mailing Address:	200 N VERMONT AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900044818
Gen County:	Not reported
TSD EPA ID:	CAD093459485
TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Not reported
Tons:	0.702
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	1000435851
Year:	2008
GEPAID:	CAD981159320
Contact:	TONIA DOUGLAS EXT 275
Telephone:	2133851411
Mailing Name:	Not reported
Mailing Address:	200 N VERMONT AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900044818
Gen County:	Not reported
TSD EPA ID:	CAD093459485
TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Not reported
Tons:	0.702
Cat Decode:	Not reported
Method Decode:	Not reported

MIDWAY BODY SHOP (Continued) **1000435851**

Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access
93 additional CA_HAZNET: record(s) in the EDR Site Report.

H83 **MIDWAY MOTORS INC** **LUST** **S101584762**
SSW **200 N VERMONT AVE** **SWEEPS UST** **N/A**
< 1/8 **LOS ANGELES, CA 90004** **CA FID UST**
0.124 mi. **EMI**
655 ft. **Site 4 of 7 in cluster H** **HAZNET**
HIST CORTESE

Relative:
Higher

Actual:
286 ft.

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900040325	
Status:	Leak being confirmed	
Substance:	1	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700453	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	BEVERLY BLVD	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		5/29/1996
Date Leak Record Entered:	10/9/1996	
Date Confirmation Began:	5/29/1996	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		5/29/1996
Date the Case was Closed:		Not reported
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		4617.336262842701579789967 3707
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	

MIDWAY MOTORS INC (Continued) **S101584762**

Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	LA UNIFIED SCHOOL DIST
RP Address:	1425 S PEDRO, LOS ANGELES CA
Program:	LUST
Lat/Long:	34.0744835 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

SWEEPS UST:

Status:	Not reported
Comp Number:	6977
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	19015343
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	200 N VERMONT AVE
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

EMI:

Year:	1996
County Code:	19
Air Basin:	SC
Facility ID:	12113

MIDWAY MOTORS INC (Continued) **S101584762**

Air District Name:	SC
SIC Code:	5511
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	3
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

HAZNET:

envid:	S101584762
Year:	2016
GEPAID:	CAL000416308
Contact:	OSCAR ALDANA
Telephone:	2133879999
Mailing Name:	Not reported
Mailing Address:	200 N VERMONT AVE
Mailing City,St,Zip:	LOS ANGELES, CA 90004
Gen County:	Los Angeles
TSD EPA ID:	CAL000330453
TSD County:	Los Angeles
Waste Category:	Other organic solids
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.2
Cat Decode:	Other organic solids
Method Decode:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Los Angeles

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900040325

K84 **VALUE CHARTER SCHOOL** **ENVIROSTOR** **1010728020**
SSE **221 NORTH WESTMORELAND AVENUE** **VCP** **N/A**
< 1/8 **LOS ANGELES, CA 90004** **SCH**
0.125 mi.
660 ft. **Site 1 of 10 in cluster K**

Relative:
Lower

Actual:
266 ft.

ENVIROSTOR:

Facility ID:	19270328
Status:	Inactive - Action Required
Status Date:	11/08/2005
Site Code:	Not reported
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Cleanup
Acres:	0.1
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP

VALUE CHARTER SCHOOL (Continued) **1010728020**

Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Cleanup Chatsworth
Assembly: 53
Senate: 24
Special Program: Voluntary Cleanup Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.07509
Longitude: -118.2886
APN: 5501008024, 5547-019-032
Past Use: PHOTOGRAPHIC PROCESSING
Potential COC: * Photochemicals/Photoprocessing Waste * UNSPECIFIED SLUDGE WASTE
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: 5501008024
Alias Type: APN
Alias Name: 5547-019-032
Alias Type: APN
Alias Name: 110033616567
Alias Type: EPA (FRS #)
Alias Name: 19270328
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 07/22/2002
Comments: Proponent submitted PEAE for review. DTSC reviewed and requested additional site characterization. Proponent conducted additional field activities and submitted RI report to DTSC. DTSC reviewed and issued comments. Proponenet then transferred project to schools unit, thus coupleting Scope of work with Site Mitigation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 10/10/2001
Comments: A Voluntary Cleanup Agreement between the owner and the Department of Toxic Substances Control (DTSC) was entered. Two documents, Environmental Site Assessment Subsurface Soil Investigation dated June 2001 (previously submitted), and Environmental Site Assessment Subsurface Soil and Groundwater Investigation dated July 2001 (previously submitted) were reviewed by the DTSC.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Facility ID: 19730196

VALUE CHARTER SCHOOL (Continued) **1010728020**

Status: Certified
Status Date: 01/16/2004
Site Code: 304413
Site Type: School Cleanup
Site Type Detailed: School
Acres: 1
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.07500
Longitude: -118.2885
APN: 5501008024
Past Use: * BUSINESS SERVICES
Potential COC: TPH-diesel Tetrachloroethylene (PCE Silver
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: CROSSROADS TRUST
Alias Type: Alternate Name
Alias Name: CROSSROADS TRUST-VALUE CHARTER SCHOOL
Alias Type: Alternate Name
Alias Name: VALUE CHARTER SCHOOL
Alias Type: Alternate Name
Alias Name: 5501008024
Alias Type: APN
Alias Name: 110033613365
Alias Type: EPA (FRS #)
Alias Name: 304413
Alias Type: Project Code (Site Code)
Alias Name: 19730196
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 01/16/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * CEQA
Completed Date: 01/09/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 09/18/2003
Comments: Not reported

VALUE CHARTER SCHOOL (Continued) **1010728020**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 06/27/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 01/16/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 07/09/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 01/16/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 11/07/2003
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:
Facility ID: 19270328
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.1
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Cleanup Chatsworth
Site Code: Not reported
Assembly: 53
Senate: 24
Special Programs Code: Voluntary Cleanup Program

VALUE CHARTER SCHOOL (Continued) **1010728020**

Status:	Inactive - Action Required
Status Date:	11/08/2005
Restricted Use:	NO
Funding:	Responsible Party
Lat/Long:	34.07509 / -118.2886
APN:	5501008024, 5547-019-032
Past Use:	PHOTOGRAPHIC PROCESSING
Potential COC:	10086, 10197
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL
Alias Name:	5501008024
Alias Type:	APN
Alias Name:	5547-019-032
Alias Type:	APN
Alias Name:	110033616567
Alias Type:	EPA (FRS #)
Alias Name:	19270328
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	07/22/2002
Comments:	Proponent submitted PEAE for review. DTSC reviewed and requested additional site characterization. Proponent conducted additional field activities and submitted RI report to DTSC. DTSC reviewed and issued comments. Proponenet then transferred project to schools unit, thus coupleting Scope of work with Site Mitigation.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement
Completed Date:	10/10/2001
Comments:	A Voluntary Cleanup Agreement between the owner and the Department of Toxic Substances Control (DTSC) was entered. Two documents, Environmental Site Assessment Subsurface Soil Investigation dated June 2001 (previously submitted), and Environmental Site Assessment Subsurface Soil and Groundwater Investigation dated July 2001 (previously submitted) were reviewed by the DTSC.

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19730196
Site Type:	School Cleanup
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED

VALUE CHARTER SCHOOL (Continued) **1010728020**

Acres:	1
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304413
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	Certified
Status Date:	01/16/2004
Restricted Use:	NO
Funding:	School District
Latitude:	34.07500
Longitude:	-118.2885
APN:	5501008024
Past Use:	* BUSINESS SERVICES
Potential COC:	TPH-diesel, TPH-diesel, Tetrachloroethylene (PCE, Silver
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL
Alias Name:	CROSSROADS TRUST
Alias Type:	Alternate Name
Alias Name:	CROSSROADS TRUST-VALUE CHARTER SCHOOL
Alias Type:	Alternate Name
Alias Name:	VALUE CHARTER SCHOOL
Alias Type:	Alternate Name
Alias Name:	5501008024
Alias Type:	APN
Alias Name:	110033613365
Alias Type:	EPA (FRS #)
Alias Name:	304413
Alias Type:	Project Code (Site Code)
Alias Name:	19730196
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Certification
Completed Date:	01/16/2004
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* CEQA
Completed Date:	01/09/2004
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement
Completed Date:	09/18/2003
Comments:	Not reported
Completed Area Name:	PROJECT WIDE

VALUE CHARTER SCHOOL (Continued) **1010728020**

Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 06/27/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 01/16/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 07/09/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 01/16/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 11/07/2003
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

K85 **COSMOPOLITAN LAUNDRY CO** **EDR Hist Cleaner** **1009191079**
SSE **221 N WESTMORELAND AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.125 mi.
660 ft. **Site 2 of 10 in cluster K**

Relative: EDR Hist Cleaner
Lower

Actual: **266 ft.**

Year:	Name:	Type:
1933	COSMOPOLITAN LAUNDRY CO	LAUNDRIES STEAM
1937	COSMOPOLITAN LAUNDRY CO	LAUNDRIES STEAM
1942	COSMOPOLITAN LAUNDRY CO	LAUNDRIES STEAM

K86 **NEWELL COLOUR LAB** **RCRA-SQG** **1000597662**
SSE **221 N WESTMORELAND AVE** **FINDS** **CAD983616822**
< 1/8 **LOS ANGELES, CA 90004** **ECHO**
0.125 mi.
660 ft. **Site 3 of 10 in cluster K**

Relative:
Lower

Actual:
266 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	NEWELL COLOUR LAB
Facility address:	221 N WESTMORELAND AVE LOS ANGELES, CA 90004-4892
EPA ID:	CAD983616822
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	WACE USA
Owner/operator address:	2 N RIVERSIDE PL STE 1400 CHICAGO, IL 60606
Owner/operator country:	Not reported
Owner/operator telephone:	312-876-0533
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

NEWELL COLOUR LAB (Continued) **1000597662**

Historical Generators:
Date form received by agency: 01/28/1992
Site name: NEWELL COLOUR LAB
Classification: Large Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110002867327

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000597662
Registry ID: 110002867327
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002867327

K87 **NEWELL COLOUR** **ENVIROSTOR** **S110494101**
SSE **221 N. WESTMORLAND AVENUE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.125 mi.
660 ft. **Site 4 of 10 in cluster K**

Relative:
Lower

Actual:
266 ft.

ENVIROSTOR:
Facility ID: 71003148
Status: Refer: Other Agency
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Chatsworth
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.05223
Longitude: -118.2436
APN: NONE SPECIFIED

NEWELL COLOUR (Continued) **S110494101**

Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD983616822
Alias Type: EPA Identification Number
Alias Name: 110002867327
Alias Type: EPA (FRS #)
Alias Name: 71003148
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

I88 **DUNLEE CORP** **RCRA-SQG 1000279895**
ESE **3644 BEVERLY BLVD** **FINDS CAD052403706**
1/8-1/4 **LOS ANGELES, CA 90004** **ECHO**
0.126 mi.
663 ft. **Site 7 of 24 in cluster I**

Relative:
Higher

Actual:
273 ft.

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: DUNLEE CORP
Facility address: 3644 BEVERLY BLVD
LOS ANGELES, CA 90004
EPA ID: CAD052403706
Mailing address: BEVERLY BLVD
LOS ANGELES, CA 90004
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: RCA-PICKER

DUNLEE CORP (Continued) **1000279895**

Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002649028

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

DUNLEE CORP (Continued) **1000279895**

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000279895
Registry ID: 110002649028
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002649028

I89 **MARGARET MCCLELLAND** **SWEEPS UST** **S101583458**
ESE **3644 W BEVERLY BLVD** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90057**
0.126 mi.
663 ft. **Site 8 of 24 in cluster I**

Relative:
Higher

Actual:
273 ft.

SWEEPS UST:
Status: Not reported
Comp Number: 7422
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: 0

CA FID UST:
Facility ID: 19003822
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 3644 W BEVERLY BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900570000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

I90 **MCCLELLAND PROPERTY/ARCO** **RGA LUST** **S114649470**
ESE **3644 BEVERLY BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.126 mi.
663 ft. **Site 9 of 24 in cluster I**

Relative:
Higher

Actual:
273 ft.

RGA LUST:

2012	MCCLELLAND PROPERTY/ARCO	3644 BEVERLY BLVD
2011	MCCLELLAND PROPERTY/ARCO	3644 BEVERLY BLVD
2010	MCCLELLAND PROPERTY/ARCO	3644 BEVERLY BLVD
2009	MCCLELLAND PROPERTY/ARCO	3644 BEVERLY BLVD
2008	MCCLELLAND PROPERTY/ARCO	3644 BEVERLY BLVD
2007	MCCLELLAND PROPERTY/ARCO	3644 BEVERLY BLVD
2006	MCCLELLAND PROPERTY/ARCO	3644 BEVERLY BLVD
2005	MCCLELLAND PROPERTY/ARCO	3644 BEVERLY BLVD
2004	MCCLELLAND PROPERTY/ARCO	3644 BEVERLY BLVD
2003	MCCLELLAND PROPERTY/ARCO	3644 BEVERLY BLVD
2002	MCCLELLAND PROPERTY/ARCO	3644 BEVERLY BLVD
2001	MCCLELLAND PROPERTY/ARCO	3644 BEVERLY BLVD
2000	MCCLELLAND PROPERTY/ARCO	3644 BEVERLY BLVD
1998	MCCLELLAND PROPERTY/ARCO	3644 BEVERLY BLVD
1997	MCCLELLAND PROPERTY/ARCO	3644 BEVERLY BLVD
1995	MCCLELLAND PROPERTY/ARCO	3644 BEVERLY BLVD
1994	MCCLELLAND PROPERTY/ARCO	3644 BEVERLY BLVD
1993	MCCLELLAND PROPERTY/ARCO	3644 BEVERLY BLVD

I91 **MCCLELLAND PROPERTY/ARCO** **LUST** **S101296896**
ESE **3644 BEVERLY BLVD** **HIST CORTESE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.126 mi.
663 ft. **Site 10 of 24 in cluster I**

Relative:
Higher

Actual:
273 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700442
Global Id:	T0603700442
Latitude:	34.0758985
Longitude:	-118.2875746
Status:	Completed - Case Closed
Status Date:	06/28/1996
Case Worker:	YR
RB Case Number:	900040207
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700442
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:	Not reported

MCCLELLAND PROPERTY/ARCO (Continued) **S101296896**

Global Id: T0603700442
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: Not reported

LUST:
Global Id: T0603700442
Action Type: Other
Date: 11/30/1989
Action: Leak Reported

LUST:
Global Id: T0603700442
Status: Open - Case Begin Date
Status Date: 11/30/1989

Global Id: T0603700442
Status: Open - Site Assessment
Status Date: 11/19/1992

Global Id: T0603700442
Status: Open - Verification Monitoring
Status Date: 11/27/1995

Global Id: T0603700442
Status: Completed - Case Closed
Status Date: 06/28/1996

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040207
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Excavate and Dispose
Global ID: T0603700442
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: WESTMORELAND AVE
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 11/30/1989
Date Leak Record Entered: 12/27/1992
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 6/20/1996

MCCLELLAND PROPERTY/ARCO (Continued) **S101296896**

Date the Case was Closed:		6/28/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		5880.712076301273909912872205 5
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		11/19/1992
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		11/27/1995
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Yes
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	WESTERN EXTERMINATOR	
RP Address:	3333 W. TEMPLE ST., LOS ANGELES CA 90026	
Program:	LUST	
Lat/Long:	34.0758985 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	9/5/97-LOC REMOVED DUE TO CASE CLOSURE	

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900040207

L92 **LUCAS W L** **EDR Hist Cleaner** **1009190981**
WSW **3808 BEVERLY BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.126 mi.
663 ft. **Site 1 of 5 in cluster L**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
295 ft. 1933 LUCAS W L CLOTHES PRESSERS AND CLEANERS

L93 **CHANG Y LEE (SANDERS (BEO)** **SWEEPS UST** **S101583618**
WSW **3818 BEVERLY BLVD** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.127 mi.
673 ft. **Site 2 of 5 in cluster L**

Relative: Higher

Actual: 295 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	7133
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	0

CA FID UST:

Facility ID:	19004998
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	3818 BEVERLY BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

L94 **TOWNSEND S E** **EDR Hist Auto** **1009079502**
WSW **3818 BEVERLY BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.127 mi.
673 ft. **Site 3 of 5 in cluster L**

Relative: Higher

EDR Hist Auto

Actual: 295 ft.

Year:	Name:	Type:
1933	TOWNSEND S E	GASOLINE AND OIL SERVICE STATIONS
1937	BENNETT C E	GASOLINE AND OIL SERVICE STATIONS
1971	BEVERLY GENERATORS	Automotive Repair Shops, NEC
1972	BEVERLY GENERATORS	Automotive Repair Shops, NEC
1973	BEVERLY GENERATORS	Automotive Repair Shops, NEC
1974	BEVERLY GENERATORS	Automotive Repair Shops, NEC
1978	BEVERLY AUTO CENTER	General Automotive Repair Shops

TOWNSEND S E (Continued) **1009079502**

1979	BEVERLY AUTO CENTER	General Automotive Repair Shops
1980	BEVERLY AUTO CENTER	General Automotive Repair Shops
1982	BEVERLY AUTO CENTER	General Automotive Repair Shops
1983	BEVERLY AUTO CENTER	General Automotive Repair Shops
1985	KING STAR AUTO REPAIR	General Automotive Repair Shops
1986	KING STAR AUTO REPAIR	General Automotive Repair Shops
1987	KING STAR AUTO REPAIR	General Automotive Repair Shops
1988	KING STAR AUTO REPAIR	General Automotive Repair Shops
2004	HIGH TECH AUTO BODY REPAIR	General Automotive Repair Shops
2005	HIGH TECH AUTO BODY REPAIR	General Automotive Repair Shops
2006	HIGH TECH AUTO BODY REPAIR	General Automotive Repair Shops
2007	HIGH TECH AUTO BODY REPAIR	General Automotive Repair Shops
2008	HIGH TECH AUTO BODY REPAIR	General Automotive Repair Shops
2009	HIGH TECH AUTO BODY REPAIR	General Automotive Repair Shops
2010	HIGH TECH AUTO BODY REPAIR	General Automotive Repair Shops
2011	HIGH TECH AUTO BODY REPAIR	General Automotive Repair Shops
2012	HIGH TECH AUTO BODY REPAIR	General Automotive Repair Shops
2013	HIGH TECH AUTO BODY REPAIR	General Automotive Repair Shops
2014	HIGH TECH AUTO BODY REPAIR	General Automotive Repair Shops

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J95 **SHAHS MOBILE** **EDR Hist Auto** **1021604775**
ESE **301 N VIRGIL** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.129 mi.
679 ft. **Site 2 of 8 in cluster J**

Relative: EDR Hist Auto
Higher

Actual:
271 ft.

Year:	Name:	Type:
1971	HERBS SERVICE CENTER	Gasoline Service Stations
1978	SHAHS MOBILE	Gasoline Service Stations
1979	SHAHS MOBILE	Gasoline Service Stations
1980	SHAHS MOBILE	Gasoline Service Stations
1982	SHAHS MOBILE	Gasoline Service Stations
1983	SHAHS MOBILE	Gasoline Service Stations
1985	SHAHS MOBILE	Gasoline Service Stations

J96 **MOBIL OIL CORP** **SWEEPS UST** **S101582984**
ESE **301 N VIRGIL AVE** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.129 mi.
679 ft. **Site 3 of 8 in cluster J**

Relative: SWEEPS UST:
Higher

Actual:
271 ft.

Status:	Not reported
Comp Number:	6687
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported

MOBIL OIL CORP (Continued) **S101582984**

Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: 0

CA FID UST:
Facility ID: 19002127
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 301 N VIRGIL AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

I97 **CHEVRON #9-0373** **RGA LUST** **S114595653**
ESE **3631 BEVERLY BLVD** **N/A**
1/8-1/4 **HANCOCK PARK, CA**
0.134 mi.
709 ft. **Site 11 of 24 in cluster I**

Relative: RGA LUST:
Higher 1996 CHEVRON #9-0373 3631 BEVERLY BLVD
Actual:
273 ft.

H98 **MIDWAY FORD BODY SHOP** **RCRA-SQG** **1000598248**
South **206 N JUANITA AVE** **FINDS** **CAD983622960**
1/8-1/4 **LOS ANGELES, CA 90004** **ECHO**
0.135 mi.
715 ft. **Site 5 of 7 in cluster H**

Relative: RCRA-SQG:
Lower Date form received by agency: 03/10/1992
Actual: Facility name: MIDWAY FORD BODY SHOP
266 ft. Facility address: 206 N JUANITA AVE
LOS ANGELES, CA 90004
EPA ID: CAD983622960
Mailing address: 200 N VERMONT AVE
LOS ANGELES, CA 90004
Contact: MICHAEL MAGEE
Contact address: 206 N JUANITA AVE
LOS ANGELES, CA 90004
Contact country: US
Contact telephone: 213-385-1411
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous

MIDWAY FORD BODY SHOP (Continued) **1000598248**

waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	DON HANKEY
Owner/operator address:	4606 LANKERSHIM NORTH HOLLYWOOD, CA 91602
Owner/operator country:	Not reported
Owner/operator telephone:	818-508-2900
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

FINDS:

Registry ID: 110002871054

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000598248

MIDWAY FORD BODY SHOP (Continued) **1000598248**

Registry ID: 110002871054
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002871054

J99 **CHMIRS** **S108401275**
East **323 N VIRGIL AVE., SILVER LAKE, A SUBURB OF THE CITY OF LOS** **N/A**
1/8-1/4 **UNINCORPORATED COUNTY AREA, CA**
0.140 mi.
741 ft. **Site 4 of 8 in cluster J**

Relative: **Higher**
Actual: **272 ft.**

CHMIRS:

OES Incident Number:	5-0515
OES notification:	01/20/2005
OES Date:	Not reported
OES Time:	Not reported
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	Not reported
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	Reporting Party
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	2005
Agency:	Los Angeles City of Dept. of Water & Power
Incident Date:	1/20/200512:00:00 AM
Admin Agency:	Los Angeles County Fire Prevention
Amount:	Not reported
Contained:	Yes
Site Type:	Road
E Date:	Not reported
Substance:	Unk. PCB mineral oil

(Continued) **S108401275**

Gallons:	25
Unknown:	0
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	0
Number of Injuries:	0
Number of Fatalities:	0
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	Vehicle struck pole causing this release. Product is contained within the storm drain system.

L100 **LIM WING** **EDR Hist Cleaner** **1009190016**
WSW **3820 BEVERLY BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.141 mi.
743 ft. **Site 4 of 5 in cluster L**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
293 ft. 1937 LIM WING LAUNDRIES CHINESE

I101 **DAVID J MILTON** **CA FID UST** **S101582996**
ESE **3631 BEVERLY BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.141 mi.
744 ft. **Site 12 of 24 in cluster I**

Relative: CA FID UST:
Higher

Actual:
272 ft.

Facility ID:	19002163
Regulated By:	UTNKI
Regulated ID:	00061800
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2133895900
Mail To:	Not reported
Mailing Address:	575 MARKET
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

I102 **90373** **HIST UST** **U001560309**
ESE **3631 BEVERLY** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.141 mi.
744 ft. **Site 13 of 24 in cluster I**

Relative:
Higher

Actual:
272 ft.

HIST UST:

File Number:	00026BC3
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026BC3.pdf
Region:	STATE
Facility ID:	00000061800
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	MILTON, DAVID J.
Telephone:	2133895900
Owner Name:	CHEVRON U.S.A. INC.
Owner Address:	575 MARKET
Owner City,St,Zip:	SAN FRANCISCO, CA 94105
Total Tanks:	0004
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000370
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	WASTE
Type of Fuel:	Not reported
Container Construction Thickness:	0000370
Leak Detection:	Stock Inventor
Tank Num:	003
Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000370
Leak Detection:	Stock Inventor
Tank Num:	004
Container Num:	4
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000370
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

I103 **CHEVRON #9-0373** **LUST** **1000730065**
ESE **3631 BEVERLY BLVD** **SWEEPS UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004** **HIST CORTESE**
0.141 mi.
744 ft. **Site 14 of 24 in cluster I**

Relative:
Higher

Actual:
272 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700428
Global Id:	T0603700428
Latitude:	34.0759767
Longitude:	-118.2873738
Status:	Completed - Case Closed
Status Date:	09/19/1996
Case Worker:	YR
RB Case Number:	900040043
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700428
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:	Not reported

Global Id:	T0603700428
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:	Not reported

LUST:

Global Id:	T0603700428
Action Type:	Other
Date:	10/27/1989
Action:	Leak Reported

LUST:

Global Id:	T0603700428
Status:	Open - Case Begin Date
Status Date:	10/27/1989

Global Id:	T0603700428
Status:	Open - Site Assessment
Status Date:	10/27/1989

Global Id:	T0603700428

CHEVRON #9-0373 (Continued) **1000730065**

Status: Open - Site Assessment
Status Date: 11/29/1990

Global Id: T0603700428
Status: Open - Remediation
Status Date: 07/18/1991

Global Id: T0603700428
Status: Completed - Case Closed
Status Date: 09/19/1996

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040043
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700428
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: TEMPLE ST
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 10/27/1989
Date Leak Record Entered: 11/20/1989
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 1/7/1997
Date the Case was Closed: 9/19/1996
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 5984.2712881406306763253817973
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: 10/27/1989
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 11/29/1990
Remediation Plan Submitted: Not reported
Remedial Action Underway: 7/18/1991
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported

CHEVRON #9-0373 (Continued) **1000730065**

Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	CHEVRON PRODUCTS CO
RP Address:	P.O. BOX 2833, LA HABRA CA 90632-2833
Program:	LUST
Lat/Long:	34.0758125 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	GW MONITORING WELL ABANDONMENT REPORT

SWEEPS UST:

Status:	Not reported
Comp Number:	3451
Number:	Not reported
Board Of Equalization:	44-012998
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003451-000001
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	CHEMICAL
STG:	PRODUCT
Content:	UNKNOWN
Number Of Tanks:	4

Status:	Not reported
Comp Number:	3451
Number:	Not reported
Board Of Equalization:	44-012998
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003451-000002
Tank Status:	Not reported
Capacity:	1000
Active Date:	Not reported
Tank Use:	CHEMICAL
STG:	PRODUCT
Content:	UNKNOWN
Number Of Tanks:	Not reported

Status:	Not reported
Comp Number:	3451
Number:	Not reported
Board Of Equalization:	44-012998
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported

CHEVRON #9-0373 (Continued) **1000730065**

Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003451-000003
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	CHEMICAL
STG:	PRODUCT
Content:	UNKNOWN
Number Of Tanks:	Not reported

Status:	Not reported
Comp Number:	3451
Number:	Not reported
Board Of Equalization:	44-012998
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003451-000004
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	CHEMICAL
STG:	PRODUCT
Content:	UNKNOWN
Number Of Tanks:	Not reported

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900040043

I104 **NANDY JOHN CHEVRON** **EDR Hist Auto** **1009080665**
ESE **3631 BEVERLY BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.141 mi.
744 ft. **Site 15 of 24 in cluster I**

Relative: EDR Hist Auto
Higher

Actual:
272 ft.

Year:	Name:	Type:
1933	WAY A W	GASOLINE AND OIL SERVICE STATIONS
1942	CARR T G	GASOLINE AND OIL SERVICE STATIONS
1976	NANDY JOHN CHEVRON	Gasoline Service Stations
1977	NANDY JOHN CHEVRON	Gasoline Service Stations
1978	NANDY JOHN CHEVRON	Gasoline Service Stations
1979	NANDY JOHN CHEVRON	Gasoline Service Stations
1980	NANDY JOHN CHEVRON	Gasoline Service Stations
1982	NANDY JOHN CHEVRON	Gasoline Service Stations
1983	NANDY JOHN CHEVRON	Gasoline Service Stations
1985	MILTON CHEVRON INC	Gasoline Service Stations
1985	NANDY JOHN CHEVRON	Gasoline Service Stations
1986	MILTON CHEVRON INC	Gasoline Service Stations
1987	MILTON CHEVRON INC	Gasoline Service Stations
1988	MILTON CHEVRON INC	Gasoline Service Stations
1989	MILTON CHEVRON INC	Gasoline Service Stations

I105
ESE
1/8-1/4
0.141 mi.
744 ft.

CHEVRON STATION #0373
3631 BEVERLY BOULEVARD
LOS ANGELES, CA

Site 16 of 24 in cluster I

RGA LUST **S114599263**
N/A

Relative:
Higher

Actual:
272 ft.

RGA LUST:

1993	CHEVRON STATION #0373	3631 BEVERLY BOULEVARD

I106
ESE
1/8-1/4
0.141 mi.
744 ft.

CHEVRON #9-0373
3631 BEVERLY BLVD
LOS ANGELES, CA

Site 17 of 24 in cluster I

RGA LUST **S114595654**
N/A

Relative:
Higher

Actual:
272 ft.

RGA LUST:

2012	CHEVRON #9-0373	3631 BEVERLY BLVD
2011	CHEVRON #9-0373	3631 BEVERLY BLVD
2010	CHEVRON #9-0373	3631 BEVERLY BLVD
2009	CHEVRON #9-0373	3631 BEVERLY BLVD
2008	CHEVRON #9-0373	3631 BEVERLY BLVD
2007	CHEVRON #9-0373	3631 BEVERLY BLVD
2006	CHEVRON #9-0373	3631 BEVERLY BLVD
2005	CHEVRON #9-0373	3631 BEVERLY BLVD
2004	CHEVRON #9-0373	3631 BEVERLY BLVD
2003	CHEVRON #9-0373	3631 BEVERLY BLVD
2002	CHEVRON #9-0373	3631 BEVERLY BLVD
2001	CHEVRON #9-0373	3631 BEVERLY BLVD
2000	CHEVRON #9-0373	3631 BEVERLY BLVD
1998	CHEVRON #9-0373	3631 BEVERLY BLVD
1997	CHEVRON #9-0373	3631 BEVERLY BLVD
1995	CHEVRON #9-0373	3631 BEVERLY BLVD

I107
ESE
1/8-1/4
0.141 mi.
744 ft.

CHEVRON STATION 90373
3631 BEVERLY
LOS ANGELES, CA 90004

Site 18 of 24 in cluster I

RCRA-SQG **1000857395**
FINDS **CAD983668278**
ECHO

Relative:
Higher

Actual:
272 ft.

RCRA-SQG:

Date form received by agency:	05/17/1993
Facility name:	CHEVRON STATION 90373
Facility address:	3631 BEVERLY LOS ANGELES, CA 90004
EPA ID:	CAD983668278
Mailing address:	P O BOX 2833 LA HABRA, CA 90632
Contact:	DESIREE CLOSS
Contact address:	P O BOX 2833 LA HABRA, CA 90632
Contact country:	US
Contact telephone:	310-694-7452
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous

CHEVRON STATION 90373 (Continued) **1000857395**

waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	CHEVRON USA PRODUCTS CO
Owner/operator address:	P O BOX 2833 LA HABRA, CA 90632
Owner/operator country:	Not reported
Owner/operator telephone:	310-694-7452
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

FINDS:

Registry ID: 110002899132

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000857395

CHEVRON STATION 90373 (Continued) **1000857395**

Registry ID: 110002899132
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002899132

I108 **CHEVRON #0373** **RGA LUST** **S114595238**
ESE **3631 BEVERLY BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.141 mi.
744 ft. **Site 19 of 24 in cluster I**

Relative: RGA LUST:
Higher

1994	CHEVRON #0373	3631 BEVERLY BLVD	

Actual:
272 ft.

J109 **CHASSE D E** **EDR Hist Auto** **1009082292**
ESE **3601 TEMPLE AL** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.144 mi.
758 ft. **Site 5 of 8 in cluster J**

Relative: EDR Hist Auto
Lower

Actual:
270 ft.

Year:	Name:	Type:
1942	CHASSE D E	GASOLINE AND OIL SERVICE STATIONS

I110 **CONSERV FUEL, STATION #6121** **UST** **U004274230**
ESE **3625 BEVERLY BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.144 mi.
761 ft. **Site 20 of 24 in cluster I**

Relative: UST:
Higher

Actual:
272 ft.

Facility ID:	FA0031291
Permitting Agency:	Los Angeles City Fire Department
Latitude:	34.07586
Longitude:	-118.28728

I111 **CLASSIC CHEVRON** **EDR Hist Auto** **1020657340**
ESE **3625 BEVERLY BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.144 mi.
761 ft. **Site 21 of 24 in cluster I**

Relative: EDR Hist Auto
Higher

Actual:
272 ft.

Year:	Name:	Type:
2001	CLASSIC OIL INC	Gasoline Service Stations
2002	CLASSIC OIL INC	Gasoline Service Stations
2003	CLASSIC CHEVRON	Gasoline Service Stations
2004	CLASSIC CHEVRON	Gasoline Service Stations
2005	CLASSIC CHEVRON	Gasoline Service Stations
2006	CLASSIC CHEVRON	Gasoline Service Stations
2007	CLASSIC CHEVRON	Gasoline Service Stations
2008	CLASSIC CHEVRON	Gasoline Service Stations
2009	CLASSIC CHEVRON	Gasoline Service Stations

CLASSIC CHEVRON (Continued) **1020657340**

2010	CLASSIC CHEVRON	Gasoline Service Stations
2011	CLASSIC CHEVRON	Gasoline Service Stations
2012	CLASSIC CHEVRON	Gasoline Service Stations
2013	CLASSIC CHEVRON	Gasoline Service Stations
2014	CLASSIC CHEVRON	Gasoline Service Stations

I112 **CLASSIC CHEVRON** **UST** **U004263225**
ESE **3625 W BEVERLY BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.144 mi.
761 ft. **Site 22 of 24 in cluster I**

Relative: **Higher**
Actual: **272 ft.**

UST:
Facility ID: Not reported
Permitting Agency: Los Angeles City Fire Department
Latitude: 34.07586
Longitude: -118.28728

L113 **BAIOR J M** **EDR Hist Cleaner** **1009188572**
WSW **258 N NEW HAMPSHIRE AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.148 mi.
784 ft. **Site 5 of 5 in cluster L**

Relative: **Higher**
Actual: **291 ft.**

EDR Hist Cleaner

Year:	Name:	Type:
1929	BAIOR J M	CLOTHES PRESSERS CLEANERS AND REPAIRERS
1933	BAIOR J M	CLOTHES PRESSERS AND CLEANERS
1937	FLORO ANNA MRS	CLOTHES PRESSERS AND CLEANERS

H114 **LAUSD - VACANT LOT** **UST** **U004265909**
SSW **3600 W COUNCIL ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.149 mi.
787 ft. **Site 6 of 7 in cluster H**

Relative: **Higher**
Actual: **278 ft.**

UST:
Facility ID: Not reported
Permitting Agency: Los Angeles City Fire Department
Latitude: 34.07485
Longitude: -118.28769

H115 **CENTRAL REGION ELEMENTARY SCHOOL #20** **RCRA-LQG** **1014465464**
SSW **3600 W. COUNCIL STREET** **CAR000219444**
1/8-1/4 **LOS ANGELES, CA 90004**
0.149 mi.
787 ft. **Site 7 of 7 in cluster H**

Relative: **Higher**
Actual: **278 ft.**

RCRA-LQG:
Date form received by agency: 02/15/2012
Facility name: CENTRAL REGION ELEMENTARY SCHOOL #20
Facility address: 3600 W. COUNCIL STREET

CENTRAL REGION ELEMENTARY SCHOOL #20 (Continued) **1014465464**

LOS ANGELES, CA 90004
EPA ID: CAR000219444
Mailing address: S. BEAUDRY AVE
LOS ANGELES, CA 90017
Contact: SOE AUNG
Contact address: S. BEAUDRY AVE
LOS ANGELES, CA 90017
Contact country: US
Contact telephone: 213-241-3904
Contact email: SOE.AUNG@LAUSD.NET
EPA Region: 09
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:
Owner/operator name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Owner/operator address: W. COUNCIL STREET
LOS ANGELES, CA 90004
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: District
Owner/Operator Type: Owner
Owner/Op start date: 06/27/2011
Owner/Op end date: Not reported

Owner/operator name: LOS ANGELES UNIFIED SCHOOL DIST
Owner/operator address: 333 S BEAUDRY AVE 27TH FL
LOS ANGELES, CA 90017
Owner/operator country: US
Owner/operator telephone: 213-241-3199
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: District
Owner/Operator Type: Owner
Owner/Op start date: 06/11/2008
Owner/Op end date: Not reported

Owner/operator name: CENTRAL REGION ELEMENTARY SCHOOL
Owner/operator address: S. BEAUDRY AVE
LOS ANGELES, CA 90017
Owner/operator country: US
Owner/operator telephone: Not reported

CENTRAL REGION ELEMENTARY SCHOOL #20 (Continued) **1014465464**

Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: District
Owner/Operator Type: Operator
Owner/Op start date: 06/27/2011
Owner/Op end date: Not reported

Owner/operator name: CENTRAL REGION ELEM SCHOOL NO 20
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: District
Owner/Operator Type: Operator
Owner/Op start date: 06/11/2008
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D008
. Waste name: LEAD

Historical Generators:
Date form received by agency: 05/17/2011
Site name: CENTRAL REGION ELEMENTARY SCHOOL NO 20
Classification: Large Quantity Generator

. Waste code: 181
. Waste name: Other inorganic solid waste

. Waste code: D008
. Waste name: LEAD

Violation Status: No violations found

I116 **PANGLOSSIAN DEVELOP.CORP** **HIST CORTESE** **S101297327**
ESE **240 VIRGIL** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.150 mi.
790 ft. **Site 23 of 24 in cluster I**

Relative: **Lower**
Actual: **269 ft.**

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040343

M117 **FIRE STATION #6** **CA FID UST** **S101586259**
East **326 N VIRGIL AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.150 mi.
794 ft. **Site 1 of 3 in cluster M**

Relative: **Higher**
Actual: **275 ft.**

CA FID UST:
Facility ID: 19042305
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2134855846
Mail To: Not reported
Mailing Address: 200 N MAIN ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

M118 **LOS ANGELES FIRE STATION 6** **UST** **U003780807**
East **326 N VIRGIL AVE** **SWEEPS UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.150 mi.
794 ft. **Site 2 of 3 in cluster M**

Relative: **Higher**
Actual: **275 ft.**

UST:
Facility ID: 24367
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.0788736
Longitude: -118.2853179

Facility ID: FA0003882
Permitting Agency: Los Angeles City Fire Department
Latitude: 34.07704
Longitude: -118.28676

SWEEPS UST:
Status: Active
Comp Number: 6095
Number: 4

LOS ANGELES FIRE STATION 6 (Continued) **U003780807**

Board Of Equalization:	Not reported
Referral Date:	02-23-93
Action Date:	03-31-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

M119 **FIRE STATION #6** **LUST S106116265**
East **326 VIRGIL AVE N.** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.150 mi.
794 ft. **Site 3 of 3 in cluster M**

Relative: **Higher**
Actual: **275 ft.**

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603784269
Global Id:	T0603784269
Latitude:	34.077739
Longitude:	-118.286796
Status:	Completed - Case Closed
Status Date:	11/16/2009
Case Worker:	Not reported
RB Case Number:	900040434
Local Agency:	LOS ANGELES, CITY OF
File Location:	Regional Board
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603784269
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:	Not reported

LUST:

Global Id:	T0603784269
Action Type:	RESPONSE
Date:	10/15/2004
Action:	Monitoring Report - Quarterly

Global Id:	T0603784269
Action Type:	RESPONSE
Date:	04/15/2005
Action:	Monitoring Report - Quarterly

FIRE STATION #6 (Continued) **S106116265**

Global Id: T0603784269
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603784269
Action Type: RESPONSE
Date: 04/15/2004
Action: Well Installation Report

Global Id: T0603784269
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603784269
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603784269
Action Type: Other
Date: 07/30/2003
Action: Leak Reported

Global Id: T0603784269
Action Type: ENFORCEMENT
Date: 11/16/2009
Action: Closure/No Further Action Letter

Global Id: T0603784269
Action Type: RESPONSE
Date: 08/27/2003
Action: Soil and Water Investigation Report

Global Id: T0603784269
Action Type: RESPONSE
Date: 10/31/2003
Action: Other Report / Document

Global Id: T0603784269
Action Type: Other
Date: 07/01/1990
Action: Leak Discovery

Global Id: T0603784269
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603784269
Action Type: ENFORCEMENT
Date: 08/21/2006
Action: Staff Letter

Global Id: T0603784269
Action Type: ENFORCEMENT

FIRE STATION #6 (Continued) **S106116265**

Date: 11/17/2006
Action: Staff Letter

Global Id: T0603784269
Action Type: RESPONSE
Date: 01/15/2004
Action: Soil and Water Investigation Workplan

Global Id: T0603784269
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603784269
Action Type: RESPONSE
Date: 10/15/2006
Action: Interim Remedial Action Plan

Global Id: T0603784269
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603784269
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603784269
Action Type: ENFORCEMENT
Date: 09/08/2003
Action: Staff Letter

Global Id: T0603784269
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603784269
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603784269
Action Type: RESPONSE
Date: 10/15/2003
Action: Other Report / Document

Global Id: T0603784269
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603784269
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

FIRE STATION #6 (Continued) **S106116265**

Global Id: T0603784269
Action Type: ENFORCEMENT
Date: 11/24/2003
Action: Staff Letter

Global Id: T0603784269
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603784269
Action Type: ENFORCEMENT
Date: 02/03/2004
Action: Staff Letter

Global Id: T0603784269
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603784269
Action Type: REMEDIATION
Date: 12/01/2000
Action: Excavation

LUST:
Global Id: T0603784269
Status: Open - Case Begin Date
Status Date: 07/01/1990

Global Id: T0603784269
Status: Open - Site Assessment
Status Date: 09/06/2002

Global Id: T0603784269
Status: Open - Site Assessment
Status Date: 07/30/2003

Global Id: T0603784269
Status: Open - Site Assessment
Status Date: 02/03/2004

Global Id: T0603784269
Status: Completed - Case Closed
Status Date: 11/16/2009

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040434
Status: Pollution Characterization
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported

FIRE STATION #6 (Continued) **S106116265**

Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603784269	
W Global ID:	Not reported	
Staff:	MSH	
Local Agency:	19050	
Cross Street:	BEVERLY BLVD.	
Enforcement Type:	DLSEL	
Date Leak Discovered:	7/1/1990	
Date Leak First Reported:		7/30/2003
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	7/30/2003	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		Not reported
Date the Case was Closed:		Not reported
How Leak Discovered:	OM	
How Leak Stopped:	Other Means	
Cause of Leak:	Not reported	
Leak Source:	Piping	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		Not reported
Source of Cleanup Funding:		Piping
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		9/6/2002
Pollution Characterization Began:		1/29/2004
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	MIKE MULHERN	
RP Address:	650 S. SPRINGS ST., SUITE #600	
Program:	LUST	
Lat/Long:	0 / 0	
Local Agency Staff:	Not reported	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

K120 **AMERICAN INDUSTRIAL SERVICES** **LUST** **S100854748**
SSE **201 WESTMORELAND AVE N** **HIST CORTESE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.155 mi.
816 ft. **Site 5 of 10 in cluster K**

Relative:
Lower

Actual:
264 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700446
Global Id:	T0603700446
Latitude:	34.074746
Longitude:	-118.288424
Status:	Completed - Case Closed
Status Date:	08/13/1996
Case Worker:	YR
RB Case Number:	900040243
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700446
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:	Not reported

Global Id:	T0603700446
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:	Not reported

LUST:

Global Id:	T0603700446
Action Type:	Other
Date:	05/26/1993
Action:	Leak Stopped

Global Id:	T0603700446
Action Type:	Other
Date:	03/31/1994
Action:	Leak Reported

Global Id:	T0603700446
Action Type:	Other
Date:	05/26/1993
Action:	Leak Discovery

AMERICAN INDUSTRIAL SERVICES (Continued) **S100854748**

LUST:

Global Id:	T0603700446
Status:	Open - Case Begin Date
Status Date:	05/26/1993
Global Id:	T0603700446
Status:	Open - Site Assessment
Status Date:	11/10/1993
Global Id:	T0603700446
Status:	Completed - Case Closed
Status Date:	08/13/1996

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900040243	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700446	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	COUNCIL ST	
Enforcement Type:	Not reported	
Date Leak Discovered:	5/26/1993	
Date Leak First Reported:		3/31/1994
Date Leak Record Entered:	4/15/1994	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	5/26/1993	
Date Case Last Changed on Database:		8/28/1996
Date the Case was Closed:		8/13/1996
How Leak Discovered:	Tank Closure	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		5588.843052604264586732439743 1
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		11/10/1993
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported

AMERICAN INDUSTRIAL SERVICES (Continued) **S100854748**

Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: STEINER CORP
RP Address: 505 E SOUTH TEMPLE, SALT LAKE CITY, UT 84102
Program: LUST
Lat/Long: 34.0744786 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040243

K121 **AMERICAN INDUSTRIAL SERVICE IN** **SWEEPS UST** **S101586131**
SSE **201 N WESTMORELAND AVE** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90003**
0.155 mi.
816 ft. **Site 6 of 10 in cluster K**

Relative: **Lower**
Actual: **264 ft.**

SWEEPS UST:
Status: Not reported
Comp Number: 4254
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19039181
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 201 N WESTMORELAND AVE

AMERICAN INDUSTRIAL SERVICE IN (Continued) **S101586131**

Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900030000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

K122 **AMERICAN INDUSTRIAL** **RCRA-SQG** **1000819693**
SSE **201 N WESTMORLAND** **FINDS** **CAD983656901**
1/8-1/4 **LOS ANGELES, CA 90004** **ECHO**
0.155 mi.
816 ft. **Site 7 of 10 in cluster K**

Relative:
Lower

Actual:
264 ft.

RCRA-SQG:
Date form received by agency: 01/14/1993
Facility name: AMERICAN INDUSTRIAL
Facility address: 201 N WESTMORLAND
LOS ANGELES, CA 90004
EPA ID: CAD983656901
Mailing address: N WESTMORLAND
LOS ANGELES, CA 90004
Contact: RANDY BOYD
Contact address: 201 N WESTMORLAND
LOS ANGELES, CA 90004
Contact country: US
Contact telephone: 213-387-2187
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: AMERICAN INDUSTRIAL CO
Owner/operator address: 201 N WESTMORLAND
LOS ANGELES, CA 90004
Owner/operator country: Not reported
Owner/operator telephone: 213-387-2187
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No

AMERICAN INDUSTRIAL (Continued) **1000819693**

Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002890710

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000819693
Registry ID: 110002890710
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002890710

K123 **1X AMERICAN INDUSTRIES SERVICES** **HIST UST** **S112850434**
SSE **201 N WEST MORELAND AVE** **HAZNET** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.155 mi.
816 ft. **Site 8 of 10 in cluster K**

Relative: HIST UST:
Lower
File Number: 0002888A
Actual: URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002888A.pdf
264 ft. Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported

1X AMERICAN INDUSTRIES SERVICES (Continued) **S112850434**

Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

HAZNET:

envid:	S112850434
Year:	1993
GEPAID:	CAC000890384
Contact:	CORPORATION
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	201 N WEST MORELAND AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900040000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Waste oil and mixed oil
Disposal Method:	Recycler
Tons:	6.25499999999
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

N124 **CALIFORNIA HIGHWAY PATROL** **SWEEPS UST** **S101586453**
NW **437 N VERMONT AVE** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.155 mi.
819 ft. **Site 1 of 3 in cluster N**

Relative:
Higher

Actual:
311 ft.

SWEEPS UST:

Status:	Active
Comp Number:	4397
Number:	6
Board Of Equalization:	Not reported
Referral Date:	09-22-93
Action Date:	05-02-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	19050660
Regulated By:	UTNKA
Regulated ID:	Not reported

CALIFORNIA HIGHWAY PATROL (Continued) **S101586453**

Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	437 N VERMONT AVE
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

K125 **STEINER CORPORATION** **HIST UST** **U001560329**
SSE **201 N WESTMORELAND AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.157 mi.
830 ft. **Site 9 of 10 in cluster K**

Relative: **Lower**

Actual: **265 ft.**

HIST UST:

File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000068850
Facility Type:	Other
Other Type:	INDUSTRIAL UNIFORM R
Contact Name:	RANDY BOYD
Telephone:	2133872187
Owner Name:	STEINER CORPORATION
Owner Address:	201 NORTH WEST MORELAND AVENUE
Owner City,St,Zip:	LOS ANGELES, CA 90004
Total Tanks:	0003
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00007600
Tank Used for:	WASTE
Type of Fuel:	2
Container Construction Thickness:	X
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00003000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	003
Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00002000
Tank Used for:	PRODUCT

STEINER CORPORATION (Continued) **U001560329**

Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

K126 **AMERICAN INDUSTRIAL SERVICE CO** **DRYCLEANERS** **S121697708**
SSE **201 N WESTMORELAND AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.157 mi.
830 ft. **Site 10 of 10 in cluster K**

Relative: **Lower**
Actual: **265 ft.**

DRYCLEAN SOUTH COAST:
Facility ID: 41958
Application Number: 196788
Permit Number: Not reported
Status: O
Representative Name: JOSEPH JACOBOF
Representative Telephone: 213 3843555
Permit Status: Not reported
BCAT Number: 000235
BCAT Description: LAUNDRY TUMBLER
UTM East: 0
UTM North: 0

I127 **PANGLOSSIAN DEVELOP.CORP FORME** **LUST** **S103281886**
ESE **240 VIRGIL AVE N** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.158 mi.
833 ft. **Site 24 of 24 in cluster I**

Relative: **Lower**
Actual: **270 ft.**

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700455
Global Id: T0603700455
Latitude: 34.075955
Longitude: -118.286608
Status: Completed - Case Closed
Status Date: 05/14/1998
Case Worker: Not reported
RB Case Number: 900040343
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700455
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: Not reported

PANGLOSSIAN DEVELOP.CORP FORME (Continued) **S103281886**

LUST:
Global Id: T0603700455
Action Type: Other
Date: 07/03/1987
Action: Leak Reported

LUST:
Global Id: T0603700455
Status: Open - Case Begin Date
Status Date: 07/03/1987

Global Id: T0603700455
Status: Open - Site Assessment
Status Date: 09/11/1995

Global Id: T0603700455
Status: Completed - Case Closed
Status Date: 05/14/1998

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040343
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Excavate and Dispose
Global ID: T0603700455
W Global ID: Not reported
Staff: MSH
Local Agency: 19050
Cross Street: SILVERLAKE BLVD
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 7/3/1987
Date Leak Record Entered: 9/9/1987
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 6/26/1998
Date the Case was Closed: 5/14/1998
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 6130.412734770525120169262 8483
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 9/11/1995

PANGLOSSIAN DEVELOP.CORP FORME (Continued) **S103281886**

Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Yes
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	SILVERGIL ASSOCIATES LTD.
RP Address:	241 S BEVERLY HILLS, BEVERLY HILLS, CA 90212
Program:	LUST
Lat/Long:	34.0758015 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	OFFSITE ASSESSMENT INCOMPLETE. 12/15/97 DAB ASSIGNED TO WENDY PHILLIPS UNIT OLD CASE #900400025 06/26/98 - ABANDONMENT OF 4 GW MON WELLS

J128 **UNIFIED DEVELOPMENT** **SWEEPS UST S101582786**
ESE **240 N VIRGIL AVE** **CA FID UST N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.162 mi.
855 ft. **Site 6 of 8 in cluster J**

Relative:
Lower

Actual:
268 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	7016
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	0

CA FID UST:

Facility ID:	19001396
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported

UNIFIED DEVELOPMENT (Continued) **S101582786**

Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	240 N VIRGIL AVE
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

J129 **LA BEST CLEANERS** **EDR Hist Cleaner** **1020022784**
ESE **240 N VIRGIL AVE STE 8** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.162 mi.
855 ft. **Site 7 of 8 in cluster J**

Relative: EDR Hist Cleaner
Lower

Actual: **268 ft.**

Year:	Name:	Type:
2002	LABEST CLEANERS	Drycleaning Plants, Except Rugs, NEC
2003	LA BEST CLEANERS	Drycleaning Plants, Except Rugs, NEC
2004	LA BEST CLEANERS	Drycleaning Plants, Except Rugs, NEC
2005	LA BEST CLEANERS	Drycleaning Plants, Except Rugs, NEC
2006	LA BEST CLEANERS	Drycleaning Plants, Except Rugs, NEC
2007	LA BEST CLEANERS	Drycleaning Plants, Except Rugs, NEC
2008	LA BEST CLEANERS	Drycleaning Plants, Except Rugs, NEC
2009	LA BEST CLEANERS	Drycleaning Plants, Except Rugs, NEC
2010	LA BEST CLEANERS	Drycleaning Plants, Except Rugs, NEC

J130 **HUNT H O** **EDR Hist Auto** **1009080293**
ESE **240 N VIRGIL AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.162 mi.
855 ft. **Site 8 of 8 in cluster J**

Relative: EDR Hist Auto
Lower

Actual: **268 ft.**

Year:	Name:	Type:
1937	HUNT H O	GASOLINE AND OIL SERVICE STATIONS
2001	DOWNTOWN EXON	General Automotive Repair Shops
2002	DOWNTOWN EXON	General Automotive Repair Shops
2003	DOWNTOWN EXON	General Automotive Repair Shops
2004	DOWNTOWN EXON	General Automotive Repair Shops
2005	DOWNTOWN EXON	General Automotive Repair Shops

N131 **CALIFORNIA HIGHWAY PATROL** **SWEEPS UST** **S101629771**
NW **4016 ROSEWOOD AVE** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.162 mi.
855 ft. **Site 2 of 3 in cluster N**

Relative:
Higher

Actual:
312 ft.

SWEEPS UST:

Status:	Active
Comp Number:	830
Number:	6
Board Of Equalization:	44-000236
Referral Date:	01-20-93
Action Date:	04-25-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-000830-000001
Tank Status:	A
Capacity:	1000
Active Date:	04-20-88
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	1

CA FID UST:

Facility ID:	19055348
Regulated By:	UTNKA
Regulated ID:	00007650
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2137362991
Mail To:	Not reported
Mailing Address:	P O BOX
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

N132 **CALIFORNIA HIGHWAY PATROL** **HIST UST** **U001560313**
NW **4016 ROSEWOOD AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.162 mi.
855 ft. **Site 3 of 3 in cluster N**

Relative:
Higher

Actual:
312 ft.

HIST UST:

File Number:	00026968
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026968.pdf
Region:	STATE
Facility ID:	00000007650
Facility Type:	Other
Other Type:	CHP
Contact Name:	Not reported
Telephone:	2137362991
Owner Name:	CALIFORNIA HIGHWAY PATROL

CALIFORNIA HIGHWAY PATROL (Continued) **U001560313**

Owner Address:	P.O. BOX 898
Owner City,St,Zip:	SACRAMENTO, CA 95804
Total Tanks:	0001
Tank Num:	001
Container Num:	514-1
Year Installed:	1950
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

O133 **BELMONT NEW PRIMARY CENTER NO. 2** **ENVIROSTOR** **S118756525**
South **218/220/222/224 N. JUANITA AVE/217/225 N. MADISON AVE** **SCH** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.165 mi.
871 ft. **Site 1 of 2 in cluster O**

Relative: ENVIROSTOR:
Lower

Actual: Facility ID:	19390060
269 ft. Status:	No Action Required
Status Date:	05/17/2002
Site Code:	304227
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	1.2
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	30
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.07481
Longitude:	-118.2894
APN:	NONE SPECIFIED
Past Use:	MANUFACTURING - OTHER
Potential COC:	NONE SPECIFIED No Contaminants found
Confirmed COC:	NONE SPECIFIED
Potential Description:	NMA
Alias Name:	BELMONT NEW PRIMARY CENTER #2
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT USD PC #2
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	304227
Alias Type:	Project Code (Site Code)
Alias Name:	19390060
Alias Type:	Envirostor ID Number

BELMONT NEW PRIMARY CENTER NO. 2 (Continued) **S118756525**

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	05/17/2002
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19390060
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.2
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304227
Assembly:	53
Senate:	30
Special Program Status:	Not reported
Status:	No Action Required
Status Date:	05/17/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.07481
Longitude:	-118.2894
APN:	NONE SPECIFIED
Past Use:	MANUFACTURING - OTHER
Potential COC:	NONE SPECIFIED, No Contaminants found
Confirmed COC:	NONE SPECIFIED
Potential Description:	NMA
Alias Name:	BELMONT NEW PRIMARY CENTER #2
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT USD PC #2
Alias Type:	Alternate Name

BELMONT NEW PRIMARY CENTER NO. 2 (Continued) **S118756525**

Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	304227
Alias Type:	Project Code (Site Code)
Alias Name:	19390060
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	05/17/2002
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

P134 **BELMONT NEW ELEMENTARY NO. 6** **ENVIROSTOR** **S107735902**
SSW **NORTH VERMONT AVENUE/COUNCIL STREET** **SCH** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.180 mi.
951 ft. **Site 1 of 4 in cluster P**

Relative:
Higher

Actual:
288 ft.

ENVIROSTOR:

Facility ID:	19590008
Status:	Certified
Status Date:	03/26/2007
Site Code:	304217
Site Type:	School Cleanup
Site Type Detailed:	School
Acres:	3
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.07435
Longitude:	-118.2918

BELMONT NEW ELEMENTARY NO. 6 (Continued) **S107735902**

APN: NONE SPECIFIED
Past Use: * RETIAL - MISC.
Potential COC: Methane Carbon disulfide Hydrogen sulfide Lead
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL, SV, SURFW
Alias Name: BELMONT NEW ELEMENTARY SCHOOL #6
Alias Type: Alternate Name
Alias Name: LA USD-BELMONT NEW ELEMENTARY #6
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 110033618119
Alias Type: EPA (FRS #)
Alias Name: 304217
Alias Type: Project Code (Site Code)
Alias Name: 19590008
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 05/31/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 11/16/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 07/24/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 06/07/2007
Comments: Project Complete.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/21/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 06/02/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report

BELMONT NEW ELEMENTARY NO. 6 (Continued) **S107735902**

Completed Date: 02/06/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 08/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/21/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Action Memorandum (if <$1M)
Completed Date: 05/31/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 10/13/2004
Comments: Approved Supplemental Subsurface Investigation and Construction Activities Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 10/31/2006
Comments: Approved the PEA workplan

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/28/2005
Comments: UST found during construction was removed under DTSC and LAFD oversight.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 03/26/2007
Comments: DTSC concured with the Undergound storage tank (UST) Closure Report that that no further investigation is necssary in the UST area.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 06/19/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement

BELMONT NEW ELEMENTARY NO. 6 (Continued) **S107735902**

Completed Date:	02/10/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19590008
Site Type:	School Cleanup
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	3
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304217
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	Certified
Status Date:	03/26/2007
Restricted Use:	NO
Funding:	School District
Latitude:	34.07435
Longitude:	-118.2918
APN:	NONE SPECIFIED
Past Use:	* RETIAL - MISC.
Potential COC:	Methane, Methane, Carbon disulfide, Hydrogen sulfide, Lead
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL, SV, SURFW
Alias Name:	BELMONT NEW ELEMENTARY SCHOOL #6
Alias Type:	Alternate Name
Alias Name:	LA USD-BELMONT NEW ELEMENTARY #6
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	110033618119
Alias Type:	EPA (FRS #)
Alias Name:	304217
Alias Type:	Project Code (Site Code)
Alias Name:	19590008
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE

BELMONT NEW ELEMENTARY NO. 6 (Continued) **S107735902**

Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 05/31/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 11/16/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 07/24/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 06/07/2007
Comments: Project Complete.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/21/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 06/02/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 02/06/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 08/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/21/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Action Memorandum (if <$1M)
Completed Date: 05/31/2002

BELMONT NEW ELEMENTARY NO. 6 (Continued) **S107735902**

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 10/13/2004
Comments: Approved Supplemental Subsurface Investigation and Construction Activities Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 10/31/2006
Comments: Approved the PEA workplan

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/28/2005
Comments: UST found during construction was removed under DTSC and LAFD oversight.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 03/26/2007
Comments: DTSC concured with the Undergound storage tank (UST) Closure Report that that no further investigation is necssary in the UST area.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 06/19/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Q135
West
1/8-1/4
0.184 mi.
970 ft.

MC CORMICK J B
307 N NEW HAMPSHIRE AVE
LOS ANGELES, CA

Site 1 of 2 in cluster Q

EDR Hist Auto **1009076586**
N/A

Relative:
Higher

Actual:
296 ft.

EDR Hist Auto

Year:	Name:	Type:
1929	MC CORMICK J B	AUTOMOBILE REPAIRING AND SERVICE STATIONS
1989	BROTHERS AUTO REPAIR	Engine Repair
1990	CITY AUTO CENTER	Engine Repair
1991	CITY AUTO CENTER	Engine Repair
1992	CITY AUTO CENTER	Engine Repair
1993	CITY AUTO CENTER	Engine Repair
1994	CITY AUTO CENTER	Engine Repair
1995	CITY AUTO CENTER	Engine Repair
1996	(FORMERLY BROTHERS AUTO REPR	Engine Repair
1997	BEST CAR CARE	Engine Repair
1998	BEST CAR CARE	Engine Repair
1999	BEST CAR CARE	Engine Repair
2000	BEST CAR CARE	Engine Repair
2001	BEST CAR CARE	Engine Repair
2002	BEST CAR CARE	Engine Repair
2003	BEST CAR CARE	Engine Repair
2004	BEST CAR CARE	Engine Repair
2005	BEST CAR CARE	Engine Repair
2006	BEST CAR CARE	Engine Repair
2007	BEST CAR CARE	Engine Repair
2008	BEST CAR CARE	Engine Repair

P136
SSW
1/8-1/4
0.184 mi.
970 ft.

KOREAN TIMES
155 N VERMONT AVE
LA, CA 90004

Site 2 of 4 in cluster P

SWEEPS UST **S101584923**
CA FID UST **N/A**

Relative:
Higher

Actual:
289 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	7705
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	19016960
Regulated By:	UTNKI
Regulated ID:	Not reported

KOREAN TIMES (Continued) **S101584923**

Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2134875323
Mail To:	Not reported
Mailing Address:	155 N VERMONT AVE
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LA 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

R137 **CONKEY ROBINSON** **EDR Hist Auto** **1009080124**
ESE **218 N VIRGIL AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.184 mi.
973 ft. **Site 1 of 6 in cluster R**

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
279 ft. 1929 CONKEY ROBINSON AUTOMOBILE REPAIRING AND SERVICE STATIONS

R138 **BEVERLY/VIRGIL SUB AREA** **US BROWNFIELDS** **1016350968**
SE **BEVERLY AND VIRGIL** **FINDS** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.196 mi.
1035 ft. **Site 2 of 6 in cluster R**

Relative: US BROWNFIELDS:
Higher

Actual:
276 ft.

Property Name:	BEVERLY/VIRGIL SUB AREA
Recipient Name:	Los Angeles, City of
Grant Type:	Assessment
Property Number:	Not reported
Parcel size:	13
Latitude:	34.0748
Longitude:	-118.2868
HCM Label:	Address Matching-Nearest Intersection
Map Scale:	100000
Point of Reference:	Entrance Point of a Facility or Station
Highlights:	Not reported
Datum:	North American Datum of 1983
Acres Property ID:	11443
IC Data Access:	Not reported
Start Date:	Not reported
Redev Completition Date:	Not reported
Completed Date:	Not reported
Acres Cleaned Up:	Not reported
Cleanup Funding:	Not reported
Cleanup Funding Source:	Not reported
Assessment Funding:	Not reported
Assessment Funding Source:	Not reported
Redevelopment Funding:	Not reported

BEVERLY/VIRGIL SUB AREA (Continued) **1016350968**

Redev. Funding Source:	Not reported
Redev. Funding Entity Name:	Not reported
Redevelopment Start Date:	Not reported
Assessment Funding Entity:	Not reported
Cleanup Funding Entity:	Not reported
Grant Type:	N/A
Accomplishment Type:	Phase I Environmental Assessment
Accomplishment Count:	0
Cooperative Agreement Number:	98912501
Start Date:	09/30/2003 00:00:00
Ownership Entity:	Not reported
Completion Date:	09/30/2003 00:00:00
Current Owner:	Not reported
Did Owner Change:	Not reported
Cleanup Required:	Not reported
Video Available:	Not reported
Photo Available:	Not reported
Institutional Controls Required:	Not reported
IC Category Proprietary Controls:	Not reported
IC Cat. Info. Devices:	Not reported
IC Cat. Gov. Controls:	Not reported
IC Cat. Enforcement Permit Tools:	Not reported
IC in place date:	Not reported
IC in place:	U
State/tribal program date:	Not reported
State/tribal program ID:	Not reported
State/tribal NFA date:	Not reported
Air contaminated:	Not reported
Air cleaned:	Not reported
Asbestos found:	Not reported
Asbestos cleaned:	Not reported
Controled substance found:	Not reported
Controled substance cleaned:	Not reported
Drinking water affected:	Not reported
Drinking water cleaned:	Not reported
Groundwater affected:	Not reported
Groundwater cleaned:	Not reported
Lead contaminant found:	Not reported
Lead cleaned up:	Not reported
No media affected:	Not reported
Unknown media affected:	Not reported
Other cleaned up:	Not reported
Other metals found:	Not reported
Other metals cleaned:	Not reported
Other contaminants found:	Not reported
Other contams found description:	Not reported
PAHs found:	Not reported
PAHs cleaned up:	Not reported
PCBs found:	Not reported
PCBs cleaned up:	Not reported
Petro products found:	Not reported
Petro products cleaned:	Not reported
Sediments found:	Not reported
Sediments cleaned:	Not reported
Soil affected:	Not reported
Soil cleaned up:	Not reported
Surface water cleaned:	Not reported

BEVERLY/VIRGIL SUB AREA (Continued) **1016350968**

VOCs found:	Not reported
VOCs cleaned:	Not reported
Cleanup other description:	Not reported
Num. of cleanup and re-dev. jobs:	Not reported
Past use greenspace acreage:	Not reported
Past use residential acreage:	Not reported
Surface Water:	Not reported
Past use commercial acreage:	Not reported
Past use industrial acreage:	Not reported
Future use greenspace acreage:	Not reported
Future use residential acreage:	Not reported
Future use commercial acreage:	Not reported
Future use industrial acreage:	Not reported
Greenspace acreage and type:	Not reported
Superfund Fed. landowner flag:	Not reported
Arsenic cleaned up:	Not reported
Cadmium cleaned up:	Not reported
Chromium cleaned up:	Not reported
Copper cleaned up:	Not reported
Iron cleaned up:	Not reported
mercury cleaned up:	Not reported
Nickel Cleaned Up:	Not reported
No clean up:	Not reported
Pesticides cleaned up:	Not reported
Selenium cleaned up:	Not reported
SVOCs cleaned up:	Not reported
Unknown clean up:	Not reported
Arsenic contaminant found:	Not reported
Cadmium contaminant found:	Not reported
Chromium contaminant found:	Not reported
Copper contaminant found:	Not reported
Iron contaminant found:	Not reported
Mercury contaminant found:	Not reported
Nickel contaminant found:	Not reported
No contaminant found:	Not reported
Pesticides contaminant found:	Not reported
Selenium contaminant found:	Not reported
SVOCs contaminant found:	Not reported
Unknown contaminant found:	Not reported
Future Use: Multistory	Not reported
Media affected Bluiding Material:	Not reported
Media affected indoor air:	Not reported
Building material media cleaned up:	Not reported
Indoor air media cleaned up:	Not reported
Unknown media cleaned up:	Not reported
Past Use: Multistory	Not reported
Property Description:	Light industrial
Below Poverty Number:	4635
Below Poverty Percent:	24.9%
Meidan Income:	7973
Meidan Income Number:	9735
Meidan Income Percent:	52.3%
Vacant Housing Number:	687
Vacant Housing Percent:	9.0%
Unemployed Number:	1741
Unemployed Percent:	9.4%

BEVERLY/VIRGIL SUB AREA (Continued) **1016350968**

FINDS:

Registry ID: 110039529748

Environmental Interest/Information System
US EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) is an federal online database for Brownfields Grantees to electronically submit data directly to EPA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

P139 **LOS ANGELES USD VIRGIL JR HG SCH** **RCRA-SQG** **1000102149**
SSW **152 N VERMONT AVE** **FINDS** **CAD982022741**
1/8-1/4 **LOS ANGELES, CA 90004** **ECHO**
0.197 mi.
1040 ft. **Site 3 of 4 in cluster P**

Relative:
Higher

Actual:
286 ft.

RCRA-SQG:

Date form received by agency:	08/07/1987
Facility name:	LOS ANGELES USD VIRGIL JR HG SCH
Facility address:	152 N VERMONT AVE LOS ANGELES, CA 90004
EPA ID:	CAD982022741
Mailing address:	1425 S SAN PEDRO ST ROOM 215 LOS ANGELES, CA 90015
Contact:	ENVIRONMENTAL MANAGER
Contact address:	152 N VERMONT AVE LOS ANGELES, CA 90004
Contact country:	US
Contact telephone:	213-742-7371
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Municipal
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED

LOS ANGELES USD VIRGIL JR HG SCH (Continued) **1000102149**

NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Municipal
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002779333

Environmental Interest/Information System
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000102149
Registry ID: 110002779333
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002779333

P140 **STRAHL D A** **EDR Hist Auto** **1009081441**
SSW **135 N VERMONT AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.197 mi.
1040 ft. **Site 4 of 4 in cluster P**

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
288 ft. 1933 STRAHL D A AUTOMOBILE REPAIRING
1937 BINGHAM BROS AUTOMOBILE REPAIRING

S141 **BOGARZ INC** **RCRA-SQG** **1000156618**
SE **137 NORTH VIRGIL AVE** **FINDS** **CAD094429750**
1/8-1/4 **LOS ANGELES, CA 90004** **ECHO**
0.202 mi.
1069 ft. **Site 1 of 8 in cluster S**

Relative: RCRA-SQG:
Higher
Date form received by agency: 08/11/1986
Actual: Facility name: BOGARZ INC
274 ft. Facility address: 137 NORTH VIRGIL AVE
LOS ANGELES, CA 90004
EPA ID: CAD094429750
Mailing address: 137M NORTH VIRGIL AVE
LOS ANGELES, CA 90004
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: ANTHONY BOGOSIAN
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212

BOGARZ INC (Continued) **1000156618**

Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002664359

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000156618
Registry ID: 110002664359
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002664359

R142
SE
1/8-1/4
0.205 mi.
1081 ft.

WASH & GAS
3595 W BEVERLY BLVD
LOS ANGELES, CA 90004

Site 3 of 6 in cluster R

EDR Hist Auto **1021104691**
N/A

Relative:
Higher

Actual:
286 ft.

EDR Hist Auto

Year:	Name:	Type:
1969	WASH & GAS	Carwashes
1970	WASH & GAS	Carwashes
1980	C & B ENTERPRISES	Carwashes
1982	C & B ENTERPRISES	Carwashes
1983	C & B ENTERPRISES	Carwashes
1985	C & B ENTERPRISES	Carwashes
1986	LIA-PENG CAR WASH CO	Carwashes
1987	LIA-PENG CAR WASH CO	Carwashes
1988	LIA-PENG CAR WASH CO	Carwashes
1989	LIA-PENG CAR WASH CO	Carwashes, NEC
1990	LIA-PENG CAR WASH CO	Carwashes, NEC
1991	LIA-PENG CAR WASH CO	Carwashes, NEC

R143
SE
1/8-1/4
0.205 mi.
1081 ft.

SILVERLAKE CAR WASH
3595 BEVERLY BLVD
LOS ANGELES, CA 90004

Site 4 of 6 in cluster R

LUST **U001560328**
SWEEPS UST **N/A**
HIST UST
HIST CORTESE
LA Co. Site Mitigation

Relative:
Higher

Actual:
286 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700452
Global Id:	T0603700452
Latitude:	34.0747056
Longitude:	-118.2865936
Status:	Completed - Case Closed
Status Date:	02/25/1998
Case Worker:	Not reported
RB Case Number:	900040316
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700452
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:	Not reported

LUST:

Global Id:	T0603700452
Action Type:	Other
Date:	05/04/1994

SILVERLAKE CAR WASH (Continued) **U001560328**

Action: Leak Reported

Global Id: T0603700452
Action Type: ENFORCEMENT
Date: 12/01/1997
Action: * Historical Enforcement

LUST:
Global Id: T0603700452
Status: Open - Case Begin Date
Status Date: 02/05/1993

Global Id: T0603700452
Status: Open - Remediation
Status Date: 02/05/1993

Global Id: T0603700452
Status: Open - Verification Monitoring
Status Date: 10/11/1996

Global Id: T0603700452
Status: Completed - Case Closed
Status Date: 02/25/1998

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040316
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700452
W Global ID: Not reported
Staff: MSH
Local Agency: 19050
Cross Street: VIRGIL AVE
Enforcement Type: EF
Date Leak Discovered: Not reported
Date Leak First Reported: 5/4/1994
Date Leak Record Entered: 1/26/1995
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 2/4/1998
Date the Case was Closed: 2/25/1998
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Tank
Operator: OLD CASE #960105-01
Water System: Not reported
Well Name: Not reported

SILVERLAKE CAR WASH (Continued) **U001560328**

Approx. Dist To Production Well (ft): 6028.57785105509242924224249 28
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: 2/5/1993
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 10/11/1996
Enforcement Action Date: 12/1/1997
Historical Max MTBE Date: 1/1/1965
Hist Max MTBE Conc in Groundwater: 180
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: LAILAI CAPITOL CORPORATION
RP Address: 223 E GARVEY AVE, SUITE 228, MONTEREY PARK CA 91755
Program: LUST
Lat/Long: 34.0747056 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: QUARTERLY GW MONITORING RPT 05/20/97 - GW INVESTIGATION RPT 11/18/97 - CHANGE CONSULTANT, SAR SUBM.DATE EXTENDED TO 1/3102/04/98 - GW INVESTIGATION AND CLOSURE RPT

SWEEPS UST:
Status: Not reported
Comp Number: 3752
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: 0

HIST UST:
File Number: 000268AE
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000268AE.pdf
Region: STATE
Facility ID: 00000064247
Facility Type: Gas Station

SILVERLAKE CAR WASH (Continued) **U001560328**

Other Type:	Not reported
Contact Name:	JIM CARTER
Telephone:	2133838844
Owner Name:	C & B ENTERPRISES
Owner Address:	3595 BEVERLY BLVD
Owner City,St,Zip:	LOS ANGELES, CA 90004
Total Tanks:	0002
Tank Num:	001
Container Num:	01
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900040316

LA Co. Site Mitigation:

Facility ID:	Not reported
Status:	Not reported
Site ID:	SD0012037
Jurisdiction:	County
Case ID:	RO0000535
Abated:	Yes
Assigned To:	Not reported
Entered Date:	05/11/2004
Abated Date:	06/06/1996

R144 **SILVERLAKE CAR WASH** **RGA LUST** **S114691391**
SE **3595 BEVERLY BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.205 mi.
1081 ft. **Site 5 of 6 in cluster R**

Relative: RGA LUST:
Higher

2012	SILVERLAKE CAR WASH	3595 BEVERLY BLVD
2011	SILVERLAKE CAR WASH	3595 BEVERLY BLVD
2010	SILVERLAKE CAR WASH	3595 BEVERLY BLVD
2009	SILVERLAKE CAR WASH	3595 BEVERLY BLVD
2008	SILVERLAKE CAR WASH	3595 BEVERLY BLVD

Actual:
286 ft.

SILVERLAKE CAR WASH (Continued) **S114691391**

2007	SILVERLAKE CAR WASH	3595 BEVERLY BLVD
2006	SILVERLAKE CAR WASH	3595 BEVERLY BLVD
2005	SILVERLAKE CAR WASH	3595 BEVERLY BLVD
2004	SILVERLAKE CAR WASH	3595 BEVERLY BLVD
2003	SILVERLAKE CAR WASH	3595 BEVERLY BLVD
2002	SILVERLAKE CAR WASH	3595 BEVERLY BLVD
2001	SILVERLAKE CAR WASH	3595 BEVERLY BLVD
2000	SILVERLAKE CAR WASH	3595 BEVERLY BLVD
1998	SILVERLAKE CAR WASH	3595 BEVERLY BLVD
1997	SILVERLAKE CAR WASH	3595 BEVERLY BLVD
1995	SILVERLAKE CAR WASH	3595 BEVERLY BLVD

R145
SE
1/8-1/4
0.205 mi.
1081 ft.

SILVERLAKE CAR WASH
3595 BEVERLY BLVD
LOS ANGELES, CA 90004

CA FID UST **S101617087**
N/A

Site 6 of 6 in cluster R

Relative:
Higher

Actual:
286 ft.

CA FID UST:

Facility ID:	19010192
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2133838844
Mail To:	Not reported
Mailing Address:	3595 BEVERLY BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

O146
South
1/8-1/4
0.206 mi.
1088 ft.

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11
COUNCIL STREET/JUANITA AVE & MADISON AVE/EASTERN PORTION OF
LOS ANGELES, CA 90004

ENVIROSTOR
SCH
DEED

S109034303
N/A

Site 2 of 2 in cluster O

Relative:
Higher

Actual:
286 ft.

ENVIROSTOR:

Facility ID:	60000872
Status:	Active
Status Date:	04/08/2008
Site Code:	401556
Site Type:	School Cleanup
Site Type Detailed:	School
Acres:	8.13
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Joe Hwong
Supervisor:	Shahir Haddad

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: YES
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.0737
Longitude: -118.29
APN: NONE SPECIFIED
Past Use: DEGREASING FACILITY, ENGINE TESTING/REPAIR, EQUIPMENT/INSTRUMENT REPAIR, FUEL HYDRANT PUMPING STATIONS, MACHINE SHOP, OIL FIELD, VEHICLE MAINTENANCE, TRANSPORTATION - WAREHOUSING
Potential COC: Benzene Lead Methane Tetrachloroethylene (PCE TPH-diesel TPH-gas TPH-JET FUEL TPH-MOTOR OIL 1,1,1-Trichloroethane (TCA Trichloroethylene (TCE Vinyl chloride Hydrogen sulfide
Confirmed COC: Benzene Tetrachloroethylene (PCE TPH-diesel TPH-gas 30026-NO Hydrogen sulfide 3002501-NO TPH-MOTOR OIL Trichloroethylene (TCE Vinyl chloride Lead Methane
Potential Description: AQUI, SOIL, SV
Alias Name: Sammy Lee Elementary School
Alias Type: Alternate Name
Alias Name: 304599
Alias Type: Project Code (Site Code)
Alias Name: 401556
Alias Type: Project Code (Site Code)
Alias Name: 60000872
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Design/Implementation Workplan
Completed Date: 11/10/2010
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 04/27/2010
Comments: The SSI was performed this time because there were access issues before. The new findings have beeen incorporate in to Northern Area Remedial Design.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 10/11/2010
Comments: This Report will be part of RACR.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 01/03/2011
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Document Type: Remedial Action Completion Report
Completed Date: 10/04/2011
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 02/23/2011
Comments: DTSC approved gas mitigation system test procedure.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 03/29/2011
Comments: Approved the Tech Memo for Off Site Investigation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 05/23/2011
Comments: Concurred with the Report

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 09/14/2011
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 05/16/2011
Comments: Concurred with the Report with comments. The comments will be addressed in the Remedial Completion Report.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 12/05/2011
Comments: Approved the soil RACR. Additional off site investigation will be done as a separate activity.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 08/01/2012
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/11/2012
Comments: Reviewed with comments.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Date: 01/12/2012
Comments: DTSC concurred with the Report.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/03/2012
Comments: Concurred with some commments.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 05/03/2012
Comments: Concurred...

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 08/01/2012
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 05/28/2013
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 09/07/2012
Comments: Concurred with the Tech Memo with comments.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/20/2012
Comments: Concurred with comments.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/12/2012
Comments: Concurred with the Report with comments.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/20/2013
Comments: Concurred with comments.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 03/15/2013
Comments: Approved with Comments.

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 04/04/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 04/08/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Environmental Impact Report
Completed Date: 05/21/2009
Comments: CEQA process completed

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: * Land Use Restriction Monitoring Report
Completed Date: 03/20/2013
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operation & Maintenance Order/Agreement
Completed Date: 04/01/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 08/30/2017
Comments: Annual cost estimates letter sent to LAUSD.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 04/22/2014
Comments: Recorded LUC uploaded.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: IC Public Advisory
Completed Date: 12/20/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 01/03/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Date: 09/08/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 04/09/2008
Comments: Accepted as a background information

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 05/15/2008
Comments: DTSC concurred with the project scoping document

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 05/15/2008
Comments: DTSC concurred with the Adequacy of the Groundwater investigation Technical Memorandum for implementation provided DTSC comments are incorporated in future work/reports.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/14/2008
Comments: DTSC approved the PEA with Further Action determination.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 09/02/2008
Comments: DTSC approved the Suplemental Site Investigation Technical Memorandum for implementation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 11/06/2008
Comments: SSI TM is approved for the field work.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 12/01/2008
Comments: Accepted the Report. DTSC will hold comments on hydrogeology/Groundwater Monitoring Report until the review of the third quarter 2008 gw report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/04/2009
Comments: The Third Qarter Groundwater Monitoring Report is accepted.

Completed Area Name: PROJECT WIDE

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 02/11/2009
Comments: DTSC concurrs with Further Action required fot Northern and Central Area and No Further Action Required for Southern Area.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 05/27/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/22/2015
Comments: Annual Cost Estimate emailed and mailed to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Environmental Impact Report
Completed Date: 11/20/2009
Comments: Draft Final

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 02/26/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: School Cleanup Agreement
Completed Date: 08/18/2009
Comments: Rec'd signed agreement from district

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 02/13/2012
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operation & Maintenance Order/Agreement
Completed Date: 11/07/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Plan
Completed Date: 11/30/2009
Comments: DTSC approved the Remedial Action plan for implementation

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Date: 06/01/2009
Comments: Community Profile Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 05/27/2009
Comments: Fact Sheet Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 06/01/2009
Comments: Public Notice was reviewed and accepted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 10/21/2009
Comments: DTSC concurred with the information in the report

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 4.15 Request
Completed Date: 07/27/2009
Comments: DTSC signed Form 4.15 in response to District's request

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 10/22/2009
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Design
Completed Date: 06/15/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/24/2010
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Plan
Completed Date: 06/28/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 06/11/2013
Comments: Not reported

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Plan
Completed Date: 10/25/2013
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 06/28/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/31/2013
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/19/2013
Comments: Concurrance with comments for future reporting/field work.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/05/2013
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/16/2013
Comments: Concurred with comments

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/18/2013
Comments: Concurred with comments for future.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 11/14/2013
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 12/31/2013
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Date: 02/25/2014
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/07/2014
Comments: DTSC concurs with the Report from LAUSD prepared for SCAQMD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/17/2014
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/16/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/18/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/05/2014
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/05/2014
Comments: Concurred with the Report.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/05/2014
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/02/2015
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/19/2015
Comments: DTSC concurred and provided comments.

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/14/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/11/2015
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 11/18/2015
Comments: Approved the Report with No Comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 02/25/2016
Comments: Concurred with the revised Report.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/12/2016
Comments: Concurred with the Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 08/30/2016
Comments: Concurred with comments

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 11/06/2015
Comments: Approved the Pilot Test Workplan.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/21/2016
Comments: Concurred with the comment.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/12/2017
Comments: Concurred with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Date: 07/12/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 09/15/2016
Comments: Annual Cost Estimates Letter, dated 09/15/16, sent to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/26/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 02/28/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 12/18/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/30/2018
Comments: Not reported

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Operations and Maintenance Report
Future Due Date: 2018
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Operations and Maintenance Report
Future Due Date: 2018
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Operations and Maintenance Report
Future Due Date: 2019
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Operations and Maintenance Report
Future Due Date: 2018
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Operations and Maintenance Report
Future Due Date: 2019
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Operations and Maintenance Report
Future Due Date: 2019

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Future Area Name:	PROJECT WIDE
Future Sub Area Name:	Not reported
Future Document Type:	Operations and Maintenance Report
Future Due Date:	2019
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Operations and Maintenance Report
Schedule Due Date:	01/13/2018
Schedule Revised Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Operations and Maintenance Report
Schedule Due Date:	05/16/2018
Schedule Revised Date:	Not reported

SCH:

Facility ID:	60000872
Site Type:	School Cleanup
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	8.13
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Joe Hwong
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	401556
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	Active
Status Date:	04/08/2008
Restricted Use:	YES
Funding:	School District
Latitude:	34.0737
Longitude:	-118.29
APN:	NONE SPECIFIED
Past Use:	DEGREASING FACILITY, ENGINE TESTING/REPAIR, EQUIPMENT/INSTRUMENT REPAIR, FUEL HYDRANT PUMPING STATIONS, MACHINE SHOP, OIL FIELD, VEHICLE MAINTENANCE, TRANSPORTATION - WAREHOUSING
Potential COC:	Benzene, Lead, Methane, Tetrachloroethylene (PCE, TPH-diesel, TPH-gas, TPH-JET FUEL, TPH-MOTOR OIL, 1,1,1-Trichloroethane (TCA, Trichloroethylene (TCE, Vinyl chloride, Hydrogen sulfide
Confirmed COC:	Benzene, Tetrachloroethylene (PCE, TPH-diesel, TPH-gas, 30026-NO, Hydrogen sulfide, 3002501-NO, TPH-MOTOR OIL, Trichloroethylene (TCE, Vinyl chloride, Lead, Methane
Potential Description:	AQUI, SOIL, SV
Alias Name:	Sammy Lee Elementary School
Alias Type:	Alternate Name
Alias Name:	304599
Alias Type:	Project Code (Site Code)
Alias Name:	401556
Alias Type:	Project Code (Site Code)
Alias Name:	60000872

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Design/Implementation Workplan
Completed Date: 11/10/2010
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 04/27/2010
Comments: The SSI was performed this time because there were access issues before. The new findings have beeen incorporate in to Northern Area Remedial Design.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 10/11/2010
Comments: This Report will be part of RACR.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 01/03/2011
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 10/04/2011
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 02/23/2011
Comments: DTSC approved gas mitigation system test procedure.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 03/29/2011
Comments: Approved the Tech Memo for Off Site Investigation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 05/23/2011
Comments: Concurred with the Report

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 09/14/2011
Comments: Not reported

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 05/16/2011
Comments: Concurred with the Report with comments. The comments will be addressed in the Remedial Completion Report.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 12/05/2011
Comments: Approved the soil RACR. Additional off site investigation will be done as a separate activity.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 08/01/2012
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/11/2012
Comments: Reviewed with comments.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 01/12/2012
Comments: DTSC concurred with the Report.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/03/2012
Comments: Concurred with some commments.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 05/03/2012
Comments: Concurred...

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 08/01/2012
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 05/28/2013
Comments: Not reported

Completed Area Name: Central Area

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 09/07/2012
Comments: Concurred with the Tech Memo with comments.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/20/2012
Comments: Concurred with comments.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/12/2012
Comments: Concurred with the Report with comments.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/20/2013
Comments: Concurred with comments.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 03/15/2013
Comments: Approved with Comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 04/04/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 04/08/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Environmental Impact Report
Completed Date: 05/21/2009
Comments: CEQA process completed

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: * Land Use Restriction Monitoring Report
Completed Date: 03/20/2013
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operation & Maintenance Order/Agreement
Completed Date: 04/01/2014

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 08/30/2017
Comments: Annual cost estimates letter sent to LAUSD.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 04/22/2014
Comments: Recorded LUC uploaded.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: IC Public Advisory
Completed Date: 12/20/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 01/03/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/08/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 04/09/2008
Comments: Accepted as a background information

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 05/15/2008
Comments: DTSC concurred with the project scoping document

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 05/15/2008
Comments: DTSC concurred with the Adequacy of the Groundwater investigation Technical Memorandum for implementation provided DTSC comments are incorporated in future work/reports.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/14/2008
Comments: DTSC approved the PEA with Further Action determination.

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 09/02/2008
Comments: DTSC approved the Suplemental Site Investigation Technical Memorandum for implementation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 11/06/2008
Comments: SSI TM is approved for the field work.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 12/01/2008
Comments: Accepted the Report. DTSC will hold comments on hydrogeology/Groundwater Monitoring Report until the review of the third quarter 2008 gw report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/04/2009
Comments: The Third Qarter Groundwater Monitoring Report is accepted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 02/11/2009
Comments: DTSC concurrs with Further Action required fot Northern and Central Area and No Further Action Required for Southern Area.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 05/27/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/22/2015
Comments: Annual Cost Estimate emailed and mailed to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Environmental Impact Report
Completed Date: 11/20/2009
Comments: Draft Final

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 02/26/2015
Comments: Not reported

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: School Cleanup Agreement
Completed Date: 08/18/2009
Comments: Rec'd signed agreement from district

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 02/13/2012
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operation & Maintenance Order/Agreement
Completed Date: 11/07/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Plan
Completed Date: 11/30/2009
Comments: DTSC approved the Remedial Action plan for implementation

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 06/01/2009
Comments: Community Profile Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 05/27/2009
Comments: Fact Sheet Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 06/01/2009
Comments: Public Notice was reviewed and accepted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 10/21/2009
Comments: DTSC concurred with the information in the report

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 4.15 Request
Completed Date: 07/27/2009
Comments: DTSC signed Form 4.15 in response to District's request

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Date: 10/22/2009
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Design
Completed Date: 06/15/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/24/2010
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Plan
Completed Date: 06/28/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 06/11/2013
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Plan
Completed Date: 10/25/2013
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 06/28/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/31/2013
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/19/2013
Comments: Concurrance with comments for future reporting/field work.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/05/2013
Comments: Not reported

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/16/2013
Comments: Concurred with comments

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/18/2013
Comments: Concurred with comments for future.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 11/14/2013
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 12/31/2013
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 02/25/2014
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/07/2014
Comments: DTSC concurs with the Report from LAUSD prepared for SCAQMD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/17/2014
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/16/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/18/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Date: 09/05/2014
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/05/2014
Comments: Concurred with the Report.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/05/2014
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/02/2015
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/19/2015
Comments: DTSC concurred and provided comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/14/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/11/2015
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 11/18/2015
Comments: Approved the Report with No Comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 02/25/2016
Comments: Concurred with the revised Report.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/12/2016
Comments: Concurred with the Report.

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 08/30/2016
Comments: Concurred with comments

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 11/06/2015
Comments: Approved the Pilot Test Workplan.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/21/2016
Comments: Concurred with the comment.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/12/2017
Comments: Concurred with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/12/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 09/15/2016
Comments: Annual Cost Estimates Letter, dated 09/15/16, sent to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/26/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 02/28/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 12/18/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Date: 01/30/2018
Comments: Not reported

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Operations and Maintenance Report
Future Due Date: 2018
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Operations and Maintenance Report
Future Due Date: 2018
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Operations and Maintenance Report
Future Due Date: 2019
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Operations and Maintenance Report
Future Due Date: 2018
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Operations and Maintenance Report
Future Due Date: 2019
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Operations and Maintenance Report
Future Due Date: 2019
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Operations and Maintenance Report
Future Due Date: 2019
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Operations and Maintenance Report
Schedule Due Date: 01/13/2018
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Operations and Maintenance Report
Schedule Due Date: 05/16/2018
Schedule Revised Date: Not reported

DEED:
Envirostor ID: 60000872
Area: NORTHERN AREA
Sub Area: Not reported
Site Type: SCHOOL CLEANUP
Status: ACTIVE
Agency: Not reported
Covenant Uploaded: Not reported
Deed Date(s): 02/13/2012
File Name: Envirostor Land Use Restrictions

Envirostor ID: 60000872
Area: CENTRAL AREA
Sub Area: Not reported
Site Type: SCHOOL CLEANUP

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Status: ACTIVE
Agency: Not reported
Covenant Uploaded: Not reported
Deed Date(s): 04/22/2014
File Name: Envirostor Land Use Restrictions

S147 **MANKIN W J** **EDR Hist Auto** **1009083174**
SE **139 N VIRGIL AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.206 mi.
1089 ft. **Site 2 of 8 in cluster S**

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
275 ft. 1937 MANKIN W J GASOLINE AND OIL SERVICE STATIONS

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148 **SUGIYAMA H** **EDR Hist Cleaner** **1009190848**
NNE **523 N WESTMORELAND AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.207 mi.
1092 ft.

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
283 ft. 1937 SUGIYAMA H LAUNDRIES HAND

T149 **TADLOCK W H** **EDR Hist Auto** **1009083672**
NNW **501 N VERMONT AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.212 mi.
1120 ft. **Site 1 of 3 in cluster T**

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
300 ft. 1937 ROSENTSWEIG HARRY GASOLINE AND OIL SERVICE STATIONS
1942 TADLOCK W H GASOLINE AND OIL SERVICE STATIONS

Q150 **MEADOW CLEANERS** **EDR Hist Cleaner** **1018447463**
WSW **3942 BEVERLY BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.214 mi.
1130 ft. **Site 2 of 2 in cluster Q**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
285 ft. 1980 MEADOW CLEANERS Garment Pressing And Cleaners' Agents
1982 MEADOW CLEANERS Garment Pressing And Cleaners' Agents
1983 MEADOW CLEANERS Garment Pressing And Cleaners' Agents
1985 MEADOW CLEANERS Garment Pressing And Cleaners' Agents

MEADOW CLEANERS (Continued) **1018447463**

1986	MEADOW CLEANERS	Garment Pressing And Cleaners' Agents
1987	MEADOW CLEANERS	Garment Pressing And Cleaners' Agents
1988	MEADOW CLEANERS	Garment Pressing And Cleaners' Agents
1989	MEADOW CLEANERS	Garment Pressing
1990	MEADOW CLEANERS	Garment Pressing
1991	MEADOW CLEANERS	Garment Pressing
1992	MEADOW CLEANERS	Garment Pressing
1993	MEADOW CLEANERS	Garment Pressing
1994	MEADOW CLEANERS	Garment Pressing
1994	M&N CLEANERS	Garment Pressing And Cleaners' Agents
1995	M&N CLEANERS	Garment Pressing And Cleaners' Agents
1996	M & N CLEANERS	Garment Pressing And Cleaners' Agents
1997	M & N CLEANERS	Garment Pressing And Cleaners' Agents
1998	M & N CLEANERS	Garment Pressing And Cleaners' Agents

S151 **SHAHENS AUTO BODY** **EDR Hist Auto** **1022090043**
SE **121 N VIRGIL AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.217 mi.
1148 ft. **Site 3 of 8 in cluster S**

Relative: EDR Hist Auto
Higher

Actual:
273 ft.

Year:	Name:	Type:
1989	SHAHENS AUTO BODY	General Automotive Repair Shops
1991	SHAHENS AUTO BODY	General Automotive Repair Shops
1992	SHAHENS AUTO BODY	General Automotive Repair Shops
1993	SHAHENS AUTO BODY	General Automotive Repair Shops
2001	RIGOS TRANSMISSION SERVICE	Automotive Transmission Repair Shops
2002	RIGOS TRANSMISSION SERVICE	Automotive Transmission Repair Shops
2003	RIGOS TRANSMISSION SERVICE	Automotive Transmission Repair Shops

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U152 **WOODS J E** **EDR Hist Auto** **1009078282**
South **3469 W 1ST TER** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.220 mi.
1162 ft. **Site 1 of 4 in cluster U**

Relative: EDR Hist Auto
Lower

Actual:
264 ft.

Year:	Name:	Type:
1929	BRENT G H	GASOLINE AND OIL SERVICE STATION
1929	MAASS F C	AUTOMOBILE REPAIRING AND SERVICE STATIONS
1933	WOODS J E	GASOLINE AND OIL SERVICE STATIONS
1937	VAN TREECE MC BRIDE	GASOLINE AND OIL SERVICE STATIONS

V153 **TOPPER'S AUTO BODY & PAINT SHO** **SWRCY** **S106841231**
East **3521 W TEMPLE ST** **EMI** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.223 mi.
1179 ft. **Site 1 of 7 in cluster V**

Relative:
Higher

Actual:
273 ft.

SWRCY:

Reg Id:	19334
Cert Id:	RC10925
Mailing Address:	3521 W Temple St
Mailing City:	Los Angeles
Mailing State:	CA
Mailing Zip Code:	90004
Website:	Not reported
Email:	Not reported
Phone Number:	(323) 664-2096
Grand Father:	N
Rural:	N
Operation Begin Date:	11/01/2001
Aluminium:	Y
Glass:	Y
Plastic:	Y
Bimetal:	Y
Agency:	N/A
Monday Hours Of Operation:	7:00 am - 5:30 pm
Tuesday Hours Of Operation:	7:00 am - 5:30 pm
Wednesday Hours Of Operation:	7:00 am - 5:30 pm
Thursday Hours Of Operation:	7:00 am - 5:30 pm
Friday Hours Of Operation:	7:00 am - 5:30 pm
Saturday Hours Of Operation:	7:00 am - 5:30 pm
Sunday Hours Of Operation:	9:00 am - 2:00 pm
Organization ID:	19334
Organization Name:	Temple Recycling Center Corp

EMI:

Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	68873
Air District Name:	SC
SIC Code:	7538
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

S154 **ERNIE BODY SHOP** **EDR Hist Auto** **1021422736**
SE **3585 W BEVERLY BLV** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.230 mi.
1212 ft. **Site 4 of 8 in cluster S**

Relative: EDR Hist Auto
Higher

Actual:
282 ft.

Year:	Name:	Type:
1987	ERNIE BODY SHOP	Not reported
1988	ERNIE BODY SHOP	Not reported
2004	RIGOS TRANSMISSION SERVICE	Automotive Transmission Repair Shops
2005	RIGOS TRANSMISSION SERVICE	Automotive Transmission Repair Shops
2006	RIGOS TRANSMISSION SERVICE	Automotive Transmission Repair Shops
2007	RIGOS TRANSMISSION SERVICE	Automotive Transmission Repair Shops
2008	RIGOS TRANSMISSION SERVICE	Automotive Transmission Repair Shops

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S155 **PAULA E LUCIER** **SWEEPS UST** **S101583816**
SE **111 N VIRGIL AVE** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.233 mi.
1232 ft. **Site 5 of 8 in cluster S**

Relative: SWEEPS UST:
Higher

Actual:
274 ft.

Status:	Not reported
Comp Number:	4383
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	0

CA FID UST:

Facility ID:	19006463
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	111 N VIRGIL AVE
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

U156 **PEDUS BUILDING SERVICE INC** **SWEEPS UST** **S101584748**
South **3500 W 1ST ST** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.234 mi.
1233 ft. **Site 2 of 4 in cluster U**

Relative:
Higher

Actual:
272 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	4080
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	0

CA FID UST:

Facility ID:	19015174
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	3500 W 1ST ST
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

U157 **PEDUS SERVICES INC** **LUST** **S101297396**
South **3500 001ST ST W** **HIST CORTESE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.234 mi.
1233 ft. **Site 3 of 4 in cluster U**

Relative:
Higher

Actual:
272 ft.

LUST:

Lead Agency:	LOS ANGELES, CITY OF
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700459
Global Id:	T0603700459
Latitude:	34.0731646
Longitude:	-118.2896527
Status:	Completed - Case Closed
Status Date:	07/23/1996
Case Worker:	EL

PEDUS SERVICES INC (Continued) **S101297396**

RB Case Number: 900040389
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700459
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: Not reported

Global Id: T0603700459
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: Not reported

LUST:
Global Id: T0603700459
Action Type: Other
Date: 11/21/1986
Action: Leak Stopped

Global Id: T0603700459
Action Type: Other
Date: 11/20/1986
Action: Leak Reported

Global Id: T0603700459
Action Type: Other
Date: 11/07/1986
Action: Leak Discovery

LUST:
Global Id: T0603700459
Status: Open - Case Begin Date
Status Date: 11/07/1986

Global Id: T0603700459
Status: Open - Site Assessment
Status Date: 08/10/1987

Global Id: T0603700459
Status: Completed - Case Closed
Status Date: 07/23/1996

PEDUS SERVICES INC (Continued) **S101297396**

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900040389	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700459	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	MADISON AVE	
Enforcement Type:	Not reported	
Date Leak Discovered:	11/7/1986	
Date Leak First Reported:		11/20/1986
Date Leak Record Entered:	12/31/1986	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	11/21/1986	
Date Case Last Changed on Database:		7/23/1996
Date the Case was Closed:		7/23/1996
How Leak Discovered:	Tank Test	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	Tank	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		4997.072147625183712761108 2723
Source of Cleanup Funding:		Tank
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		8/10/1987
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	PEDUS SERVICES, INC	
RP Address:	3500 W FIRST ST, LOS ANGELES, CA 90004	
Program:	LUST	
Lat/Long:	34.0731646 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	

PEDUS SERVICES INC (Continued) **S101297396**

Assigned Name: Not reported
Summary: TANK REMOVAL PLANNED. CONSULTING FIRM HAS BEEN RETAINED TO DO A] SITE ASSESSMENT. OLD CASE #000760

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040389

T158 **KLINE G E** **EDR Hist Auto** **1009080145**
NNW **535 N VERMONT AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.238 mi.
1256 ft. **Site 2 of 3 in cluster T**

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
307 ft. 1924 KLINE G E AUTOMOBILE REPAIRING
1933 LOCKWOOD BERT GASOLINE AND OIL SERVICE STATIONS

U159 **NIELSON W H** **EDR Hist Auto** **1009083045**
South **3486 W 1ST TER** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.239 mi.
1262 ft. **Site 4 of 4 in cluster U**

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
271 ft. 1942 NIELSON W H GASOLINE AND OIL SERVICE STATIONS

W160 **FIENBERG ABR** **EDR Hist Cleaner** **1009191168**
SSE **3435 W 1ST TER** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.239 mi.
1263 ft. **Site 1 of 6 in cluster W**

Relative: EDR Hist Cleaner
Lower

Actual: Year: Name: Type:
257 ft. 1937 FIENBERG ABR CLOTHES PRESSERS AND CLEANERS

T161 **DREHER E J** **EDR Hist Auto** **1009078993**
NNW **539 N VERMONT AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.241 mi.
1271 ft. **Site 3 of 3 in cluster T**

Relative: EDR Hist Auto
Higher

Actual: **308 ft.**

Year:	Name:	Type:
1929	DREHER E J	AUTOMOBILE REPAIRING AND SERVICE STATIONS
1933	JOHNSTON WALTER	AUTOMOBILE REPAIRING
1937	DIEHER E J	AUTOMOBILE REPAIRING

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162 **EDUCATIONAL INSTITUTION** **SWEEPS UST** **S101588264**
NNW **590 N VERMONT AVE** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.245 mi.
1292 ft.

Relative: SWEEPS UST:
Higher

Actual: **316 ft.**

Status:	Active
Comp Number:	7472
Number:	9
Board Of Equalization:	Not reported
Referral Date:	04-07-93
Action Date:	04-07-93
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	19056507
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	590 N VERMONT AVE
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

W163 **NIELSEN W H** **EDR Hist Auto** **1009080377**
SSE **3436 W 1ST TER** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.247 mi.
1304 ft. **Site 2 of 6 in cluster W**

Relative: EDR Hist Auto
Lower

Actual: Year: Name: Type:
254 ft. 1929 NIELSEN W H GASOLINE AND OIL SERVICE STATION
1933 NIELSEN W H GASOLINE AND OIL SERVICE STATIONS
1937 NIELSEN W H GASOLINE AND OIL SERVICE STATIONS

S164 **SEONG K KIM** **LUST** **S109117747**
SE **3560 BEVERLY BLVD.** **HAZNET** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.247 mi.
1305 ft. **Site 6 of 8 in cluster S**

Relative: LUST:
Higher
Actual: Lead Agency: LOS ANGELES RWQCB (REGION 4)
280 ft. Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603723677
Global Id: T0603723677
Latitude: 34.073855
Longitude: -118.286522
Status: Completed - Case Closed
Status Date: 04/01/2010
Case Worker: Not reported
RB Case Number: 900040443
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: 4691
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Diesel
Site History: Not reported

LUST:
Global Id: T0603723677
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: Not reported

LUST:
Global Id: T0603723677
Action Type: ENFORCEMENT
Date: 06/13/2008
Action: 13267 Requirement

Global Id: T0603723677
Action Type: RESPONSE
Date: 06/15/2009
Action: Well Installation Report

Global Id: T0603723677
Action Type: Other

SEONG K KIM (Continued) **S109117747**

Date: 03/26/2008
Action: Leak Reported

Global Id: T0603723677
Action Type: RESPONSE
Date: 06/15/2009
Action: Well Installation Report

Global Id: T0603723677
Action Type: ENFORCEMENT
Date: 06/30/2009
Action: Staff Letter

Global Id: T0603723677
Action Type: RESPONSE
Date: 06/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603723677
Action Type: Other
Date: 03/01/1990
Action: Leak Discovery

Global Id: T0603723677
Action Type: RESPONSE
Date: 05/26/2009
Action: Soil and Water Investigation Workplan

Global Id: T0603723677
Action Type: ENFORCEMENT
Date: 03/12/2009
Action: Staff Letter

Global Id: T0603723677
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603723677
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603723677
Action Type: ENFORCEMENT
Date: 04/01/2010
Action: Closure/No Further Action Letter

Global Id: T0603723677
Action Type: ENFORCEMENT
Date: 03/12/2009
Action: Staff Letter

Global Id: T0603723677
Action Type: ENFORCEMENT
Date: 03/04/2010
Action: Notification - Preclosure

SEONG K KIM (Continued) **S109117747**

Global Id: T0603723677
Action Type: RESPONSE
Date: 04/24/2008
Action: Soil and Water Investigation Report

Global Id: T0603723677
Action Type: ENFORCEMENT
Date: 09/16/2008
Action: Notice to Comply

Global Id: T0603723677
Action Type: RESPONSE
Date: 11/15/2009
Action: Well Installation Report

Global Id: T0603723677
Action Type: RESPONSE
Date: 09/30/2008
Action: Other Report / Document

Global Id: T0603723677
Action Type: ENFORCEMENT
Date: 10/24/2008
Action: Staff Letter

LUST:
Global Id: T0603723677
Status: Open - Case Begin Date
Status Date: 03/01/1990

Global Id: T0603723677
Status: Open - Site Assessment
Status Date: 03/27/2008

Global Id: T0603723677
Status: Completed - Case Closed
Status Date: 04/01/2010

HAZNET:
envid: S109117747
Year: 2015
GEPAID: CAC002820695
Contact: ANDREW KOH
Telephone: 3235951282
Mailing Name: Not reported
Mailing Address: 3560 BEVERLY BLVD.
Mailing City,St,Zip: LOS ANGELES, CA 90004
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos containing waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 18.17
Cat Decode: Not reported

SEONG K KIM (Continued) **S109117747**

Method Decode: Not reported
Facility County: Los Angeles

S165 **TUNEUP MASTERS INC.** **SWEEPS UST** **S101585298**
SE **3560 W BEVERLY BLVD** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.247 mi.
1305 ft. **Site 7 of 8 in cluster S**

Relative:
Higher

Actual:
280 ft.

SWEEPS UST:
Status: Not reported
Comp Number: 7618
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: 0

CA FID UST:
Facility ID: 19022068
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8053751100
Mail To: Not reported
Mailing Address: 3560 BEVERLY BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

S166 **BESTWAY LAUNDRY SERVICE** **EDR Hist Cleaner** **1009191410**
SE **3572 BEVERLY BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.247 mi.
1306 ft. **Site 8 of 8 in cluster S**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
281 ft. 1937 BESTWAY LAUNDRY SERVICE LAUNDRIES STEAM

W167 **COLUMBIA PEST CONTROL FACILITY** **RGA LUST** **S114604958**
SSE **101 VIRGIL AVE N** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.248 mi.
1311 ft. **Site 3 of 6 in cluster W**

Relative: RGA LUST:
Higher

Actual:
273 ft.

2012	COLUMBIA PEST CONTROL FACILITY	101 VIRGIL AVE N
2011	COLUMBIA PEST CONTROL FACILITY	101 VIRGIL AVE N
2010	COLUMBIA PEST CONTROL FACILITY	101 VIRGIL AVE N
2009	COLUMBIA PEST CONTROL FACILITY	101 VIRGIL AVE N
2008	COLUMBIA PEST CONTROL FACILITY	101 VIRGIL AVE N
2007	COLUMBIA PEST CONTROL FACILITY	101 VIRGIL AVE N
2006	COLUMBIA PEST CONTROL FACILITY	101 VIRGIL AVE N
2005	COLUMBIA PEST CONTROL FACILITY	101 VIRGIL AVE N
2003	COLUMBIA PEST CONTROL FACILITY	101 VIRGIL AVE N
2002	COLUMBIA PEST CONTROL FACILITY	101 VIRGIL AVE N
2001	COLUMBIA PEST CONTROL FACILITY	101 VIRGIL AVE N
2000	COLUMBIA PEST CONTROL FACILITY	101 VIRGIL AVE N
1998	COLUMBIA PEST CONTROL FACILITY	101 VIRGIL AVE N
1997	COLUMBIA PEST CONTROL FACILITY	101 VIRGIL AVE N
1995	COLUMBIA PEST CONTROL FACILITY	101 VIRGIL AVE N

W168 **COLUMBIA PEST CONTROL** **LUST** **1000591214**
SSE **101 N VIRGIL AVE** **SWEEPS UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004** **HIST UST**
0.248 mi. **CA FID UST**
1311 ft. **Site 4 of 6 in cluster W** **HIST CORTESE**

Relative: LUST:
Higher

Actual:
273 ft.

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700449
Global Id:	T0603700449
Latitude:	34.073675
Longitude:	-118.287105
Status:	Completed - Case Closed
Status Date:	09/06/1996
Case Worker:	YR
RB Case Number:	900040289
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Other Solvent or Non-Petroleum Hydrocarbon
Site History:	Not reported

COLUMBIA PEST CONTROL (Continued) **1000591214**

LUST:
Global Id: T0603700449
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: Not reported

Global Id: T0603700449
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: Not reported

LUST:
Global Id: T0603700449
Action Type: Other
Date: 07/17/1991
Action: Leak Reported

LUST:
Global Id: T0603700449
Status: Open - Case Begin Date
Status Date: 07/17/1991

Global Id: T0603700449
Status: Open - Site Assessment
Status Date: 07/17/1991

Global Id: T0603700449
Status: Completed - Case Closed
Status Date: 09/06/1996

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040289
Status: Case Closed
Substance: Hydrocarbons
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700449
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: Not reported

COLUMBIA PEST CONTROL (Continued) **1000591214**

Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 7/17/1991
Date Leak Record Entered: 7/23/1991
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 8/1/1991
Date the Case was Closed: 9/6/1996
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: OLD CASE #072491-01
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 5830.4569110646657330489181231
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 7/17/1991
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: COLUMBIA PEST CONTROL
RP Address: 101 N. VIRGIL AVE., LOS ANGELES CA 90004
Program: LUST
Lat/Long: 34.0734536 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

SWEEPS UST:
Status: Not reported
Comp Number: 2529
Number: Not reported
Board Of Equalization: 44-012392
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002529-000001
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported

COLUMBIA PEST CONTROL (Continued) **1000591214**

Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: 3

Status: Not reported
Comp Number: 2529
Number: Not reported
Board Of Equalization: 44-012392
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002529-000002
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 2529
Number: Not reported
Board Of Equalization: 44-012392
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002529-000003
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

HIST UST:
File Number: 0002732E
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002732E.pdf
Region: STATE
Facility ID: 00000047248
Facility Type: Other
Other Type: FUMIGATION
Contact Name: LESLIE K. HARPER
Telephone: 2133873285
Owner Name: COLUMBIA PEST CONTROL CO. OF O
Owner Address: 101 N. VIRGIL
Owner City,St,Zip: LOS ANGELES, CA 90004
Total Tanks: 0003

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00001000

COLUMBIA PEST CONTROL (Continued) **1000591214**

Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor, Pressure Test

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Pressure Test

Tank Num: 003
Container Num: 3
Year Installed: Not reported
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Pressure Test

Click here for Geo Tracker PDF:

CA FID UST:
Facility ID: 19003148
Regulated By: UTNKI
Regulated ID: 00047248
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2133873285
Mail To: Not reported
Mailing Address: 101 N VIRGIL AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040289

W169 **COLUMBIA PEST CONTROL FACILITY** **RGA LUST** **S114604959**
SSE **101 VIRGIL AVE., N.** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.248 mi.
1311 ft. **Site 5 of 6 in cluster W**

Relative: RGA LUST:
Higher

1994	COLUMBIA PEST CONTROL FACILITY	101 VIRGIL AVE., N.
1993	COLUMBIA PEST CONTROL FACILITY	101 VIRGIL AVE., N.

Actual:
273 ft.

W170 **COLUMBIA PEST CONTROL FACIL** **RGA LUST** **S114604956**
SSE **101 VIRGIL AVE N** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.248 mi.
1311 ft. **Site 6 of 6 in cluster W**

Relative: RGA LUST:
Higher

2004	COLUMBIA PEST CONTROL FACIL	101 VIRGIL AVE N

Actual:
273 ft.

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171 **TUNE UP MASTERS** **RGA LUST** **S114707408**
SE **3560 BEVERLY BLVD.** **N/A**
1/4-1/2 **LOS ANGELES, CA**
0.261 mi.
1380 ft.

Relative: RGA LUST:
Higher

2012	TUNE UP MASTERS	3560 BEVERLY BLVD.
2011	TUNE UP MASTERS	3560 BEVERLY BLVD.
2010	TUNE UP MASTERS	3560 BEVERLY BLVD.
2009	TUNE UP MASTERS	3560 BEVERLY BLVD.
2008	TUNE UP MASTERS	3560 BEVERLY BLVD.

Actual:
286 ft.

V172 **CHEVRON #9-0894 (FORMER)** **RGA LUST** **S114595842**
East **3501 TEMPLE ST W** **N/A**
1/4-1/2 **LOS ANGELES, CA**
0.268 mi.
1414 ft. **Site 2 of 7 in cluster V**

Relative: RGA LUST:
Higher

2012	CHEVRON #9-0894 (FORMER)	3501 TEMPLE ST W
2011	CHEVRON #9-0894 (FORMER)	3501 TEMPLE ST W
2010	CHEVRON #9-0894 (FORMER)	3501 TEMPLE ST W
2009	CHEVRON #9-0894 (FORMER)	3501 TEMPLE ST W
2008	CHEVRON #9-0894 (FORMER)	3501 TEMPLE ST W
2007	CHEVRON #9-0894 (FORMER)	3501 TEMPLE ST W
2006	CHEVRON #9-0894 (FORMER)	3501 TEMPLE ST W
2005	CHEVRON #9-0894 (FORMER)	3501 TEMPLE ST W
2004	CHEVRON #9-0894 (FORMER)	3501 TEMPLE ST W
2003	CHEVRON #9-0894 (FORMER)	3501 TEMPLE ST W
2002	CHEVRON #9-0894 (FORMER)	3501 TEMPLE ST W
2001	CHEVRON #9-0894 (FORMER)	3501 TEMPLE ST W
2000	CHEVRON #9-0894 (FORMER)	3501 TEMPLE ST W
1998	CHEVRON #9-0894 (FORMER)	3501 TEMPLE ST W
1997	CHEVRON #9-0894 (FORMER)	3501 TEMPLE ST W

Actual:
283 ft.

V173 **CHEVRON STATION LA00894** **RCRA-SQG** **1000857394**
East **3501 W TEMPLE BLVD** **LUST** **CAD983668260**
1/4-1/2 **LOS ANGELES, CA 90004** **FINDS**
0.268 mi. **ECHO**
1414 ft. **Site 3 of 7 in cluster V** **HIST CORTESE**

Relative: Higher

Actual: 283 ft.

RCRA-SQG:

Date form received by agency:	03/17/1993
Facility name:	CHEVRON STATION LA00894
Facility address:	3501 W TEMPLE BLVD LOS ANGELES, CA 90004
EPA ID:	CAD983668260
Mailing address:	P O BOX 2833 LA HABRA, CA 90632
Contact:	DESIREE CLOSS
Contact address:	P O BOX 2833 LA HABRA, CA 90632
Contact country:	US
Contact telephone:	310-694-7452
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	CHEVRON USA PRODUCTS CO
Owner/operator address:	P O BOX 2833 LA HABRA, CA 90632
Owner/operator country:	Not reported
Owner/operator telephone:	310-694-7452
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

CHEVRON STATION LA00894 (Continued) **1000857394**

Violation Status: No violations found

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700439
Global Id: T0603700439
Latitude: 34.0769779
Longitude: -118.284583
Status: Completed - Case Closed
Status Date: 07/19/1996
Case Worker: YR
RB Case Number: 900040170
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700439
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: Not reported

Global Id: T0603700439
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: Not reported

LUST:
Global Id: T0603700439
Action Type: Other
Date: 10/01/1988
Action: Leak Discovery

Global Id: T0603700439
Action Type: Other
Date: 06/15/1986
Action: Leak Stopped

Global Id: T0603700439
Action Type: Other
Date: 02/27/1989
Action: Leak Reported

LUST:
Global Id: T0603700439

CHEVRON STATION LA00894 (Continued) **1000857394**

Status: Open - Case Begin Date
Status Date: 06/15/1986

Global Id: T0603700439
Status: Open - Site Assessment
Status Date: 01/31/1989

Global Id: T0603700439
Status: Open - Site Assessment
Status Date: 11/23/1989

Global Id: T0603700439
Status: Open - Remediation
Status Date: 01/11/1990

Global Id: T0603700439
Status: Open - Remediation
Status Date: 11/07/1990

Global Id: T0603700439
Status: Open - Site Assessment
Status Date: 03/08/1991

Global Id: T0603700439
Status: Open - Verification Monitoring
Status Date: 01/27/1992

Global Id: T0603700439
Status: Completed - Case Closed
Status Date: 07/19/1996

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040170
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700439
W Global ID: W0603700547
Staff: UNK
Local Agency: 19050
Cross Street: HOOVER
Enforcement Type: Not reported
Date Leak Discovered: 10/1/1988
Date Leak First Reported: 2/27/1989
Date Leak Record Entered: Not reported
Date Confirmation Began: Not reported
Date Leak Stopped: 6/15/1986
Date Case Last Changed on Database: 7/19/1996
Date the Case was Closed: 7/19/1996
How Leak Discovered: Subsurface Monitoring

CHEVRON STATION LA00894 (Continued) **1000857394**

How Leak Stopped:	Not reported
Cause of Leak:	Other Cause
Leak Source:	Tank
Operator:	OLD CASE #030289-05
Water System:	FIRSTONE SCOUT RESRVTN (BOY SCOUT COUN)
Well Name:	Not reported
Approx. Dist To Production Well (ft):	5521.871758343606698469777421 2
Source of Cleanup Funding:	Tank
Preliminary Site Assessment Workplan Submitted:	1/31/1989
Preliminary Site Assessment Began:	11/23/1989
Pollution Characterization Began:	3/8/1991
Remediation Plan Submitted:	1/11/1990
Remedial Action Underway:	11/7/1990
Post Remedial Action Monitoring Began:	1/27/1992
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	CHEVRON U.S.A. PRODUCTS CO
RP Address:	P.O BOX 2833, LA HABRA CA 90632-2833
Program:	LUST
Lat/Long:	34.0767375 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	1900547-001GEN
Summary:	SOIL TPH (MAX 1200 MG/KG). LEAD CONTAMINATION (5.2 MG/KG). TPH IN G/W (MAX. 2900 UG/L). SAME SITE 315 HOOVER ST., HANCOCK PARK, CASE #900040270 PER DAB & RN

FINDS:

Registry ID: 110002899123

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000857394
Registry ID: 110002899123

CHEVRON STATION LA00894 (Continued) **1000857394**

DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002899123

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040170

V174 **PUEBLO NUEVO CHARTER ACADEMY** **ENVIROSTOR** **S108407581**
East **3501-3515 WEST TEMPLE STREET AND 325 NORTH HOOVER STREET** **SCH** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004**
0.268 mi.
1414 ft. **Site 4 of 7 in cluster V**

Relative: Higher

Actual: 283 ft.

ENVIROSTOR:
Facility ID: 60000553
Status: Certified
Status Date: 10/20/2011
Site Code: 304556
Site Type: School Cleanup
Site Type Detailed: School
Acres: 0.8
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Juli Propes
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.07709
Longitude: -118.2846
APN: 5501-003-003, 5501-003-021, 5501-003-033, 5501-003-042, 5501-003-043, 5501003003, 5501003021, 5501003033, 5501003042, 5501003043
Past Use: FUEL - VEHICLE STORAGE/ REFUELING, FUEL HYDRANT PUMPING STATIONS, OFFICE BUILDING, VEHICLE MAINTENANCE, WASTE - INDUSTRIAL TREATMENT FACILITY
Potential COC: Arsenic Lead
Confirmed COC: Arsenic 30013-NO
Potential Description: OTH, SOIL
Alias Name: Camino Nuevo Charter Academy
Alias Type: Alternate Name
Alias Name: 5501-003-003
Alias Type: APN
Alias Name: 5501-003-021
Alias Type: APN
Alias Name: 5501-003-033
Alias Type: APN
Alias Name: 5501-003-042
Alias Type: APN
Alias Name: 5501-003-043
Alias Type: APN
Alias Name: 5501003003

PUEBLO NUEVO CHARTER ACADEMY (Continued) **S108407581**

Alias Type: APN
Alias Name: 5501003021
Alias Type: APN
Alias Name: 5501003033
Alias Type: APN
Alias Name: 5501003042
Alias Type: APN
Alias Name: 5501003043
Alias Type: APN
Alias Name: 304556
Alias Type: Project Code (Site Code)
Alias Name: 60000553
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 11/18/2010
Comments: mailed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 10/05/2011
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 12/29/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/15/2009
Comments: Done

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 10/13/2011
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 07/22/2009
Comments: RP will perform supplemental sampling.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 07/22/2009
Comments: RP to incorporate DTSC comments into upcoming field work, no revision to the work plan document will be made.

PUEBLO NUEVO CHARTER ACADEMY (Continued) **S108407581**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 09/22/2011
Comments: Report approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan Amendment
Completed Date: 07/21/2011
Comments: Additional excavtion

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 12/07/2007
Comments: Accounting file is being closed at the request of project proponent.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/06/2007
Comments: Sent fully executed agreement to district.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 60000553
Site Type: School Cleanup
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.8
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Juli Propes
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304556
Assembly: 53
Senate: 24
Special Program Status: Not reported
Status: Certified
Status Date: 10/20/2011
Restricted Use: NO
Funding: School District
Latitude: 34.07709

PUEBLO NUEVO CHARTER ACADEMY (Continued) **S108407581**

Longitude:	-118.2846
APN:	5501-003-003, 5501-003-021, 5501-003-033, 5501-003-042, 5501-003-043, 5501003003, 5501003021, 5501003033, 5501003042, 5501003043
Past Use:	FUEL - VEHICLE STORAGE/ REFUELING, FUEL HYDRANT PUMPING STATIONS, OFFICE BUILDING, VEHICLE MAINTENANCE, WASTE - INDUSTRIAL TREATMENT FACILITY
Potential COC:	Arsenic, Lead
Confirmed COC:	Arsenic, 30013-NO
Potential Description:	OTH, SOIL
Alias Name:	Camino Nuevo Charter Academy
Alias Type:	Alternate Name
Alias Name:	5501-003-003
Alias Type:	APN
Alias Name:	5501-003-021
Alias Type:	APN
Alias Name:	5501-003-033
Alias Type:	APN
Alias Name:	5501-003-042
Alias Type:	APN
Alias Name:	5501-003-043
Alias Type:	APN
Alias Name:	5501003003
Alias Type:	APN
Alias Name:	5501003021
Alias Type:	APN
Alias Name:	5501003033
Alias Type:	APN
Alias Name:	5501003042
Alias Type:	APN
Alias Name:	5501003043
Alias Type:	APN
Alias Name:	304556
Alias Type:	Project Code (Site Code)
Alias Name:	60000553
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate
Completed Date:	11/18/2010
Comments:	mailed
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Certification
Completed Date:	10/05/2011
Comments:	completed
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement
Completed Date:	12/29/2008
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate

PUEBLO NUEVO CHARTER ACADEMY (Continued) **S108407581**

Completed Date: 10/15/2009
Comments: Done

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 10/13/2011
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 07/22/2009
Comments: RP will perform supplemental sampling.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 07/22/2009
Comments: RP to incorporate DTSC comments into upcoming field work, no revision to the work plan document will be made.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 09/22/2011
Comments: Report approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan Amendment
Completed Date: 07/21/2011
Comments: Additional excavtion

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 12/07/2007
Comments: Accounting file is being closed at the request of project proponent.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/06/2007
Comments: Sent fully executed agreement to district.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

V175 **CULLIGAN DEIONIZED WATER SERVICES** **SWEEPS UST** **S101617084**
East **315 N HOOVER ST** **CA FID UST** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004** **HWP**
0.274 mi.
1449 ft. **Site 5 of 7 in cluster V**

Relative:
Higher

Actual:
286 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	3033
Number:	Not reported
Board Of Equalization:	44-012729
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003033-000001
Tank Status:	Not reported
Capacity:	3000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	4

Status:	Not reported
Comp Number:	3033
Number:	Not reported
Board Of Equalization:	44-012729
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003033-000002
Tank Status:	Not reported
Capacity:	7500
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Not reported
Comp Number:	3033
Number:	Not reported
Board Of Equalization:	44-012729
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003033-000003
Tank Status:	Not reported
Capacity:	8000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Not reported

CULLIGAN DEIONIZED WATER SERVICES (Continued) **S101617084**

Comp Number: 3033
Number: Not reported
Board Of Equalization: 44-012729
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003033-000004
Tank Status: Not reported
Capacity: 6000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19001948
Regulated By: UTNKA
Regulated ID: 00055651
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7148357878
Mail To: Not reported
Mailing Address: 315 N HOOVER ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

HWP:
EPA Id: CAD000819755
Cleanup Status: PROTECTIVE FILER
Latitude: 34.07677
Longitude: -118.2851
Facility Type: Historical - Non-Operating
Facility Size: Not reported
Team: Not reported
Supervisor: Not reported
Site Code: Not reported
Assembly District: 53
Senate District: 24
Public Information Officer: Not reported
Public Information Officer: Not reported

Activities:
EPA Id: CAD000819755
Facility Type: Historical - Non-Operating
Unit Names: Unit1
Event Description: Protective Filer Status - PROTECTIVE FILER (APPROVED)
Actual Date: 05/16/2017

V176 **CULLIGAN D I WATER SERV** **SEMS-ARCHIVE** **1003878340**
East **315 N HOOVER ST** **CAD049335003**
1/4-1/2 **LOS ANGELES, CA 90004**
0.274 mi.
1449 ft. **Site 6 of 7 in cluster V**

Relative:
Higher

Actual:
286 ft.

SEMS Archive:

Site ID:	901400
EPA ID:	CAD049335003
Cong District:	24
FIPS Code:	6037
FF:	N
NPL:	Not on the NPL
Non NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information

SEMS Archive Detail:

Region:	9
Site ID:	901400
EPA ID:	CAD049335003
Site Name:	CULLIGAN D I WATER SERV
NPL:	N
FF:	N
OU:	0
Action Code:	VS
Action Name:	ARCH SITE
SEQ:	1
Start Date:	Not reported
Finish Date:	1984-05-01 00:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf In-Hse

Region:	9
Site ID:	901400
EPA ID:	CAD049335003
Site Name:	CULLIGAN D I WATER SERV
NPL:	N
FF:	N
OU:	0
Action Code:	DS
Action Name:	DISCVRY
SEQ:	1
Start Date:	1981-05-01 00:00:00
Finish Date:	1981-05-01 00:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf

Region:	9
Site ID:	901400
EPA ID:	CAD049335003
Site Name:	CULLIGAN D I WATER SERV
NPL:	N
FF:	N
OU:	0
Action Code:	PA
Action Name:	PA
SEQ:	1
Start Date:	1984-03-01 00:00:00
Finish Date:	1984-05-01 00:00:00
Qual:	N
Current Action Lead:	St Perf

V177 **CULLIGAN D I WATER SERVICES** **ENVIROSTOR** **U001560312**
East **315 NORTH HOOVER STREET** **HIST UST** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004**
0.274 mi.
1449 ft. **Site 7 of 7 in cluster V**

Relative:
Higher

Actual:
286 ft.

ENVIROSTOR:

Facility ID:	80001345
Status:	* Inactive
Status Date:	01/01/2008
Site Code:	Not reported
Site Type:	Corrective Action
Site Type Detailed:	Corrective Action
Acres:	0
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	* Unknown
Division Branch:	Cleanup Chatsworth
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	34.07677
Longitude:	-118.2851
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CAD000819755
Alias Type:	EPA Identification Number
Alias Name:	80001345
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	Not reported
Completed Sub Area Name:	Not reported
Completed Document Type:	Not reported
Completed Date:	Not reported
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported
Facility ID:	19350464
Status:	Refer: RCRA
Status Date:	01/18/1984
Site Code:	Not reported
Site Type:	Historical

CULLIGAN D I WATER SERVICES (Continued) **U001560312**

Site Type Detailed: * Historical
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Chatsworth
Assembly: 53
Senate: 24
Special Program: * RCRA 3012 - Past Haz Waste Disp Inven Site
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.0775
Longitude: -118.2844
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: * ORGANIC LIQUIDS WITH METALS * UNSPECIFIED ACID SOLUTION * UNSPECIFIED SLUDGE WASTE * OTHER INORGANIC SOLID WASTE * UNSPECIFIED ORGANIC LIQUID MIXTURE Chromium VI Nickel
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: PEARIRS ENGINEERS INC
Alias Type: Alternate Name
Alias Name: CAD049355003
Alias Type: EPA Identification Number
Alias Name: 19350464
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 09/26/1983
Comments: FACILITY IDENTIFIED ID FROM ERRIS

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment Report
Completed Date: 01/18/1984
Comments: SOURCE ACT: CHEM WATER SOFTENING-DEIONZT & REGENERATION OF PORTABLE ION EXCHANGE UNITS USED FOR INDST WASTEWATER TREATMNT AT PLATING & AEROSPACE COOMPANIES. FAC TYPE: TANKS (OR & NI IN SOL'N) FOR STORAGE SANITARY SEWER FOR DISP. INCIDENT: RELEASE OF HAZ WASTES INTO SEWER ON SEVERAL TIMES PRIOR TO 11/19/82 375,000,000GAL/D. ENF HISTORY: 12/6/82 REQ TO CRIMINAL/ INJUNCTIVE RELIEF AGAINST; RESULT-DENIAL OF APPLICATION FOR HZD WASTE FAC PERMIT. FINE BY CITY & SENTENCE FOR THE OWNER. SUBMIT TO EPA PRELIM ASSESS DONE RCRA 3012

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported

CULLIGAN D I WATER SERVICES (Continued) **U001560312**

Schedule Revised Date: Not reported

HIST UST:

File Number:	00026912
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026912.pdf
Region:	STATE
Facility ID:	00000055651
Facility Type:	Other
Other Type:	WATER TREATMENT
Contact Name:	RALPH MCGRADY
Telephone:	7148357878
Owner Name:	CAL WATER
Owner Address:	315 N. HOOVER ST.
Owner City,St,Zip:	LOS ANGELES, CA 90004
Total Tanks:	0004
Tank Num:	001
Container Num:	4
Year Installed:	Not reported
Tank Capacity:	00003000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	None
Tank Num:	002
Container Num:	1
Year Installed:	1975
Tank Capacity:	00007500
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	None
Tank Num:	003
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00008000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	None
Tank Num:	004
Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00006000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	None

Click here for Geo Tracker PDF:

X178 **BEVERLY CATALINA CAR WASH** **LUST** **S102425223**
West **4000 BEVERLY BLVD W** **HIST CORTESE** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004**
0.295 mi.
1560 ft. **Site 1 of 3 in cluster X**

Relative:
Higher

Actual:
272 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700448
Global Id:	T0603700448
Latitude:	34.0761144
Longitude:	-118.2955829
Status:	Completed - Case Closed
Status Date:	07/15/2016
Case Worker:	DPP
RB Case Number:	900040261
Local Agency:	LOS ANGELES, CITY OF
File Location:	Regional Board
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700448
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

Global Id:	T0603700448
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:	Not reported

LUST:

Global Id:	T0603700448
Action Type:	RESPONSE
Date:	04/15/2010
Action:	Monitoring Report - Quarterly

Global Id:	T0603700448
Action Type:	ENFORCEMENT
Date:	05/16/2007
Action:	Staff Letter

Global Id:	T0603700448
Action Type:	RESPONSE
Date:	01/15/2005
Action:	Monitoring Report - Quarterly

BEVERLY CATALINA CAR WASH (Continued) **S102425223**

Global Id: T0603700448
Action Type: ENFORCEMENT
Date: 07/01/1999
Action: Staff Letter

Global Id: T0603700448
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 10/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2015
Action: Monitoring Report - Semi-Annually

Global Id: T0603700448
Action Type: ENFORCEMENT
Date: 09/25/2008
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Global Id: T0603700448
Action Type: ENFORCEMENT
Date: 07/15/2016
Action: Closure/No Further Action Letter

Global Id: T0603700448
Action Type: ENFORCEMENT
Date: 07/20/2004
Action: Staff Letter

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 06/08/2004
Action: Interim Remedial Action Plan

Global Id: T0603700448
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE

BEVERLY CATALINA CAR WASH (Continued) **S102425223**

Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T0603700448
Action Type: RESPONSE
Date: 02/04/2010
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603700448
Action Type: Other
Date: 01/26/1990
Action: Leak Discovery

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 10/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: Other
Date: 01/26/1990
Action: Leak Stopped

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2014
Action: Monitoring Report - Semi-Annually

BEVERLY CATALINA CAR WASH (Continued) **S102425223**

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603700448
Action Type: ENFORCEMENT
Date: 07/31/2015
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2012
Action: Remedial Progress Report

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 11/17/2003
Action: Interim Remedial Action Plan

Global Id: T0603700448
Action Type: Other
Date: 03/09/1991
Action: Leak Reported

Global Id: T0603700448
Action Type: ENFORCEMENT
Date: 01/04/2016
Action: Notification - Preclosure

Global Id: T0603700448
Action Type: ENFORCEMENT
Date: 09/22/2003
Action: Staff Letter

Global Id: T0603700448
Action Type: RESPONSE

BEVERLY CATALINA CAR WASH (Continued) **S102425223**

Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 05/26/2011
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700448
Action Type: RESPONSE
Date: 06/06/2012
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603700448
Action Type: ENFORCEMENT
Date: 03/23/2001
Action: Staff Letter

Global Id: T0603700448
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603700448
Action Type: RESPONSE
Date: 03/04/2016
Action: Other Report / Document

BEVERLY CATALINA CAR WASH (Continued) **S102425223**

Global Id: T0603700448
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2015
Action: Monitoring Report - Semi-Annually

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2015
Action: Remedial Progress Report

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 04/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2015
Action: Remedial Progress Report

Global Id: T0603700448
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603700448
Action Type: ENFORCEMENT

BEVERLY CATALINA CAR WASH (Continued) **S102425223**

Date: 01/26/2004
Action: Staff Letter

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603700448
Action Type: ENFORCEMENT
Date: 03/26/2012
Action: Staff Letter

Global Id: T0603700448
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: REMEDIATION
Date: 01/10/2010
Action: Pump & Treat (P&T) Groundwater

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2007
Action: Interim Remedial Action Plan

Global Id: T0603700448
Action Type: ENFORCEMENT
Date: 05/28/2004
Action: Staff Letter

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

LUST:
Global Id: T0603700448
Status: Open - Case Begin Date
Status Date: 01/26/1990

Global Id: T0603700448
Status: Open - Site Assessment
Status Date: 03/09/1991

BEVERLY CATALINA CAR WASH (Continued) **S102425223**

Global Id: T0603700448
Status: Open - Verification Monitoring
Status Date: 03/09/1991

Global Id: T0603700448
Status: Open - Site Assessment
Status Date: 11/06/1996

Global Id: T0603700448
Status: Open - Site Assessment
Status Date: 08/19/1998

Global Id: T0603700448
Status: Open - Site Assessment
Status Date: 11/27/1999

Global Id: T0603700448
Status: Open - Remediation
Status Date: 03/26/2012

Global Id: T0603700448
Status: Open - Eligible for Closure
Status Date: 01/04/2016

Global Id: T0603700448
Status: Completed - Case Closed
Status Date: 07/15/2016

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040261
Status: Preliminary site assessment underway
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700448
W Global ID: Not reported
Staff: DP
Local Agency: 19050
Cross Street: KENMORE ST
Enforcement Type: SEL
Date Leak Discovered: 1/26/1990
Date Leak First Reported: 3/9/1991
Date Leak Record Entered: 3/25/1995
Date Confirmation Began: 3/9/1991
Date Leak Stopped: 1/26/1990
Date Case Last Changed on Database: 10/3/2002
Date the Case was Closed: Not reported
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported

BEVERLY CATALINA CAR WASH (Continued) **S102425223**

Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	3755.272750125202829038397694 6
Source of Cleanup Funding:	Not reported
Preliminary Site Assessment Workplan Submitted:	11/6/1996
Preliminary Site Assessment Began:	11/27/1999
Pollution Characterization Began:	8/19/1998
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	3/9/1991
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	10/6/2003
Hist Max MTBE Conc in Groundwater:	27000
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	=
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	MR. TERRY FARLEY
RP Address:	6160 FAIRMOUNT AVE., STE. A
Program:	LUST
Lat/Long:	34.0761144 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900040261

X179 **BEVERLY CATALINA CAR WASH** **RGA LUST** **S114582817**
West **4000 BEVERLY BLVD W** **N/A**
1/4-1/2 **LOS ANGELES, CA**
0.295 mi.
1560 ft. **Site 2 of 3 in cluster X**

Relative:
Higher

Actual:
272 ft.

RGA LUST:

2012	BEVERLY CATALINA CAR WASH	4000 BEVERLY BLVD W
2011	BEVERLY CATALINA CAR WASH	4000 BEVERLY BLVD W
2010	BEVERLY CATALINA CAR WASH	4000 BEVERLY BLVD W
2009	BEVERLY CATALINA CAR WASH	4000 BEVERLY BLVD W
2008	BEVERLY CATALINA CAR WASH	4000 BEVERLY BLVD W
2007	BEVERLY CATALINA CAR WASH	4000 BEVERLY BLVD W
2006	BEVERLY CATALINA CAR WASH	4000 BEVERLY BLVD W
2005	BEVERLY CATALINA CAR WASH	4000 BEVERLY BLVD W
2004	BEVERLY CATALINA CAR WASH	4000 BEVERLY BLVD W
2003	BEVERLY CATALINA CAR WASH	4000 BEVERLY BLVD W
2002	BEVERLY CATALINA CAR WASH	4000 BEVERLY BLVD W
2001	BEVERLY CATALINA CAR WASH	4000 BEVERLY BLVD W

BEVERLY CATALINA CAR WASH (Continued) **S114582817**

2000	BEVERLY CATALINA CAR WASH	4000 BEVERLY BLVD W
1998	BEVERLY CATALINA CAR WASH	4000 BEVERLY BLVD W
1997	BEVERLY CATALINA CAR WASH	4000 BEVERLY BLVD W
1995	BEVERLY CATALINA CAR WASH	4000 BEVERLY BLVD W

X180 **BEVERLY CATALINA CAR WASH** **RGA LUST** **S114582816**
West **4000 BEVERLY BLVD W** **N/A**
1/4-1/2 **HANCOCK PARK, CA**
0.295 mi.
1560 ft. **Site 3 of 3 in cluster X**

Relative: **Higher**
Actual: **272 ft.**

RGA LUST:

1996	BEVERLY CATALINA CAR WASH	4000 BEVERLY BLVD W

---

181 **JOHNS TEXACO** **LUST** **S101583172**
NNE **565 N VIRGIL AVE** **SWEEPS UST** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004** **CA FID UST**
0.308 mi. **HIST CORTESE**
1624 ft.

Relative: **Higher**
Actual: **293 ft.**

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700441
Global Id:	T0603700441
Latitude:	34.0811963
Longitude:	-118.2869207
Status:	Completed - Case Closed
Status Date:	07/19/1996
Case Worker:	YR
RB Case Number:	900040198
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700441
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:	Not reported

Global Id:	T0603700441
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:	Not reported

JOHNS TEXACO (Continued) **S101583172**

LUST:
Global Id: T0603700441
Action Type: Other
Date: 05/22/1990
Action: Leak Reported

LUST:
Global Id: T0603700441
Status: Open - Case Begin Date
Status Date: 05/22/1990

Global Id: T0603700441
Status: Open - Site Assessment
Status Date: 05/22/1990

Global Id: T0603700441
Status: Open - Site Assessment
Status Date: 12/19/1991

Global Id: T0603700441
Status: Open - Remediation
Status Date: 08/26/1992

Global Id: T0603700441
Status: Open - Remediation
Status Date: 12/27/1995

Global Id: T0603700441
Status: Completed - Case Closed
Status Date: 07/19/1996

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040198
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700441
W Global ID: W0603700547
Staff: UNK
Local Agency: 19050
Cross Street: CLINTON
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 5/22/1990
Date Leak Record Entered: 12/16/1990
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 9/1/1996
Date the Case was Closed: 7/19/1996

JOHNS TEXACO (Continued) **S101583172**

How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: FIRSTONE SCOUT RESRVTN (BOY SCOUT COUN)
Well Name: Not reported
Approx. Dist To Production Well (ft): 6425.737349749889664495972 7683
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: 5/22/1990
Preliminary Site Assessment Began: 12/19/1991
Pollution Characterization Began: Not reported
Remediation Plan Submitted: 8/26/1992
Remedial Action Underway: 12/27/1995
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: BLANK RP
RP Address: 2583 W PICO BLVD, LOS ANGELES CA 90006
Program: LUST
Lat/Long: 34.0811963 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 1900547-001GEN
Summary: Not reported

SWEEPS UST:
Status: Not reported
Comp Number: 3023
Number: Not reported
Board Of Equalization: 44-012721
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003023-000001
Tank Status: Not reported
Capacity: 1
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: 4

Status: Not reported
Comp Number: 3023
Number: Not reported

JOHNS TEXACO (Continued) **S101583172**

Board Of Equalization: 44-012721
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003023-000002
Tank Status: Not reported
Capacity: 1
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 3023
Number: Not reported
Board Of Equalization: 44-012721
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003023-000003
Tank Status: Not reported
Capacity: 1
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 3023
Number: Not reported
Board Of Equalization: 44-012721
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003023-000004
Tank Status: Not reported
Capacity: 1
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19002919
Regulated By: UTNKI
Regulated ID: 00055596
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2133878846
Mail To: Not reported
Mailing Address: 565 N VIRGIL AVE

JOHNS TEXACO (Continued) **S101583172**

Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040198

182
NNE
1/4-1/2
0.338 mi.
1783 ft.

DAYTON HEIGHTS ELEMENTARY SCHOOL PLYGRD **ENVIROSTOR** **S107736208**
607 NORTH WESTMORELAND AVENUE **SCH** **N/A**
LOS ANGELES, CA 90004

Relative:
Higher

Actual:
293 ft.

ENVIROSTOR:
Facility ID: 19880014
Status: Certified
Status Date: 02/06/2003
Site Code: 304344
Site Type: School Cleanup
Site Type Detailed: School
Acres: .51
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 43
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.08197
Longitude: -118.2883
APN: 5539024903
Past Use: RESIDENTIAL AREA
Potential COC: Asbestos Containing Materials (ACM Lead
Confirmed COC: Lead
Potential Description: SOIL
Alias Name: DAYTON HEIGHTS ELEM. SCH. PLYGRD
Alias Type: Alternate Name
Alias Name: DAYTON HEIGHTS ELEM. SCH. PLYGRD. (EXP)
Alias Type: Alternate Name
Alias Name: LAUSD-DAYTON HEIGHTS ELEM SCL PLAYGROUND
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name

DAYTON HEIGHTS ELEMENTARY SCHOOL PLYGRD (Continued) **S107736208**

Alias Name: 5539024903
Alias Type: APN
Alias Name: 110033617496
Alias Type: EPA (FRS #)
Alias Name: 304344
Alias Type: Project Code (Site Code)
Alias Name: 19880014
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 11/02/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 02/06/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 02/06/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 10/16/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 09/05/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 06/03/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 10/22/2001
Comments: Not reported

DAYTON HEIGHTS ELEMENTARY SCHOOL PLYGRD (Continued) **S107736208**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Completion Report
Completed Date:	02/04/2003
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Workplan
Completed Date:	10/11/2002
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19880014
Site Type:	School Cleanup
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	.51
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304344
Assembly:	43
Senate:	24
Special Program Status:	Not reported
Status:	Certified
Status Date:	02/06/2003
Restricted Use:	NO
Funding:	School District
Latitude:	34.08197
Longitude:	-118.2883
APN:	5539024903
Past Use:	RESIDENTIAL AREA
Potential COC:	Asbestos Containing Materials (ACM, Lead
Confirmed COC:	Lead
Potential Description:	SOIL
Alias Name:	DAYTON HEIGHTS ELEM. SCH. PLYGRD
Alias Type:	Alternate Name
Alias Name:	DAYTON HEIGHTS ELEM. SCH. PLYGRD. (EXP)
Alias Type:	Alternate Name
Alias Name:	LAUSD-DAYTON HEIGHTS ELEM SCL PLAYGROUND
Alias Type:	Alternate Name

DAYTON HEIGHTS ELEMENTARY SCHOOL PLYGRD (Continued) **S107736208**

Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 5539024903
Alias Type: APN
Alias Name: 110033617496
Alias Type: EPA (FRS #)
Alias Name: 304344
Alias Type: Project Code (Site Code)
Alias Name: 19880014
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 11/02/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 02/06/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 02/06/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 10/16/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 09/05/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 06/03/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 10/22/2001

DAYTON HEIGHTS ELEMENTARY SCHOOL PLYGRD (Continued) **S107736208**

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 02/04/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 10/11/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

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183 **CORPORATE FUND FOR HOUSING** **LUST** **S101297170**
NNW **625 NEW HAMPSHIRE AVE** **HIST CORTESE** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004**
0.388 mi.
2050 ft.

Relative:
Higher

Actual:
295 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700426
Global Id: T0603700426
Latitude: 34.0821272
Longitude: -118.2930199
Status: Completed - Case Closed
Status Date: 07/17/1996
Case Worker: YR
RB Case Number: 900040016
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700426
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: Not reported

CORPORATE FUND FOR HOUSING (Continued) **S101297170**

Global Id: T0603700426
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: Not reported

LUST:
Global Id: T0603700426
Action Type: Other
Date: 08/08/1987
Action: Leak Reported

LUST:
Global Id: T0603700426
Status: Open - Case Begin Date
Status Date: 08/08/1987

Global Id: T0603700426
Status: Open - Site Assessment
Status Date: 03/18/1988

Global Id: T0603700426
Status: Completed - Case Closed
Status Date: 07/17/1996

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040016
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603700426
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: CLINTON
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 8/8/1987
Date Leak Record Entered: 3/10/1988
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 4/7/1991
Date the Case was Closed: 7/17/1996
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported

CORPORATE FUND FOR HOUSING (Continued) **S101297170**

Leak Source:	Not reported
Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	5797.885709715118761261202705 8
Source of Cleanup Funding:	Not reported
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	3/18/1988
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	RETIREMENT HOUSTING FOUNDATION
RP Address:	5150 E PACIFIC COAST HIGHWAY, LONG BEACH CA 90804
Program:	LUST
Lat/Long:	34.0821272 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	RESPONSIBLE PARTY TO SUBMIT ADDITIONAL SAP. SAP NOT RECIEVED AS OF 4/89

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900040016

Y184 **CHEVRON #9-3371 (FORMER)** **LUST** **S101297141**
NNW **4166 MELROSE AVE** **HIST CORTESE** **N/A**
1/4-1/2 **LOS ANGELES, CA 90029**
0.403 mi.
2129 ft. **Site 1 of 6 in cluster Y**

Relative:
Higher

Actual:
295 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700764
Global Id:	T0603700764
Latitude:	34.083355
Longitude:	-118.291328
Status:	Completed - Case Closed
Status Date:	12/15/1997
Case Worker:	JH
RB Case Number:	900290016

CHEVRON #9-3371 (FORMER) (Continued) **S101297141**

Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700764
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: Not reported

Global Id: T0603700764
Contact Type: Regional Board Caseworker
Contact Name: JAY HUANG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 WEST 4TH STREET, SUITE 200
City: LOS ANGELES
Email: jhuang@waterboards.ca.gov
Phone Number: 2135766711

LUST:
Global Id: T0603700764
Action Type: Other
Date: 01/16/1987
Action: Leak Reported

Global Id: T0603700764
Action Type: Other
Date: 01/16/1987
Action: Leak Discovery

LUST:
Global Id: T0603700764
Status: Open - Case Begin Date
Status Date: 01/16/1987

Global Id: T0603700764
Status: Open - Site Assessment
Status Date: 08/10/1987

Global Id: T0603700764
Status: Open - Remediation
Status Date: 04/18/1988

Global Id: T0603700764
Status: Open - Verification Monitoring
Status Date: 01/29/1997

Global Id: T0603700764
Status: Completed - Case Closed
Status Date: 12/15/1997

CHEVRON #9-3371 (FORMER) (Continued) **S101297141**

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900290016	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		GTETIT
Global ID:	T0603700764	
W Global ID:	Not reported	
Staff:	JH	
Local Agency:	19050	
Cross Street:	VERMONT	
Enforcement Type:	Not reported	
Date Leak Discovered:	1/16/1987	
Date Leak First Reported:		1/16/1987
Date Leak Record Entered:	12/31/1986	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		6/9/1998
Date the Case was Closed:		12/15/1997
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	Tank	
Operator:	SOHINDLER, ODETTE	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		6596.6969892496280912896513786
Source of Cleanup Funding:		Tank
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		8/10/1987
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		4/18/1988
Post Remedial Action Monitoring Began:		1/29/1997
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		1/1/1965
Hist Max MTBE Conc in Groundwater:		13
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Yes
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	CHEVRON USA, INC	
RP Address:	Not reported	
Program:	LUST	
Lat/Long:	34.0835931 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	

CHEVRON #9-3371 (FORMER) (Continued) **S101297141**

Assigned Name: Not reported
Summary: 12/08/97 4TH QTR 1997 GW MON RPT BY JDK 06/09/98 WELL DESTRUCTION RPT FILE TAKEN

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900290016

Y185 **CHEVRON #9-3371 (FORMER)** **RGA LUST** **S114596488**
NNW **4166 MELROSE AVE** **N/A**
1/4-1/2 **LOS ANGELES, CA**
0.403 mi.
2129 ft. **Site 2 of 6 in cluster Y**

Relative: **Higher**
Actual: **295 ft.**

RGA LUST:

2012	CHEVRON #9-3371 (FORMER)	4166 MELROSE AVE
2011	CHEVRON #9-3371 (FORMER)	4166 MELROSE AVE
2010	CHEVRON #9-3371 (FORMER)	4166 MELROSE AVE
2009	CHEVRON #9-3371 (FORMER)	4166 MELROSE AVE
2008	CHEVRON #9-3371 (FORMER)	4166 MELROSE AVE
2007	CHEVRON #9-3371 (FORMER)	4166 MELROSE AVE
2006	CHEVRON #9-3371 (FORMER)	4166 MELROSE AVE
2005	CHEVRON #9-3371 (FORMER)	4166 MELROSE AVE
2004	CHEVRON #9-3371 (FORMER)	4166 MELROSE AVE
2003	CHEVRON #9-3371 (FORMER)	4166 MELROSE AVE
2002	CHEVRON #9-3371 (FORMER)	4166 MELROSE AVE
2001	CHEVRON #9-3371 (FORMER)	4166 MELROSE AVE
2000	CHEVRON #9-3371 (FORMER)	4166 MELROSE AVE
1998	CHEVRON #9-3371 (FORMER)	4166 MELROSE AVE

Y186 **CHEVRON #9-3371** **RGA LUST** **S114596489**
NNW **4166 MELROSE AVE** **N/A**
1/4-1/2 **LOS ANGELES, CA**
0.403 mi.
2129 ft. **Site 3 of 6 in cluster Y**

Relative: **Higher**
Actual: **295 ft.**

RGA LUST:

1997	CHEVRON #9-3371	4166 MELROSE AVE
1996	CHEVRON #9-3371	4166 MELROSE AVE
1995	CHEVRON #9-3371	4166 MELROSE AVE
1994	CHEVRON #9-3371	4166 MELROSE AVE
1993	CHEVRON #9-3371	4166 MELROSE AVE

Y187 **CHEVRON USA INC.** **Notify 65** **S100177975**
NNW **4166 MELROSE AVE. #93371** **N/A**
1/4-1/2 **LOS ANGELES, CA 90029**
0.403 mi.
2129 ft. **Site 4 of 6 in cluster Y**

Relative:
Higher

Actual:
295 ft.

NOTIFY 65:

Date Reported:	Not reported
Staff Initials:	Not reported
Board File Number:	Not reported
Facility Type:	Not reported
Discharge Date:	Not reported
Issue Date:	Not reported
Incident Description:	Not reported

Z188 **CITY OF LOS ANGELES - DWP** **CPS-SLIC** **S103546930**
NE **611 HOOVER** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004**
0.408 mi.
2154 ft. **Site 1 of 2 in cluster Z**

Relative:
Higher

Actual:
318 ft.

SLIC REG 4:

Region:	4
Facility Status:	Site Assessment
SLIC:	0803
Substance:	VOCs
Staff:	Jenny Au

Z189 **LA DWP STREETLIGHT MAINTENANCE HQTS** **LUST** **S103437995**
NE **611 NORTH HOOVER ST** **CPS-SLIC** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004** **HIST CORTESE**
0.408 mi.
2154 ft. **Site 2 of 2 in cluster Z**

Relative:
Higher

Actual:
318 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700456
Global Id:	T0603700456
Latitude:	34.0820753
Longitude:	-118.2845566
Status:	Completed - Case Closed
Status Date:	08/07/1998
Case Worker:	CET
RB Case Number:	900040352
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700456
Contact Type:	Regional Board Caseworker
Contact Name:	CHANDRA TYLER
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN

LA DWP STREETLIGHT MAINTENANCE HQTS (Continued) **S103437995**

Email: cetyler@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603700456
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: Not reported

LUST:
Global Id: T0603700456
Action Type: Other
Date: 06/21/1990
Action: Leak Discovery

Global Id: T0603700456
Action Type: Other
Date: 06/21/1998
Action: Leak Stopped

Global Id: T0603700456
Action Type: Other
Date: 03/03/1998
Action: Leak Reported

LUST:
Global Id: T0603700456
Status: Open - Case Begin Date
Status Date: 06/21/1990

Global Id: T0603700456
Status: Open - Site Assessment
Status Date: 06/21/1990

Global Id: T0603700456
Status: Open - Site Assessment
Status Date: 07/19/1990

Global Id: T0603700456
Status: Completed - Case Closed
Status Date: 08/07/1998

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040352
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater

LA DWP STREETLIGHT MAINTENANCE HQTS (Continued) **S103437995**

Abatement Method Used at the Site:		Not reported
Global ID:	T0603700456	
W Global ID:	W0603700547	
Staff:	CEC	
Local Agency:	19050	
Cross Street:	MELROSE	
Enforcement Type:	Not reported	
Date Leak Discovered:	6/21/1990	
Date Leak First Reported:		3/3/1998
Date Leak Record Entered:	4/14/1998	
Date Confirmation Began:	6/21/1990	
Date Leak Stopped:	6/21/1998	
Date Case Last Changed on Database:		7/15/1998
Date the Case was Closed:		8/7/1998
How Leak Discovered:	Tank Closure	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Tank	
Operator:	Not reported	
Water System:	FIRSTONE SCOUT RESRVTN (BOY SCOUT COUN)	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		5821.668049456358893235881056 6
Source of Cleanup Funding:		Tank
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		7/19/1990
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		1/1/1965
Hist Max MTBE Conc in Groundwater:		.3
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	<	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	CITY OF LA-DPW	
RP Address:	111 N. HOPE ST., LOS ANGELES, CA 90051	
Program:	LUST	
Lat/Long:	34.0820753 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	LOP/LOW - LOW POTENTIAL HEALTH/SAFTY/ENVIRONMENTAL IMPACT	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	1900547-001GEN	
Summary:	RECOMMENDATION; HOWEVER SOME SOLVENT CONTAMINATION-REFER TO SLIC.	

CPS-SLIC:

Region:	STATE
Facility Status:	**Open - Site Assessment**
Status Date:	09/29/2015
Global Id:	SL204AE1744
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number:	Not reported

LA DWP STREETLIGHT MAINTENANCE HQTS (Continued) **S103437995**

Latitude:	34.081679
Longitude:	-118.283519
Case Type:	Cleanup Program Site
Case Worker:	TA
Local Agency:	Not reported
RB Case Number:	0803
File Location:	Regional Board
Potential Media Affected:	Indoor Air, Other Groundwater (uses other than drinking water), Soil, Soil Vapor
Potential Contaminants of Concern:	Other Solvent or Non-Petroleum Hydrocarbon, Tetrachloroethylene (PCE), Trichloroethylene (TCE)
Site History:	This Site is a 2.4-acre parcel of land occupied by the SMH Site that consists of several buildings hosting administrative offices, warehouses for the storage of streetlight parts, and vehicle maintenance garages. Historical records show that the SMH Site was built upon residential property in 1926. Gasoline and a waste oil underground storage tanks (USTs) were removed from the SMH Site in 1990. The Regional Boards Underground Storage Tank (UST) Section issued a closure for the USTs and the case was transferred to the Site Cleanup Program because of the detection of VOCs and SVOCs in the Sites groundwater monitoring wells. Thereafter, various investigations were conducted that include a soil vapor survey, installation of 32 soil borings and 14 groundwater monitoring wells at the SMH Site. The analytical results confirmed that both soil and groundwater beneath the SMH Site are impacted with tetrachloroethylene (PCE), trichloroethylene (TCE) and benzene. The data show PCE concentrations as high as 1,670 micrograms per kilogram (a%g/Kg) in soil, 13,500 micrograms per liter (a%g/L) in the soil vapor collected from 5 feet below ground surface (bgs) and 23,300 a%g/L in groundwater. In addition, benzene was detected up to 602 a%g/Kg and 392 a%g/L in soil and groundwater, respectively. The site assessment identifies two separate potential source areas of PCE impacted soil at the SMH Site. PCE concentrations of 2,634 and 1,670 micrograms per kilogram (a%g/Kg) in the northern and southern portion, respectively, were reported. The most recent groundwater monitoring results show PCE concentration as high as 75,000 micrograms per liter (a%g/L) and TCE as high as 123 a%g/L. Soil vapor survey conducted at the site also confirm the presence of VOCs. The highest PCE concentration detected in soil vapor at the Site is 1,100 a%g/L. In addition, benzene was detected up to 602 a%g/Kg and 392 a%g/L in soil and groundwater, respectively The results of soil and groundwater samples collected along sewer and storm drain pipelines servicing the dry cleaning facility located north east of the SMH Site. PCE concentration as high as 1,100 a%g/Kg in soil and greater than 1,000 a%g/L in groundwater was detected in samples obtained approximately 50 feet southwest of the dry cleaning facility. Based on the data, LADWP claims that the dry cleaning facility is a potential source of PCE contamination at the SMH Site. The Regional Board is following up on the potential contribution of PCE contamination from the dry cleaners. According to the Department of Water Resources Bulletin No. 104, the Site is located in the Hollywood Basin of the Coastal Plain of Los Angeles. The SMH Site lies on the western flank of the Elysian Hills that is underlain by recent alluvium, which includes the Gaspur aquifer overlying the Puente Formation. Based on the soil boring log, the soil beneath the SMH Site consists of primarily clay, sandy clay and silt to a depth of 20 feet, the maximum depth of investigation. Depth to the shallow

LA DWP STREETLIGHT MAINTENANCE HQTS (Continued) **S103437995**

groundwater beneath the SMH Site ranged from approximately 15 to 21 feet below ground surface (bgs). The direction of groundwater flow is to the southwest.

Click here to access the California GeoTracker records for this facility:

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900040352

Y190 **MOBIL #18-G8X (FORMER #11-G8X)** **LUST** **S104406262**
NNW **657 VERMONT AVE N** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004**
0.411 mi.
2170 ft. **Site 5 of 6 in cluster Y**

Relative:
Higher

Actual:
296 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700433
Global Id:	T0603700433
Latitude:	34.0827082
Longitude:	-118.2917078
Status:	Open - Remediation
Status Date:	01/20/2004
Case Worker:	DMB
RB Case Number:	900040107
Local Agency:	LOS ANGELES, CITY OF
File Location:	Regional Board
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700433
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:	Not reported

Global Id:	T0603700433
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:	Not reported

LUST:

Global Id:	T0603700433

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Action Type: RESPONSE
Date: 01/15/2010
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2016
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: ENFORCEMENT
Date: 01/31/2001
Action: 13267 Requirement

Global Id: T0603700433
Action Type: REMEDIATION
Date: 12/13/2010
Action: Soil Vapor Extraction (SVE)

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2009
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2009
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2009
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2013
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2003

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2013
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2013
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2017
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2017
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2014
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2014
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2013
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 06/28/2013
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: REMEDIATION
Date: 09/13/2001
Action: Dual Phase Extraction

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2017
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: REMEDIATION
Date: 04/08/2011
Action: In Situ Biological Treatment

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2003
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2003
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2016
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2016
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2015
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2012
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2017
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2017
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2017
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2014
Action: Monitoring Report - Quarterly

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Global Id: T0603700433
Action Type: REMEDIATION
Date: 06/30/2015
Action: Soil Vapor Extraction (SVE)

Global Id: T0603700433
Action Type: Other
Date: 04/22/1991
Action: Leak Reported

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2008
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2008
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2004
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2008
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Date: 07/15/2017
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2016
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2014
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2012
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: REMEDIATION
Date: 08/04/2004
Action: Pump & Treat (P&T) Groundwater

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2012
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2014
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2015
Action: Monitoring Report - Quarterly

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2016
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2016
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2013
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2017
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 11/09/2009
Action: Corrective Action Plan / Remedial Action Plan - Addendum

Global Id: T0603700433
Action Type: RESPONSE

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2013
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2015
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2015
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2015
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2016
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2016
Action: Remedial Progress Report

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2010
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2012
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/05/2010
Action: Well Installation Report

LUST:
Global Id: T0603700433
Status: Open - Case Begin Date
Status Date: 04/15/1991

Global Id: T0603700433
Status: Open - Site Assessment
Status Date: 04/15/1991

Global Id: T0603700433
Status: Open - Site Assessment
Status Date: 07/01/1991

Global Id: T0603700433
Status: Open - Remediation
Status Date: 07/15/2000

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Global Id: T0603700433
Status: Open - Remediation
Status Date: 02/02/2001

Global Id: T0603700433
Status: Open - Remediation
Status Date: 09/13/2001

Global Id: T0603700433
Status: Open - Remediation
Status Date: 07/16/2003

Global Id: T0603700433
Status: Open - Remediation
Status Date: 10/17/2003

Global Id: T0603700433
Status: Open - Remediation
Status Date: 01/20/2004

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040107
Status: Remedial action (cleanup) Underway
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: FPVE
Global ID: T0603700433
W Global ID: Not reported
Staff: TCS
Local Agency: 19050
Cross Street: MELROSE
Enforcement Type: DLLET
Date Leak Discovered: Not reported
Date Leak First Reported: 4/22/1991
Date Leak Record Entered: 4/11/1991
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 7/12/2002
Date the Case was Closed: Not reported
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 6221.79337867831256683439130 23
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: 4/15/1991
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 7/1/1991

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Remediation Plan Submitted:	2/2/2001
Remedial Action Underway:	7/23/2004
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	1/31/2001
Historical Max MTBE Date:	1/1/1965
Hist Max MTBE Conc in Groundwater:	1400000
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Yes
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	BRED LEDESMA
RP Address:	3700 W. 190TH ST.
Program:	LUST
Lat/Long:	34.0827082 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	RAP RECEIVED 1/20/97; DAB OK'ED EXTENTION TIL 12/2. RERELEASE RECENTLY; 10/11/00 3RD QTR PROGRESS RPT 2000; 11/28/00 4TH QTR PROGRESS RPT 2000; 2/28/01 SITE ASSESSMENT RPT; 2/14/01 1ST QTR GW MON RPT 2001

Y191 **MOBIL #18-G8X (FORMER #11** **HIST CORTESE** **S101297306**
NNW **657 VERMONT** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004**
0.411 mi.
2170 ft. **Site 6 of 6 in cluster Y**

Relative: **Higher**

Actual: **296 ft.**

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900040107

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192 **2ND & JUANITA AVENUE DUMP-LOS** **WMUDS/SWAT** **S103441379**
South **2ND & JUANITA AVE** **N/A**
1/4-1/2 **LOS ANGELES, CA**
0.434 mi.
2290 ft.

Relative: **Higher**

Actual: **272 ft.**

WMUDS/SWAT:

Edit Date:	Not reported
Complexity:	Not reported
Primary Waste:	Not reported
Primary Waste Type:	Not reported
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Base Meridian:	Not reported
NPID:	Not reported
Tonnage:	0
Regional Board ID:	Not reported

2ND & JUANITA AVENUE DUMP-LOS (Continued) **S103441379**

Municipal Solid Waste:	False
Superorder:	False
Open To Public:	False
Waste List:	False
Agency Type:	Not reported
Agency Name:	Not reported
Agency Department:	Not reported
Agency Address:	Not reported
Agency City,St,Zip:	Not reported
Agency Contact:	Not reported
Agency Telephone:	Not reported
Land Owner Name:	Not reported
Land Owner Address:	Not reported
Land Owner City,St,Zip:	CA
Land Owner Contact:	Not reported
Land Owner Phone:	Not reported
Region:	4
Facility Type:	Not reported
Facility Description:	Not reported
Facility Telephone:	Not reported
SWAT Facility Name:	Not reported
Primary SIC:	Not reported
Secondary SIC:	Not reported
Comments:	Not reported
Last Facility Editors:	Not reported
Waste Discharge System:	False
Solid Waste Assessment Test Program:	True
Toxic Pits Cleanup Act Program:	False
Resource Conservation Recovery Act:	False
Department of Defence:	False
Solid Waste Assessment Test Program:	Not reported
Threat to Water Quality:	Not reported
Sub Chapter 15:	False
Regional Board Project Officer:	LT
Number of WMUDS at Facility:	1
Section Range:	Not reported
RCRA Facility:	Not reported
Waste Discharge Requirements:	Not reported
Self-Monitoring Rept. Frequency:	Not reported
Waste Discharge System ID:	4 190112NUR
Solid Waste Information ID:	Not reported

193
NW
1/4-1/2
0.454 mi.
2398 ft.

CALTRANS- HOLLYWOOD MAINTENANCE STATION **SWF/LF** **S110986753**
609 HELITROPE AVE. **N/A**
LOS ANGELES (CITY), CA

Relative:
Higher

Actual:
302 ft.

SWF/LF (SWIS):

Region:	STATE
Facility ID:	19-AR-1244
Lat/Long:	34.08191 / -118.29599
Owner Name:	Caltrans
Owner Telephone:	2136202110
Owner Address:	Glen Mellinger
Owner Address2:	100 S. Main Street, MS-3
Owner City,St,Zip:	Los Angeles, CA 90012
Operational Status:	Active

CALTRANS- HOLLYWOOD MAINTENANCE STATION (Continued) **S110986753**

Operator:	Caltrans
Operator Phone:	3236629997
Operator Address:	Roosevelt McCord
Operator Address2:	609 Helitrope Ave.
Operator City,St,Zip:	Los Angeles, CA 90004
Permit Date:	02/09/2011
Permit Status:	Notification
Permitted Acreage:	$0.00
Activity:	Limited Volume Transfer Operation
Regulation Status:	Notification
Landuse Name:	Residential
GIS Source:	Map
Category:	Transfer/Processing
Unit Number:	01
Inspection Frequency:	Quarterly
Accepted Waste:	Green Materials,Mixed municipal
Closure Date:	Not reported
Closure Type:	Not reported
Disposal Acreage:	Not reported
SWIS Num:	19-AR-1244
Waste Discharge Requirement Num:	Not reported
Program Type:	Not reported
Permitted Throughput with Units:	20
Actual Throughput with Units:	Cu Yards/day
Permitted Capacity with Units:	2400
Remaining Capacity:	Not reported
Remaining Capacity with Units:	Cu Yards/year
Lat/Long:	34.08191 / -118.29599

194
NE
1/4-1/2
0.472 mi.
2492 ft.

JESSE CLEANERS **CPS-SLIC** **S109117980**
650 NORTH HOOVER STREET **N/A**
LOS ANGELES, CA 90004

Relative:
Higher

Actual:
333 ft.

CPS-SLIC:

Region:	STATE
Facility Status:	**Open - Inactive**
Status Date:	01/28/2016
Global Id:	SL0603711101
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number:	Not reported
Latitude:	34.08291
Longitude:	-118.284318
Case Type:	Cleanup Program Site
Case Worker:	RV
Local Agency:	Not reported
RB Case Number:	1232
File Location:	Regional Board
Potential Media Affected:	Aquifer used for drinking water supply, Soil, Soil Vapor
Potential Contaminants of Concern:	* Chlorinated Hydrocarbons
Site History:	The Site is located in an area that is characterized by a mixed commercial residential use. Jesse Cleaners was in operation from 1995 through 2008 and the building is currently vacant. However, a dry cleaning establishment has been present on the site in the same tenant space since 1981. In 2006, two separate subsurface investigations were conducted at the Site. These are: 1) Western Environmental Engineers Company (WEECO) installed four soil borings

JESSE CLEANERS (Continued) **S109117980**

to 10 feet below ground surface (bgs); and 2) JMK installed five additional soil borings to 25 feet bgs. The limited soil sampling and analysis, confirmed that soil beneath the Site are impacted with PCE and trichloroethylene (TCE). Based on the analytical results, up to 1,350,085 micrograms per kilogram (a%g/kg) of PCE and 1,834 a%g/kg of TCE were detected in soil samples collected from beneath the former dry cleaning machine. Groundwater samples obtained from locations immediately down gradient from the Jesse Cleaners and approximately 50 feet from the Streetlight Maintenance Headquarters (SMH) site have PCE concentrations greater than 1,000 micrograms per liter (a%g/L).

Click here to access the California GeoTracker records for this facility:

AA195 **AUTO FUELING STATION (FORME** **RGA LUST** **S114578926**
West **4100 BEVERLY BLVD** **N/A**
1/4-1/2 **LOS ANGELES, CA**
0.477 mi.
2518 ft. **Site 1 of 5 in cluster AA**

Relative: RGA LUST:
Higher

2004	AUTO FUELING STATION (FORME	4100 BEVERLY BLVD

Actual:
276 ft.

AA196 **AUTO FUELING STATION (FORMER)** **LUST** **S103281938**
West **4100 BEVERLY BLVD** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004**
0.477 mi.
2518 ft. **Site 2 of 5 in cluster AA**

Relative: LUST REG 4:
Higher

Actual:
276 ft.

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900040070	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Excavate and Dispose
Global ID:	T0603700431	
W Global ID:	Not reported	
Staff:	DP	
Local Agency:	19050	
Cross Street:	ALEXANDRIA AVE	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		1/14/1988
Date Leak Record Entered:	3/31/1988	
Date Confirmation Began:	12/17/1987	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		12/10/1999
Date the Case was Closed:		5/14/1999
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	

AUTO FUELING STATION (FORMER) (Continued) **S103281938**

Operator:	CLARK, JAMES E.
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	3102.9875615361439790275432783
Source of Cleanup Funding:	Not reported
Preliminary Site Assessment Workplan Submitted:	12/17/1987
Preliminary Site Assessment Began:	12/17/1987
Pollution Characterization Began:	5/23/1988
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	1/1/1965
Hist Max MTBE Conc in Groundwater:	55.4
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Yes
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	CHUN H. CHO & PAUL J. LEE
RP Address:	9242 CECILIA ST., DOWNEY, CA 90241
Program:	LUST
Lat/Long:	34.0761084 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	LOP/LOW - MINOR OR NO POTENTIAL WATER RESOURCE IMPACT
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	CHUN H. CHO , 2148 SEAVIEW DR., FULLERTON, CA 92633; 12/10/99 RPT OF MONITORING WELL ABANDONMENT

AA197 **AUTO FUELING STATION** **RGA LUST** **S114578929**
West **4100 BEVERLY BLVD** **N/A**
1/4-1/2 **LOS ANGELES, CA**
0.477 mi.
2518 ft. **Site 3 of 5 in cluster AA**

Relative: **Higher**
Actual: **276 ft.**

RGA LUST:

1997	AUTO FUELING STATION	4100 BEVERLY BLVD
1995	AUTO FUELING STATION	4100 BEVERLY BLVD
1994	AUTO FUELING STATION	4100 BEVERLY BLVD
1993	AUTO FUELING STATION	4100 BEVERLY BLVD

AA198 **AUTO FUELING STATION (FORMER)** **LUST** **S101296899**
West **4100 BEVERLY BLVD** **HAZNET** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004** **HIST CORTESE**
0.477 mi.
2518 ft. **Site 4 of 5 in cluster AA**

Relative: **Higher**
Actual: **276 ft.**

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700431
Global Id:	T0603700431

AUTO FUELING STATION (FORMER) (Continued) **S101296899**

Latitude:	34.076049
Longitude:	-118.298674
Status:	Completed - Case Closed
Status Date:	05/14/1999
Case Worker:	DPP
RB Case Number:	900040070
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700431
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

Global Id:	T0603700431
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:	Not reported

LUST:

Global Id:	T0603700431
Action Type:	Other
Date:	01/14/1988
Action:	Leak Reported

LUST:

Global Id:	T0603700431
Status:	Open - Case Begin Date
Status Date:	12/17/1987

Global Id:	T0603700431
Status:	Open - Site Assessment
Status Date:	12/17/1987

Global Id:	T0603700431
Status:	Open - Site Assessment
Status Date:	05/23/1988

Global Id:	T0603700431
Status:	Completed - Case Closed
Status Date:	05/14/1999

AUTO FUELING STATION (FORMER) (Continued) **S101296899**

HAZNET:

envid:	S101296899
Year:	2013
GEPAID:	CAL000196451
Contact:	CHIRL J LEE
Telephone:	2133834004
Mailing Name:	Not reported
Mailing Address:	4100 BEVERLY BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900040000
Gen County:	Los Angeles
TSD EPA ID:	CAD099452708
TSD County:	Los Angeles
Waste Category:	Not reported
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.095
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Not reported

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900040070

AA199 **AUTO FUELING STATION (FORMER)** **RGA LUST** **S114578927**
West **4100 BEVERLY BLVD** **N/A**
1/4-1/2 **LOS ANGELES, CA**
0.477 mi.
2518 ft. **Site 5 of 5 in cluster AA**

Relative: **Higher**

Actual: **276 ft.**

RGA LUST:

2012	AUTO FUELING STATION (FORMER)	4100 BEVERLY BLVD
2011	AUTO FUELING STATION (FORMER)	4100 BEVERLY BLVD
2010	AUTO FUELING STATION (FORMER)	4100 BEVERLY BLVD
2009	AUTO FUELING STATION (FORMER)	4100 BEVERLY BLVD
2008	AUTO FUELING STATION (FORMER)	4100 BEVERLY BLVD
2007	AUTO FUELING STATION (FORMER)	4100 BEVERLY BLVD
2006	AUTO FUELING STATION (FORMER)	4100 BEVERLY BLVD
2005	AUTO FUELING STATION (FORMER)	4100 BEVERLY BLVD
2003	AUTO FUELING STATION (FORMER)	4100 BEVERLY BLVD
2002	AUTO FUELING STATION (FORMER)	4100 BEVERLY BLVD
2001	AUTO FUELING STATION (FORMER)	4100 BEVERLY BLVD
2000	AUTO FUELING STATION (FORMER)	4100 BEVERLY BLVD
1998	AUTO FUELING STATION (FORMER)	4100 BEVERLY BLVD

200 NNW 1/4-1/2 0.486 mi. 2564 ft. | **BRAILLE INSTITUTE**
741 VERMONT AVE N
LOS ANGELES, CA 90029

LUST
HIST CORTESE
WDS

S101297307
N/A

Relative: Higher

Actual: 302 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700765
Global Id:	T0603700765
Latitude:	34.084729
Longitude:	-118.292292
Status:	Completed - Case Closed
Status Date:	04/25/1995
Case Worker:	YR
RB Case Number:	900290025
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Heating Oil / Fuel Oil
Site History:	Not reported

LUST:

Global Id:	T0603700765
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:	Not reported

Global Id:	T0603700765
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:	Not reported

LUST:

Global Id:	T0603700765
Action Type:	Other
Date:	06/10/1985
Action:	Leak Reported

LUST:

Global Id:	T0603700765
Status:	Open - Case Begin Date
Status Date:	06/10/1985

Global Id:	T0603700765
Status:	Open - Remediation
Status Date:	04/21/1988

Global Id:	T0603700765

BRAILLE INSTITUTE (Continued) **S101297307**

Status: Open - Verification Monitoring
Status Date: 10/01/1991

Global Id: T0603700765
Status: Completed - Case Closed
Status Date: 04/25/1995

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900290025	
Status:	Case Closed	
Substance:	Heater Fuel	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Excavate and Dispose
Global ID:	T0603700765	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	MARATHON	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		6/10/1985
Date Leak Record Entered:	12/31/1986	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		4/25/1995
Date the Case was Closed:		4/25/1995
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		6745.884238314606690401384830 1
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		4/21/1988
Post Remedial Action Monitoring Began:		10/1/1991
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Yes
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	BLANK RP	

BRAILLE INSTITUTE (Continued) **S101297307**

RP Address: C
Program: LUST
Lat/Long: 34.0846301 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: INITIAL OVERSIGHT BY ANS. CONTAMINATED SOIL LEFT IN PLACE WAS REMOVED DURING EXCAVATION OF BASEMENT.

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900290025

WDS:
Facility ID: Los Angeles River 196000131
Facility Type: Other - Does not fall into the category of Municipal/Domestic, Industrial, Agricultural or Solid Waste (Class I, II or III)
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number: CAG994004 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion: 4
Facility Telephone: 2136631111
Facility Contact: Rakesh Verma
Agency Name: BRAILLE INSTITUTE OF AMERICA
Agency Address: Not reported
Agency City,St,Zip: 0
Agency Contact: Not reported
Agency Telephone: Not reported
Agency Type: Private
SIC Code: 8399
SIC Code 2: Not reported
Primary Waste Type: Designated/Influent or Solid Wastes that pose a significant threat to water quality because of their high concentrations (E.G., BOD, Hardness, TRF, Chloride). 'Manageable' hazardous wastes (E.G., inorganic salts and heavy metals) are included in this category.
Primary Waste: MISCEL
Waste Type2: Not reported
Waste2: Miscellaneous (Includes wastes from dewatering, recreational lake overflow, swimming pool wastes, water ride wastewater, ground water seepage and other wastes of this type)
Primary Waste Type: Designated/Influent or Solid Wastes that pose a significant threat to water quality because of their high concentrations (E.G., BOD, Hardness, TRF, Chloride). 'Manageable' hazardous wastes (E.G., inorganic salts and heavy metals) are included in this category.
Secondary Waste: Not reported
Secondary Waste Type: Not reported
Design Flow: 0
Baseline Flow: 0
Reclamation: No reclamation requirements associated with this facility.
POTW: The facility is not a POTW.

BRAILLE INSTITUTE (Continued) **S101297307**

Treat To Water: 0
Complexity: Not reported

---

201 **SHELL #204-6168-2104** **RGA LUST** **S114686323**
ESE **3177 TEMPLE AVE** **N/A**
1/4-1/2 **LOS ANGELES, CA**
0.488 mi.
2575 ft.

Relative: RGA LUST:
Higher 2004 SHELL #204-6168-2104 3177 TEMPLE AVE

Actual:
317 ft.

AB202 **ALEXANDRIA AVENUE SCHOOL** **LUST** **S103974420**
West **4211 OAKWOOD** **HIST CORTESE** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004**
0.488 mi.
2577 ft. **Site 1 of 3 in cluster AB**

Relative: LUST:
Higher

Actual:
286 ft.

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700429
Global Id:	T0603700429
Latitude:	34.078469
Longitude:	-118.29972
Status:	Completed - Case Closed
Status Date:	07/22/1996
Case Worker:	YR
RB Case Number:	900040052
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Heating Oil / Fuel Oil
Site History:	Not reported

LUST:

Global Id:	T0603700429
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:	Not reported

Global Id:	T0603700429
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:	Not reported

LUST:

ALEXANDRIA AVENUE SCHOOL (Continued) **S103974420**

Global Id: T0603700429
Action Type: Other
Date: 09/07/1990
Action: Leak Reported

LUST:
Global Id: T0603700429
Status: Open - Case Begin Date
Status Date: 09/07/1990

Global Id: T0603700429
Status: Open - Site Assessment
Status Date: 09/07/1990

Global Id: T0603700429
Status: Completed - Case Closed
Status Date: 07/22/1996

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040052

AB203 **ALEXANDRIA AVENUE SCHOOL** **RGA LUST** **S114569970**
West **4211 OAKWOOD AVE** **N/A**
1/4-1/2 **LOS ANGELES, CA**
0.488 mi.
2577 ft. **Site 2 of 3 in cluster AB**

Relative: **Higher**

Actual: **286 ft.**

RGA LUST:

2012	ALEXANDRIA AVENUE SCHOOL	4211 OAKWOOD AVE
2011	ALEXANDRIA AVENUE SCHOOL	4211 OAKWOOD AVE
2010	ALEXANDRIA AVENUE SCHOOL	4211 OAKWOOD AVE
2009	ALEXANDRIA AVENUE SCHOOL	4211 OAKWOOD AVE
2008	ALEXANDRIA AVENUE SCHOOL	4211 OAKWOOD AVE
2007	ALEXANDRIA AVENUE SCHOOL	4211 OAKWOOD AVE
2006	ALEXANDRIA AVENUE SCHOOL	4211 OAKWOOD AVE
2005	ALEXANDRIA AVENUE SCHOOL	4211 OAKWOOD AVE
2004	ALEXANDRIA AVENUE SCHOOL	4211 OAKWOOD AVE
2003	ALEXANDRIA AVENUE SCHOOL	4211 OAKWOOD AVE
2002	ALEXANDRIA AVENUE SCHOOL	4211 OAKWOOD AVE
2001	ALEXANDRIA AVENUE SCHOOL	4211 OAKWOOD AVE
2000	ALEXANDRIA AVENUE SCHOOL	4211 OAKWOOD AVE
1998	ALEXANDRIA AVENUE SCHOOL	4211 OAKWOOD AVE
1997	ALEXANDRIA AVENUE SCHOOL	4211 OAKWOOD AVE
1995	ALEXANDRIA AVENUE SCHOOL	4211 OAKWOOD AVE
1994	ALEXANDRIA AVENUE SCHOOL	4211 OAKWOOD AVE
1993	ALEXANDRIA AVENUE SCHOOL	4211 OAKWOOD AVE

AB204 **ALEXANDRIA AVENUE SCHOOL** **LUST** **S100273165**
West **4211 OAKWOOD AVE** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004**
0.488 mi.
2577 ft. **Site 3 of 3 in cluster AB**

Relative:
Higher

Actual:
286 ft.

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900040052	
Status:	Case Closed	
Substance:	#5 Fuel Oil	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700429	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	Not reported	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		9/7/1990
Date Leak Record Entered:	1/17/1991	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		10/17/1991
Date the Case was Closed:		7/22/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		3484.4596633704399097830415693
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		9/7/1990
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	LA UNIFIED SCHOOL DIST	
RP Address:	P.O. BOX 2298, LOS ANGELES CA 90051	
Program:	LUST	
Lat/Long:	34.0777143 / -1	
Local Agency Staff:	PEJ	

ALEXANDRIA AVENUE SCHOOL (Continued) **S100273165**

Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

205
ENE
1/2-1
0.510 mi.
2694 ft.

Relative:
Higher

Actual:
312 ft.

BELMONT NEW P C NO 1
610 MICHELTORENA ST
LOS ANGELES, CA 90026

RCRA-SQG **1006805468**
ENVIROSTOR **CAR000128090**
SCH
FINDS
ECHO
HAZNET

RCRA-SQG:

Date form received by agency:	09/12/2002
Facility name:	BELMONT NEW P C NO 1
Facility address:	610 MICHELTORENA ST LOS ANGELES, CA 90026
EPA ID:	CAR000128090
Mailing address:	1449 S SAN PEDRO ST LOS ANGELES, CA 90015
Contact:	SOE AUNG
Contact address:	1449 S SAN PEDRO ST LOS ANGELES, CA 90015
Contact country:	US
Contact telephone:	213-743-5086
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	L A UNIFIED SCHOOL DISTRICT
Owner/operator address:	1449 S SAN PEDRO ST LOS ANGELES, CA 90015
Owner/operator country:	Not reported
Owner/operator telephone:	213-743-5086
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	District
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No

BELMONT NEW P C NO 1 (Continued) **1006805468**

On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D000
. Waste name: Not Defined

. Waste code: D008
. Waste name: LEAD

Historical Generators:
Date form received by agency: 09/12/2002
Site name: BELMONT NEW P C NO 1
Classification: Small Quantity Generator

Violation Status: No violations found

ENVIROSTOR:
Facility ID: 19820049
Status: No Further Action
Status Date: 09/07/2001
Site Code: 304132
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.5
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 51
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.07937
Longitude: -118.2803
APN: 5401015900
Past Use: * EDUCATIONAL SERVICES
Potential COC: Lead Methane
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: BELMONT PRIMARY CENTER #1
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT PRIMARY CENTER #1
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT PRIMARY CENTER #1/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT

BELMONT NEW P C NO 1 (Continued) **1006805468**

Alias Type: Alternate Name
Alias Name: 5401015900
Alias Type: APN
Alias Name: 304029
Alias Type: Project Code (Site Code)
Alias Name: 304132
Alias Type: Project Code (Site Code)
Alias Name: 19820049
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Belmont Primary Center #1 site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 06/20/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/04/2000
Comments: DTSC approved the Phase I with a PEAR determination.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 06/20/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 05/17/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 09/07/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 05/24/2001
Comments: Not reported

Future Area Name: Not reported

BELMONT NEW P C NO 1 (Continued) **1006805468**

Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19820049
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.5
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304132
Assembly:	51
Senate:	24
Special Program Status:	Not reported
Status:	No Further Action
Status Date:	09/07/2001
Restricted Use:	NO
Funding:	School District
Latitude:	34.07937
Longitude:	-118.2803
APN:	5401015900
Past Use:	* EDUCATIONAL SERVICES
Potential COC:	Lead, Lead, Methane
Confirmed COC:	NONE SPECIFIED
Potential Description:	NMA
Alias Name:	BELMONT PRIMARY CENTER #1
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT PRIMARY CENTER #1
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT PRIMARY CENTER #1/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	5401015900
Alias Type:	APN
Alias Name:	304029
Alias Type:	Project Code (Site Code)
Alias Name:	304132
Alias Type:	Project Code (Site Code)
Alias Name:	19820049
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE

BELMONT NEW P C NO 1 (Continued) **1006805468**

Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Belmont Primary Center #1 site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 06/20/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/04/2000
Comments: DTSC approved the Phase I with a PEAR determination.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 06/20/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 05/17/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 09/07/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 05/24/2001
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

FINDS:

BELMONT NEW P C NO 1 (Continued) **1006805468**

Registry ID: 110013293024

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1006805468
Registry ID:	110013293024
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110013293024

HAZNET:

envid:	1006805468
Year:	2005
GEPAID:	CAR000128090
Contact:	Soe Aung
Telephone:	2137435086
Mailing Name:	Not reported
Mailing Address:	333 S Beaudry Ave 20th Fl
Mailing City,St,Zip:	Los Angeles, CA 900170000
Gen County:	Not reported
TSD EPA ID:	CAD099452708
TSD County:	Not reported
Waste Category:	Waste oil and mixed oil
Disposal Method:	Recycler
Tons:	0.2
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

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206 **LAUSD/ COMMONWEALTH ELEM SCHOO** **ENVIROSTOR** **S113012696**
SSE **215 S COMMONWEALTH AVE** **SCH** **N/A**
1/2-1 **LOS ANGELES, CA 90004** **HAZNET**
0.520 mi.
2743 ft.

Relative:
Higher

Actual:
291 ft.

ENVIROSTOR:

Facility ID:	19820033
Status:	Certified / Operation & Maintenance
Status Date:	12/29/2009
Site Code:	304263
Site Type:	School Cleanup
Site Type Detailed:	School
Acres:	0.7

LAUSD/ COMMONWEALTH ELEM SCHOO (Continued) **S113012696**

NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Johnson Abraham
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.07015
Longitude: -118.2858
APN: NONE SPECIFIED
Past Use: * EDUCATIONAL SERVICES
Potential COC: Methane
Confirmed COC: Methane
Potential Description: SV, IA
Alias Name: COMMONWEALTH ELEMENTARY SCHOOL ADDITION
Alias Type: Alternate Name
Alias Name: Commonwealth Avenue Elementary School
Alias Type: Alternate Name
Alias Name: LAUSD-COMMONWEALTH ELEMENTARY SCHOOL
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 110033613542
Alias Type: EPA (FRS #)
Alias Name: 304263
Alias Type: Project Code (Site Code)
Alias Name: 19820033
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 08/30/2017
Comments: Annual cost estimates letter sent to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 08/02/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 09/28/2004
Comments: Not reported

LAUSD/ COMMONWEALTH ELEM SCHOO (Continued) **S113012696**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 09/24/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/08/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 01/25/2017
Comments: DTSC completed the site visit.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 03/10/2016
Comments: Via email on March 10, 2016, DTSC provided notification of the DTSC project manager change for the Site, effective immediately.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Public Participation
Completed Date: 05/09/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Public Participation
Completed Date: 06/06/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 04/02/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 08/02/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 10/04/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

LAUSD/ COMMONWEALTH ELEM SCHOO (Continued) **S113012696**

Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 07/20/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Plan
Completed Date: 08/17/2006
Comments: OMP approved in conjunction with RACR.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Design - Preliminary/Intermediate
Completed Date: 06/19/2006
Comments: CH4 mitigation system start-up testing wp approved 6/19/2006.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Design - Preliminary/Intermediate
Completed Date: 06/26/2006
Comments: commonwealth start-up testing workplan approved on 6/26/2006

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 08/17/2006
Comments: Approval of RACR.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/28/2009
Comments: DTSC reviewed the Operation and Maintenance report and noted that certain activities be incorporated in future O&M reports.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/28/2009
Comments: DTSC reviewed the Operation and Maintenance report and noted that certain activities be incorporated in future O&M reports.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/01/2009
Comments: DTSC reviewed the Operation and Maintenance report and requested that its comments be addressed by 09/15/2009.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/21/2009
Comments: DTSC reviewed the Operation and Maintenance Report and noted that an action should be taken prior to the next monitoring event. In addition, DTSC noted it had not received a response to comments on the previous O&M report and requested a response by September 24,

LAUSD/ COMMONWEALTH ELEM SCHOO (Continued) **S113012696**

2009.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 12/10/2009
Comments: DTSC concurred with the recommendations of the Operation and Maintenance Report and requested a response to one comment by December 31, 2009.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/01/2010
Comments: DTSC concurred with the recommendations of the Operation and Maintenance Report and requested a response to four comments by March 15, 2010.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Participation Plan / Community Relations Plan
Completed Date: 05/01/2002
Comments: DTSC approved the Public Participation Plan, dated May 2002.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/15/2010
Comments: DTSC concurred with the recommendations of the Operation and Maintenance Report and noted discrepancies between the paper and electronic copies of the Report. DTSC pointed out that the paper copy and the electronic copy of all submittals provided to DTSC be accurate and consistent with each other.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 11/17/2010
Comments: DTSC concurred with the recommendations of the Operation and Maintenance Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 06/15/2011
Comments: DTSC provided two comments on the Report that should be addressed in future reports. DTSC also concurred with the recommendations to reduce O&M activities to an annual basis and to remove soil vapor probe MW-1-28 from routine monitoring activities; however, monitoring should continue at soil vapor probe MW-4-15.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/15/2011
Comments: DTSC provided two comments on the Report that should be addressed in future reports. DTSC also concurred with the recommendations to

LAUSD/ COMMONWEALTH ELEM SCHOO (Continued) **S113012696**

reduce O&M activities to an annual basis and to remove soil vapor probe MW-1-28 from routine monitoring activities; however, monitoring should continue at soil vapor probe MW-4-15.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/19/2012
Comments: DTSC concurred with the Report recommendations: 1) no further modifications to the routine O&M activities are recommended; and 2) LAUSD have a technician inspect and service the ventilation equipment located in the electrical and elevator equipment rooms of the parking garage.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 03/29/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/10/2013
Comments: DTSC provided comments on the Report and requested such be addressed during field work and/or in monitoring reports. DTSC also concurred with the recommendation to continue O&M activities on an annual basis (with the next event to be conducted in December 2013).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 04/02/2014
Comments: DTSC provided comments on the Report and requested such be addressed during field work and/or in monitoring reports. DTSC also concurred with the recommendations to continue O&M activities on an annual basis (with the next event to be conducted during winter recess at the end of 2014).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 02/25/2015
Comments: DTSC reiterated previous comments that were not addressed in the Report and requested a response to comments be provided by March 9, 2015. DTSC also concurred with the recommendations to service the supplied air system in the electrical room and to continue O&M activities on an annual basis (with the next event to be conducted during winter recess in January 2016).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/30/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE

LAUSD/ COMMONWEALTH ELEM SCHOO (Continued) **S113012696**

Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/15/2016
Comments: Annual Cost Estimates Letter, dated 09/15/16, sent to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 12/29/2009
Comments: DTSC certified that response action according to the DTSC-approved RAW is complete. Operation and maintenance is required.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation & Maintenance Order/Agreement
Completed Date: 08/14/2006
Comments: Mailed fully executed O&M Agreement, signed 8/14/2006, to District.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/22/2015
Comments: Annual Cost Estimate emailed and mailed to LAUSD.

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Operations and Maintenance Report
Future Due Date: 2018
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19820033
Site Type: School Cleanup
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.7
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Johnson Abraham
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304263
Assembly: 53
Senate: 24
Special Program Status: Not reported
Status: Certified / Operation & Maintenance
Status Date: 12/29/2009
Restricted Use: NO
Funding: School District
Latitude: 34.07015

LAUSD/ COMMONWEALTH ELEM SCHOO (Continued) **S113012696**

Longitude: -118.2858
APN: NONE SPECIFIED
Past Use: * EDUCATIONAL SERVICES
Potential COC: Methane
Confirmed COC: Methane
Potential Description: SV, IA
Alias Name: COMMONWEALTH ELEMENTARY SCHOOL ADDITION
Alias Type: Alternate Name
Alias Name: Commonwealth Avenue Elementary School
Alias Type: Alternate Name
Alias Name: LAUSD-COMMONWEALTH ELEMENTARY SCHOOL
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 110033613542
Alias Type: EPA (FRS #)
Alias Name: 304263
Alias Type: Project Code (Site Code)
Alias Name: 19820033
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 08/30/2017
Comments: Annual cost estimates letter sent to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 08/02/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 09/28/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 09/24/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/08/2014
Comments: Not reported

LAUSD/ COMMONWEALTH ELEM SCHOO (Continued) **S113012696**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 01/25/2017
Comments: DTSC completed the site visit.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 03/10/2016
Comments: Via email on March 10, 2016, DTSC provided notification of the DTSC project manager change for the Site, effective immediately.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Public Participation
Completed Date: 05/09/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Public Participation
Completed Date: 06/06/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 04/02/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 08/02/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 10/04/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 07/20/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Plan
Completed Date: 08/17/2006
Comments: OMP approved in conjunction with RACR.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

LAUSD/ COMMONWEALTH ELEM SCHOO (Continued) **S113012696**

Completed Document Type: Remedial Design - Preliminary/Intermediate
Completed Date: 06/19/2006
Comments: CH4 mitigation system start-up testing wp approved 6/19/2006.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Design - Preliminary/Intermediate
Completed Date: 06/26/2006
Comments: commonwealth start-up testing workplan approved on 6/26/2006

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 08/17/2006
Comments: Approval of RACR.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/28/2009
Comments: DTSC reviewed the Operation and Maintenance report and noted that certain activities be incorporated in future O&M reports.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/28/2009
Comments: DTSC reviewed the Operation and Maintenance report and noted that certain activities be incorporated in future O&M reports.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/01/2009
Comments: DTSC reviewed the Operation and Maintenance report and requested that its comments be addressed by 09/15/2009.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/21/2009
Comments: DTSC reviewed the Operation and Maintenance Report and noted that an action should be taken prior to the next monitoring event. In addition, DTSC noted it had not received a response to comments on the previous O&M report and requested a response by September 24, 2009.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 12/10/2009
Comments: DTSC concurred with the recommendations of the Operation and Maintenance Report and requested a response to one comment by December 31, 2009.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

LAUSD/ COMMONWEALTH ELEM SCHOO (Continued) **S113012696**

Completed Document Type: Operations and Maintenance Report
Completed Date: 03/01/2010
Comments: DTSC concurred with the recommendations of the Operation and Maintenance Report and requested a response to four comments by March 15, 2010.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Participation Plan / Community Relations Plan
Completed Date: 05/01/2002
Comments: DTSC approved the Public Participation Plan, dated May 2002.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/15/2010
Comments: DTSC concurred with the recommendations of the Operation and Maintenance Report and noted discrepancies between the paper and electronic copies of the Report. DTSC pointed out that the paper copy and the electronic copy of all submittals provided to DTSC be accurate and consistent with each other.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 11/17/2010
Comments: DTSC concurred with the recommendations of the Operation and Maintenance Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 06/15/2011
Comments: DTSC provided two comments on the Report that should be addressed in future reports. DTSC also concurred with the recommendations to reduce O&M activities to an annual basis and to remove soil vapor probe MW-1-28 from routine monitoring activities; however, monitoring should continue at soil vapor probe MW-4-15.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/15/2011
Comments: DTSC provided two comments on the Report that should be addressed in future reports. DTSC also concurred with the recommendations to reduce O&M activities to an annual basis and to remove soil vapor probe MW-1-28 from routine monitoring activities; however, monitoring should continue at soil vapor probe MW-4-15.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/19/2012
Comments: DTSC concurred with the Report recommendations: 1) no further modifications to the routine O&M activities are recommended; and 2) LAUSD have a technician inspect and service the ventilation equipment located in the electrical and elevator equipment rooms of the parking

LAUSD/ COMMONWEALTH ELEM SCHOO (Continued) **S113012696**

garage.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 03/29/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/10/2013
Comments: DTSC provided comments on the Report and requested such be addressed during field work and/or in monitoring reports. DTSC also concurred with the recommendation to continue O&M activities on an annual basis (with the next event to be conducted in December 2013).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 04/02/2014
Comments: DTSC provided comments on the Report and requested such be addressed during field work and/or in monitoring reports. DTSC also concurred with the recommendations to continue O&M activities on an annual basis (with the next event to be conducted during winter recess at the end of 2014).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 02/25/2015
Comments: DTSC reiterated previous comments that were not addressed in the Report and requested a response to comments be provided by March 9, 2015. DTSC also concurred with the recommendations to service the supplied air system in the electrical room and to continue O&M activities on an annual basis (with the next event to be conducted during winter recess in January 2016).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/30/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/15/2016
Comments: Annual Cost Estimates Letter, dated 09/15/16, sent to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 12/29/2009
Comments: DTSC certified that response action according to the DTSC-approved RAW is complete. Operation and maintenance is required.

LAUSD/ COMMONWEALTH ELEM SCHOO (Continued) **S113012696**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation & Maintenance Order/Agreement
Completed Date: 08/14/2006
Comments: Mailed fully executed O&M Agreement, signed 8/14/2006, to District.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/22/2015
Comments: Annual Cost Estimate emailed and mailed to LAUSD.

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Operations and Maintenance Report
Future Due Date: 2018
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

HAZNET:
envid: S113012696
Year: 2008
GEPAID: CAD982024598
Contact: YI HWA KIM DEPUTY DIRECTOR
Telephone: 2137435086
Mailing Name: Not reported
Mailing Address: 333 S Beaudry Ave 20th Fl
Mailing City,St,Zip: Los Angeles, CA 900170000
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 2.47
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S113012696
Year: 2007
GEPAID: CAD982024598
Contact: YI HWA KIM DEPUTY DIRECTOR
Telephone: 2137435086
Mailing Name: Not reported
Mailing Address: 333 S Beaudry Ave 20th Fl
Mailing City,St,Zip: Los Angeles, CA 900170000
Gen County: Not reported
TSD EPA ID: CAD028409019
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0

LAUSD/ COMMONWEALTH ELEM SCHOO (Continued) **S113012696**

Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S113012696
Year: 2006
GEPAID: CAD982024598
Contact: YI HWA KIM DEPUTY DIRECTOR
Telephone: 2137435086
Mailing Name: Not reported
Mailing Address: 333 S Beaudry Ave 20th Fl
Mailing City,St,Zip: Los Angeles, CA 900170000
Gen County: Not reported
TSD EPA ID: CAD028409019
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.2
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S113012696
Year: 2006
GEPAID: CAD982024598
Contact: YI HWA KIM DEPUTY DIRECTOR
Telephone: 2137435086
Mailing Name: Not reported
Mailing Address: 333 S Beaudry Ave 20th Fl
Mailing City,St,Zip: Los Angeles, CA 900170000
Gen County: Not reported
TSD EPA ID: CAD980884183
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.05
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S113012696
Year: 2005
GEPAID: CAD982024598
Contact: YI HWA KIM DEPUTY DIRECTOR
Telephone: 2137435086
Mailing Name: Not reported
Mailing Address: 333 S Beaudry Ave 20th Fl
Mailing City,St,Zip: Los Angeles, CA 900170000
Gen County: Not reported
TSD EPA ID: CAD009007626
TSD County: Not reported
Waste Category: Asbestos containing waste
Disposal Method: Disposal, Land Fill
Tons: 54.78
Cat Decode: Not reported

LAUSD/ COMMONWEALTH ELEM SCHOO (Continued) **S113012696**

Method Decode: Not reported
Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access
3 additional CA_HAZNET: record(s) in the EDR Site Report.

207
South
1/2-1
0.541 mi.
2857 ft.

CAMINO NUEVO CHARTER ACADEMY PLANNED SCHOOL **ENVIROSTOR** **S111290791**
3400 WEST 3RD STREET **SCH** **N/A**
LOS ANGELES, CA 90020

Relative:
Higher

Actual:
279 ft.

ENVIROSTOR:

Facility ID:	60001568
Status:	No Further Action
Status Date:	03/05/2015
Site Code:	304635
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	2.2
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Aslam Shareef
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	34.06858
Longitude:	-118.2891
APN:	5501-024-013
Past Use:	AGRICULTURAL - ORCHARD
Potential COC:	Arsenic Chlordane DDD DDE DDT Lead
Confirmed COC:	30001-NO 30004-NO 30006-NO 30007-NO 30008-NO Lead
Potential Description:	SOIL
Alias Name:	5501-024-013
Alias Type:	APN
Alias Name:	304635
Alias Type:	Project Code (Site Code)
Alias Name:	60001568
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	07/13/2015
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	11/25/2014
Comments:	Not reported

CAMINO NUEVO CHARTER ACADEMY PLANNED SCHOOL (Continued) **S111290791**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 10/07/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 11/27/2012
Comments: DTSC prepared project close out Cost Recovery Unit Memorandum

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 07/11/2012
Comments: The District requested DTSC to review Methane Design plans--not required by DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 12/01/2014
Comments: District requests reactivating site and plan to submit a Construction Response (Technical Memorandum) for DTSC review.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 12/16/2011
Comments: Fully executed EOA sent (FedEx) to District 12/19/2011.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1 Addendum
Completed Date: 11/17/2011
Comments: DTSC issued a PEA required determination based on the Phase I Addendum report

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Tech Memo
Completed Date: 02/13/2012
Comments: DTSC approved the Preliminary Environmental Assessment Technical Memorandum for implementation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 05/11/2012
Comments: DTSC approved the PEA with a Further Action determination

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 11/06/2012
Comments: DTSC concurred with the methane mitigation design plans

CAMINO NUEVO CHARTER ACADEMY PLANNED SCHOOL (Continued) **S111290791**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Supplemental Site Investigation Report
Completed Date:	11/21/2012
Comments:	DTSC approved the SSI report with no Further Action determination

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Technical Report
Completed Date:	03/05/2015
Comments:	DTSC approved the Supplemental Site Investigation Construction Response with No Further Action determination

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	60001568
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	2.2
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Aslam Shareef
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304635
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	No Further Action
Status Date:	03/05/2015
Restricted Use:	NO
Funding:	Responsible Party
Latitude:	34.06858
Longitude:	-118.2891
APN:	5501-024-013
Past Use:	AGRICULTURAL - ORCHARD
Potential COC:	Arsenic, Chlordane, DDD, DDE, DDT, Lead
Confirmed COC:	30001-NO, 30004-NO, 30006-NO, 30007-NO, 30008-NO, Lead
Potential Description:	SOIL
Alias Name:	5501-024-013
Alias Type:	APN
Alias Name:	304635
Alias Type:	Project Code (Site Code)
Alias Name:	60001568

CAMINO NUEVO CHARTER ACADEMY PLANNED SCHOOL (Continued) **S111290791**

Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 07/13/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 11/25/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 10/07/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 11/27/2012
Comments: DTSC prepared project close out Cost Recovery Unit Memorandum

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 07/11/2012
Comments: The District requested DTSC to review Methane Design plans--not required by DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 12/01/2014
Comments: District requests reactivating site and plan to submit a Construction Response (Technical Memorandum) for DTSC review.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 12/16/2011
Comments: Fully executed EOA sent (FedEx) to District 12/19/2011.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1 Addendum
Completed Date: 11/17/2011
Comments: DTSC issued a PEA required determination based on the Phase I Addendum report

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Tech Memo
Completed Date: 02/13/2012

CAMINO NUEVO CHARTER ACADEMY PLANNED SCHOOL (Continued) **S111290791**

Comments:	DTSC approved the Preliminary Environmental Assessment Technical Memorandum for implementation.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	05/11/2012
Comments:	DTSC approved the PEA with a Further Action determination
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Other Report
Completed Date:	11/06/2012
Comments:	DTSC concurred with the methane mitigation design plans
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Supplemental Site Investigation Report
Completed Date:	11/21/2012
Comments:	DTSC approved the SSI report with no Further Action determination
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Technical Report
Completed Date:	03/05/2015
Comments:	DTSC approved the Supplemental Site Investigation Construction Response with No Further Action determination
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

208
East
1/2-1
0.789 mi.
4165 ft.

TERMINIX **ENVIROSTOR** **S105557623**
2828 LONDON STREET **VCP** **N/A**
LOS ANGELES, CA 90026

Relative:
Higher

Actual:
345 ft.

ENVIROSTOR:

Facility ID:	19070003
Status:	Active
Status Date:	01/07/2002
Site Code:	301061
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Cleanup
Acres:	0.5
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Manjul Bose
Supervisor:	Juli Propes
Division Branch:	Cleanup Chatsworth

TERMINIX (Continued) **S105557623**

Assembly: 51
Senate: 24
Special Program: Voluntary Cleanup Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.07633
Longitude: -118.2755
APN: 5402008025, 5404-008-25
Past Use: PESTICIDE/INSECTIDE/RODENTICIDE STORAGE
Potential COC: * Pesticides - Wastes From Production
Confirmed COC: * Pesticides - Wastes From Production
Potential Description: SOIL
Alias Name: MASTER PEST CONTROL, L.P.
Alias Type: Alternate Name
Alias Name: TERMINIX
Alias Type: Alternate Name
Alias Name: 5402008025
Alias Type: APN
Alias Name: 5404-008-25
Alias Type: APN
Alias Name: 110033618994
Alias Type: EPA (FRS #)
Alias Name: 301061
Alias Type: Project Code (Site Code)
Alias Name: 19070003
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 03/27/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 08/28/2002
Comments: VCA amendment signed for RAW 08/20/02.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 01/07/2002
Comments: A Voluntary Cleanup Agreement (VCA) between DTSC and Terminix was signed on January 7, 2002.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 03/27/2003
Comments: RAW was approved on 3/27/03. Proposed remediation activites consists of removing approximately 500 Cubic yards of soil. NOE was approved on 3/27/03. There were five written comments received on the Draft RAW. The comments were not substantial and did not resolt in changes to the RAW.

TERMINIX (Continued) **S105557623**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 05/02/2005
Comments: RA Completion Report approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 02/27/2002
Comments: DTSC awaiting submittal of Draft workplan. PEA completed. Additional work needed at site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement Termination Notification
Completed Date: 05/27/2009
Comments: Letter sent notifying termination of VCA agreement with Terminix International Co. LP

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 07/15/2009
Comments: Workplan approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/30/2009
Comments: Armen Minassian visited site on PM's behalf.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 12/17/2009
Comments: No further comments from RP, RAW submitted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 11/02/2017
Comments: Workplan Approved!

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 02/02/2018
Comments: Revised Report (January 2018) Approved. Next step RAW submittal

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 02/01/2003
Comments: Finalized & Completed in Feb 2003

Completed Area Name: PROJECT WIDE

TERMINIX (Continued) **S105557623**

Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 01/01/2003
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 07/10/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 04/25/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 07/25/2008
Comments: Property remains the same.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 04/29/2009
Comments: VCA was sign with Gil Zahavi of Pil-Pel LLC on 4/29/2009

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 10/06/2010
Comments: VCA Amendment signed.

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Certification
Future Due Date: 2019
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Removal Action Completion Report
Future Due Date: 2019
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Removal Action Workplan
Future Due Date: 2018
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Public Notice
Schedule Due Date: 04/01/2018
Schedule Revised Date: 12/02/2018
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Community Profile
Schedule Due Date: 09/12/2017
Schedule Revised Date: 05/17/2018

TERMINIX (Continued) **S105557623**

Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Fact Sheets
Schedule Due Date: 12/03/2017
Schedule Revised Date: 02/05/2019
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: CEQA - Notice of Exemption
Schedule Due Date: 10/05/2017
Schedule Revised Date: 06/07/2018

VCP:
Facility ID: 19070003
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Manjul Bose
Supervisor: Juli Propes
Division Branch: Cleanup Chatsworth
Site Code: 301061
Assembly: 51
Senate: 24
Special Programs Code: Voluntary Cleanup Program
Status: Active
Status Date: 01/07/2002
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 34.07633 / -118.2755
APN: 5402008025, 5404-008-25
Past Use: PESTICIDE/INSECTIDE/RODENTICIDE STORAGE
Potential COC: 10077
Confirmed COC: 10077
Potential Description: SOIL
Alias Name: MASTER PEST CONTROL, L.P.
Alias Type: Alternate Name
Alias Name: TERMINIX
Alias Type: Alternate Name
Alias Name: 5402008025
Alias Type: APN
Alias Name: 5404-008-25
Alias Type: APN
Alias Name: 110033618994
Alias Type: EPA (FRS #)
Alias Name: 301061
Alias Type: Project Code (Site Code)
Alias Name: 19070003
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration

TERMINIX (Continued) **S105557623**

Completed Date: 03/27/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 08/28/2002
Comments: VCA amendment signed for RAW 08/20/02.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 01/07/2002
Comments: A Voluntary Cleanup Agreement (VCA) between DTSC and Terminix was signed on January 7, 2002.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 03/27/2003
Comments: RAW was approved on 3/27/03. Proposed remediation activites consists of removing approximately 500 Cubic yards of soil. NOE was approved on 3/27/03. There were five written comments received on the Draft RAW. The comments were not substantial and did not resolt in changes to the RAW.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 05/02/2005
Comments: RA Completion Report approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 02/27/2002
Comments: DTSC awaiting submittal of Draft workplan. PEA completed. Additional work needed at site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement Termination Notification
Completed Date: 05/27/2009
Comments: Letter sent notifying termination of VCA agreement with Terminix International Co. LP

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 07/15/2009
Comments: Workplan approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/30/2009
Comments: Armen Minassian visited site on PM’s behalf.

TERMINIX (Continued) **S105557623**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 12/17/2009
Comments: No further comments from RP, RAW submitted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 11/02/2017
Comments: Workplan Approved!

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 02/02/2018
Comments: Revised Report (January 2018) Approved. Next step RAW submittal

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 02/01/2003
Comments: Finalized & Completed in Feb 2003

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 01/01/2003
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 07/10/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 04/25/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 07/25/2008
Comments: Property remains the same.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 04/29/2009
Comments: VCA was sign with Gil Zahavi of Pil-Pel LLC on 4/29/2009

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement

TERMINIX (Continued) **S105557623**

Completed Date:	10/06/2010
Comments:	VCA Amendment signed.
Future Area Name:	PROJECT WIDE
Future Sub Area Name:	Not reported
Future Document Type:	Certification
Future Due Date:	2019
Future Area Name:	PROJECT WIDE
Future Sub Area Name:	Not reported
Future Document Type:	Removal Action Completion Report
Future Due Date:	2019
Future Area Name:	PROJECT WIDE
Future Sub Area Name:	Not reported
Future Document Type:	Removal Action Workplan
Future Due Date:	2018
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Public Notice
Schedule Due Date:	04/01/2018
Schedule Revised Date:	12/02/2018
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Community Profile
Schedule Due Date:	09/12/2017
Schedule Revised Date:	05/17/2018
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Fact Sheets
Schedule Due Date:	12/03/2017
Schedule Revised Date:	02/05/2019
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	CEQA - Notice of Exemption
Schedule Due Date:	10/05/2017
Schedule Revised Date:	06/07/2018

209
West
1/2-1
0.809 mi.
4270 ft.

ALEXANDRIA NEW ELEMENTARY SCHOOL NO. 1
BEVERLY BOULEVARD/NORTH HARVARD BOULEVARD
LOS ANGELES, CA 90004

ENVIROSTOR SCH **S105628619 N/A**

Relative:
Lower

Actual:
262 ft.

ENVIROSTOR:

Facility ID:	19880013
Status:	No Further Action
Status Date:	07/01/2003
Site Code:	304274
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	2.3
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	24

ALEXANDRIA NEW ELEMENTARY SCHOOL NO. 1 (Continued) **S105628619**

Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.07618
Longitude: -118.3044
APN: NONE SPECIFIED
Past Use: DRY CLEANING, RESIDENTIAL AREA
Potential COC: Carbon disulfide 1,4-Dichlorobenzene Xylenes Ethylbenzene Styrene Toluene Benzene Acetone
Confirmed COC: NONE SPECIFIED
Potential Description: IA, SOIL, SV
Alias Name: ALEXANDRIA NEW ELEMENTARY SCHOOL #1
Alias Type: Alternate Name
Alias Name: ALEXANDRIA NEW ELEMENTARY SCHOOL NO. 1
Alias Type: Alternate Name
Alias Name: LAUSD-ALEXANDRIA NEW ELEMENTARY NO. 1
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304274
Alias Type: Project Code (Site Code)
Alias Name: 19880013
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 07/09/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 02/28/2002
Comments: Response from LAUSD addressed letter dated 3/19/02 uploaded under RP Final.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 05/21/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 07/01/2003
Comments: Not reported

Future Area Name: Not reported

ALEXANDRIA NEW ELEMENTARY SCHOOL NO. 1 (Continued) **S105628619**

Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19880013
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	2.3
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304274
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	No Further Action
Status Date:	07/01/2003
Restricted Use:	NO
Funding:	School District
Latitude:	34.07618
Longitude:	-118.3044
APN:	NONE SPECIFIED
Past Use:	DRY CLEANING, RESIDENTIAL AREA
Potential COC:	Carbon disulfide, Carbon disulfide, 1,4-Dichlorobenzene, Xylenes, Ethylbenzene, Styrene, Toluene, Benzene, Acetone
Confirmed COC:	NONE SPECIFIED
Potential Description:	IA, SOIL, SV
Alias Name:	ALEXANDRIA NEW ELEMENTARY SCHOOL #1
Alias Type:	Alternate Name
Alias Name:	ALEXANDRIA NEW ELEMENTARY SCHOOL NO. 1
Alias Type:	Alternate Name
Alias Name:	LAUSD-ALEXANDRIA NEW ELEMENTARY NO. 1
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	304274
Alias Type:	Project Code (Site Code)
Alias Name:	19880013
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	07/09/2003

ALEXANDRIA NEW ELEMENTARY SCHOOL NO. 1 (Continued) **S105628619**

Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	02/28/2002
Comments:	Response from LAUSD addressed letter dated 3/19/02 uploaded under RP Final.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	05/21/2001
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Supplemental Site Investigation Report
Completed Date:	07/01/2003
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

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210 SE 1/2-1 0.880 mi. 4645 ft.

BELMONT/HOLLYWOOD PRIMARY CENTER NO. 2 **ENVIROSTOR** **S107735911**
310 SOUTH LAFAYETTE PARK PLACE **SCH** **N/A**
LOS ANGELES, CA 90057

Relative: Higher

Actual: 305 ft.

ENVIROSTOR:

Facility ID:	19880002
Status:	No Further Action
Status Date:	04/02/2002
Site Code:	300792
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	1.4
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53

BELMONT/HOLLYWOOD PRIMARY CENTER NO. 2 (Continued) **S107735911**

Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.06642
Longitude: -118.2803
APN: 5155018059
Past Use: RESIDENTIAL AREA
Potential COC: Anthracene Copper and compounds Nickel Benzo[a]pyrene Arsenic Barium and compounds Mercury (elemental Selenium Benzo[b]fluoranthene Lead Pyrene * phenanthrene Chrysene Benz[a]anthracene Molybdenum Cobalt Zinc Fluoranthene Thallium and compounds
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: BELMONT/HOLLYWOOD NEW PRIMARY CENTER #2
Alias Type: Alternate Name
Alias Name: BELMONT/HOLLYWOOD PRIMARY CTR. #2
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 5155018059
Alias Type: APN
Alias Name: 300792
Alias Type: Project Code (Site Code)
Alias Name: 19880002
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/02/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 02/01/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 02/01/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Workplan
Completed Date: 01/25/2000
Comments: Not reported

BELMONT/HOLLYWOOD PRIMARY CENTER NO. 2 (Continued) **S107735911**

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19880002
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.4
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	300792
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	No Further Action
Status Date:	04/02/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.06642
Longitude:	-118.2803
APN:	5155018059
Past Use:	RESIDENTIAL AREA
Potential COC:	Anthracene, Anthracene, Copper and compounds, Nickel, Benzo[a]pyrene, Arsenic, Barium and compounds, Mercury (elemental, Selenium, Benzo[b]fluoranthene, Lead, Pyrene, * phenanthrene, Chrysene, Benz[a]anthracene, Molybdenum, Cobalt, Zinc, Fluoranthene, Thallium and compounds
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL
Alias Name:	BELMONT/HOLLYWOOD NEW PRIMARY CENTER #2
Alias Type:	Alternate Name
Alias Name:	BELMONT/HOLLYWOOD PRIMARY CTR. #2
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	5155018059
Alias Type:	APN
Alias Name:	300792
Alias Type:	Project Code (Site Code)
Alias Name:	19880002
Alias Type:	Envirostor ID Number

Completed Info:

BELMONT/HOLLYWOOD PRIMARY CENTER NO. 2 (Continued) **S107735911**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/02/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 02/01/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 02/01/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Workplan
Completed Date: 01/25/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

211
NNE
1/2-1
0.888 mi.
4690 ft.

BELMONT/HOLLYWOOD NO. 4 **ENVIROSTOR** **S107735909**
WILLOWBROOK AVE/HOOVER ST/SANTA MONICA BLVD **SCH** **N/A**
LOS ANGELES, CA 90029

Relative:
Higher

Actual:
375 ft.

ENVIROSTOR:
Facility ID: 19800042
Status: Inactive - Needs Evaluation
Status Date: 08/20/2002
Site Code: 304136
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.6
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported

BELMONT/HOLLYWOOD NO. 4 (Continued) **S107735909**

Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 51
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.08965
Longitude: -118.2836
APN: NONE SPECIFIED
Past Use: HOSPITAL
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: BELMONT/HOLLYWOOD #4
Alias Type: Alternate Name
Alias Name: LAUSD
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #4/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #4/VCA
Alias Type: Alternate Name
Alias Name: 304047
Alias Type: Project Code (Site Code)
Alias Name: 304136
Alias Type: Project Code (Site Code)
Alias Name: 19800042
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/22/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported

BELMONT/HOLLYWOOD NO. 4 (Continued) **S107735909**

Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19800042
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.6
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304136
Assembly:	51
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Needs Evaluation
Status Date:	08/20/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.08965
Longitude:	-118.2836
APN:	NONE SPECIFIED
Past Use:	HOSPITAL
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	BELMONT/HOLLYWOOD #4
Alias Type:	Alternate Name
Alias Name:	LAUSD
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #4/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #4/VCA
Alias Type:	Alternate Name
Alias Name:	304047
Alias Type:	Project Code (Site Code)
Alias Name:	304136
Alias Type:	Project Code (Site Code)
Alias Name:	19800042
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported

BELMONT/HOLLYWOOD NO. 4 (Continued) **S107735909**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	04/22/2003
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

212
NW
1/2-1
0.905 mi.
4779 ft.

BELMONT/HOLLYWOOD NO. 5 **ENVIROSTOR** **S107735910**
LEMON GROVE AVENUE/KINGSLEY DRIVE **SCH** **N/A**
LOS ANGELES, CA 90029

Relative:
Higher

Actual:
317 ft.

ENVIROSTOR:

Facility ID:	19880050
Status:	Inactive - Needs Evaluation
Status Date:	02/11/2000
Site Code:	304137
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	0.8
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	43
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.08627
Longitude:	-118.3016
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA

BELMONT/HOLLYWOOD NO. 5 (Continued) **S107735910**

Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: BELMONT/HOLLYWOOD #5
Alias Type: Alternate Name
Alias Name: LAUSD
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #5/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #5/VCA
Alias Type: Alternate Name
Alias Name: 304048
Alias Type: Project Code (Site Code)
Alias Name: 304137
Alias Type: Project Code (Site Code)
Alias Name: 19880050
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/22/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19880050
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.8
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP

BELMONT/HOLLYWOOD NO. 5 (Continued) **S107735910**

Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304137
Assembly:	43
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Needs Evaluation
Status Date:	02/11/2000
Restricted Use:	NO
Funding:	School District
Latitude:	34.08627
Longitude:	-118.3016
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	BELMONT/HOLLYWOOD #5
Alias Type:	Alternate Name
Alias Name:	LAUSD
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #5/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #5/VCA
Alias Type:	Alternate Name
Alias Name:	304048
Alias Type:	Project Code (Site Code)
Alias Name:	304137
Alias Type:	Project Code (Site Code)
Alias Name:	19880050
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	04/22/2003
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported

BELMONT/HOLLYWOOD NO. 5 (Continued) **S107735910**

Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

213
SSW
1/2-1
0.906 mi.
4782 ft.

CAHUENGA ELEMENTARY SITE NO. 12 **ENVIROSTOR** **S107735991**
MARIPOSA AVENUE/FIFTH STREET/ALEXANDRIA AVENUE **SCH** **N/A**
LOS ANGELES, CA 90020

Relative:
Lower

Actual:
219 ft.

ENVIROSTOR:
Facility ID: 19890016
Status: Inactive - Needs Evaluation
Status Date: 02/11/2000
Site Code: 304143
Site Type: School Investigation
Site Type Detailed: School
Acres: 2.5
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.06531
Longitude: -118.2983
APN: NONE SPECIFIED
Past Use: * UNKNOWN
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAHUENGA ELEMENTARY SITE #12
Alias Type: Alternate Name
Alias Name: LAUSD-CAHUENGA ELEM #12/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-CAHUENGA ELEM #12/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304061
Alias Type: Project Code (Site Code)
Alias Name: 304143
Alias Type: Project Code (Site Code)
Alias Name: 19890016
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000

CAHUENGA ELEMENTARY SITE NO. 12 (Continued) **S107735991**

Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	04/22/2003
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19890016
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	2.5
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304143
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Needs Evaluation
Status Date:	02/11/2000
Restricted Use:	NO
Funding:	School District
Latitude:	34.06531
Longitude:	-118.2983
APN:	NONE SPECIFIED
Past Use:	* UNKNOWN
Potential COC:	NONE SPECIFIED

CAHUENGA ELEMENTARY SITE NO. 12 (Continued) **S107735991**

Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAHUENGA ELEMENTARY SITE #12
Alias Type: Alternate Name
Alias Name: LAUSD-CAHUENGA ELEM #12/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-CAHUENGA ELEM #12/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304061
Alias Type: Project Code (Site Code)
Alias Name: 304143
Alias Type: Project Code (Site Code)
Alias Name: 19890016
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/22/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

214
SW
1/2-1
0.913 mi.
4820 ft.

CAHUENGA ELEM #11/CDE
HARVARD BOULEVARD/THIRD STREET/HOBART BOULEVARD
LOS ANGELES, CA 90020

ENVIROSTOR
SCH

S107735990
N/A

Relative:
Lower

Actual:
232 ft.

ENVIROSTOR:

Facility ID:	19890015
Status:	Inactive - Needs Evaluation
Status Date:	08/20/2002
Site Code:	304138
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	3
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.06893
Longitude:	-118.3033
APN:	NONE SPECIFIED
Past Use:	* UNKNOWN
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CAHUENGA ELEMENTARY SCHOOL SITE #11
Alias Type:	Alternate Name
Alias Name:	LAUSD-CAHUENGA ELEM #11/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-CAHUENGA ELEM #11/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	304060
Alias Type:	Project Code (Site Code)
Alias Name:	304138
Alias Type:	Project Code (Site Code)
Alias Name:	19890015
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported

CAHUENGA ELEM #11/CDE (Continued) **S107735990**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/22/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19890015
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 3
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304138
Assembly: 53
Senate: 24
Special Program Status: Not reported
Status: Inactive - Needs Evaluation
Status Date: 08/20/2002
Restricted Use: NO
Funding: School District
Latitude: 34.06893
Longitude: -118.3033
APN: NONE SPECIFIED
Past Use: * UNKNOWN
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAHUENGA ELEMENTARY SCHOOL SITE #11
Alias Type: Alternate Name
Alias Name: LAUSD-CAHUENGA ELEM #11/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-CAHUENGA ELEM #11/VCA
Alias Type: Alternate Name

CAHUENGA ELEM #11/CDE (Continued) **S107735990**

Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304060
Alias Type: Project Code (Site Code)
Alias Name: 304138
Alias Type: Project Code (Site Code)
Alias Name: 19890015
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/22/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

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215 NW 1/2-1 0.994 mi. 5248 ft.

HOLLYWOOD NEW CONTINUATION HS NO. 1 **ENVIROSTOR SCH** **S105628642 N/A**
HARVARD BLVD/LEMON GROVE AVE/KINGSLEY DRIVE
LOS ANGELES, CA 90029

Relative: Higher

Actual: 312 ft.

ENVIROSTOR:
Facility ID: 19880039
Status: Inactive - Withdrawn
Status Date: 02/10/2000
Site Code: 304155
Site Type: School Investigation
Site Type Detailed: School
Acres: 0.83

HOLLYWOOD NEW CONTINUATION HS NO. 1 (Continued) **S105628642**

NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.08610
Longitude: -118.3031
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: HOLLYWOOD NEW CONTINUATION HS #1
Alias Type: Alternate Name
Alias Name: LAUSD-HOLLYWOOD NEW CONT. HI SCH #1
Alias Type: Alternate Name
Alias Name: LAUSD-HOLLYWOOD NEW CONT. HI SCH #1/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304035
Alias Type: Project Code (Site Code)
Alias Name: 304155
Alias Type: Project Code (Site Code)
Alias Name: 19880039
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/22/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/22/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 01/25/2001
Comments: Not reported

HOLLYWOOD NEW CONTINUATION HS NO. 1 (Continued) **S105628642**

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19880039
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	0.83
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304155
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	02/10/2000
Restricted Use:	NO
Funding:	School District
Latitude:	34.08610
Longitude:	-118.3031
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	HOLLYWOOD NEW CONTINUATION HS #1
Alias Type:	Alternate Name
Alias Name:	LAUSD-HOLLYWOOD NEW CONT. HI SCH #1
Alias Type:	Alternate Name
Alias Name:	LAUSD-HOLLYWOOD NEW CONT. HI SCH #1/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	304035
Alias Type:	Project Code (Site Code)
Alias Name:	304155
Alias Type:	Project Code (Site Code)
Alias Name:	19880039
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported

HOLLYWOOD NEW CONTINUATION HS NO. 1 (Continued) **S105628642**

Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/22/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/22/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 01/25/2001
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Count: 2 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LOS ANGELES	S109422338	SOUTHERN CALIFORNIA DISPOSAL	186TH STREET AND VERMONT AVENU		SWF/LF
LOS ANGELES	S121695308	SHATTO CLEANERS, TAE SEONG KIM DBA	401 S VERMONT AVE STE 5&6	90020	DRYCLEANERS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

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.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 92

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/06/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 05/18/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates 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 the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The 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 potential NPL site.

Date of Government Version: 05/18/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 02/16/2018
Date Data Arrived at EDR: 02/22/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 78

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/09/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/13/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/29/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/13/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/29/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 03/19/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 73

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 04/30/2018
Date Data Arrived at EDR: 05/02/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 51

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 04/30/2018
Date Data Arrived at EDR: 05/02/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 51

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/14/2018
Date Data Arrived at EDR: 05/16/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 37

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 03/21/2018
Number of Days to Update: 7

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/24/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/12/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/12/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 01/06/2018
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/16/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 03/21/2018
Number of Days to Update: 7
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35
Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36
Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11
Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017
Date Data Arrived at EDR: 05/30/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 136
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 03/29/2018
Number of Days to Update: 15

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Semi-Annually

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases

UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 06/21/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/24/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/12/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 01/13/2018
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/24/2017
Date Data Arrived at EDR: 07/27/2017
Date Made Active in Reports: 12/08/2017
Number of Days to Update: 134

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/16/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 06/22/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 04/30/2018
Date Data Arrived at EDR: 05/02/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 51
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Quarterly

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 03/26/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 38
Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
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 takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/19/2018
Date Data Arrived at EDR: 03/21/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 79
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 06/20/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 02/08/2018
Date Data Arrived at EDR: 02/09/2018
Date Made Active in Reports: 03/20/2018
Number of Days to Update: 39

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 05/22/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/30/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 05/04/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 04/30/2018
Date Data Arrived at EDR: 05/02/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 51

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 06/30/2017
Date Data Arrived at EDR: 08/18/2017
Date Made Active in Reports: 09/21/2017
Number of Days to Update: 34

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site 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. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/07/2018
Number of Days to Update: 44

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 04/24/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 02/28/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 03/28/2018
Number of Days to Update: 27

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 05/22/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 04/19/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 10

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/07/2018
Number of Days to Update: 44

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/24/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Quarterly

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 01/28/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 46

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The 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 deed restrictions that are active. Some sites have multiple deed restrictions. The 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.

Date of Government Version: 02/08/2018
Date Data Arrived at EDR: 02/08/2018
Date Made Active in Reports: 02/08/2018
Number of Days to Update: 0

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/26/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 73

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/27/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System
California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 51

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 04/24/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)
Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)
Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 03/21/2018
Number of Days to Update: 7

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRAInfo 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites
The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/15/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 05/07/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/08/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/22/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 01/10/2018
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 2

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/09/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/02/2017
Date Data Arrived at EDR: 11/17/2017
Date Made Active in Reports: 12/08/2017
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/20/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/01/2017
Date Data Arrived at EDR: 06/09/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 126

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 04/09/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 05/03/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 06/07/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/04/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017
Date Data Arrived at EDR: 11/30/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 15
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 04/27/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 04/03/2018
Date Data Arrived at EDR: 04/05/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 85
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 03/31/2018
Date Data Arrived at EDR: 04/16/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 74
Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 06/22/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218
Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 12/23/2016
Date Data Arrived at EDR: 12/27/2016
Date Made Active in Reports: 02/17/2017
Number of Days to Update: 52

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 05/07/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 10/11/2017
Date Made Active in Reports: 11/03/2017
Number of Days to Update: 23

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/03/2018
Date Data Arrived at EDR: 05/31/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 29

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/13/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 87

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 06/20/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/21/2018
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 28

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 02/25/2018
Date Data Arrived at EDR: 03/17/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2016
Date Data Arrived at EDR: 10/31/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 73

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 01/04/2018
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 06/01/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/20/2018
Date Data Arrived at EDR: 02/21/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 30

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/23/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 03/26/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 38
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing
list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 04/03/2018
Date Data Arrived at EDR: 05/07/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 39
Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 05/07/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Varies

CUPA SAN FRANCISCO CO: CUPA SAN FRANCISCO CO
Cupa facilities

Date of Government Version: 04/20/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 10
Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

DRYCLEAN AVAQMD: DRYCLEAN AVAQMD
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/13/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 52
Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 06/22/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 03/27/2018
Date Data Arrived at EDR: 03/29/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 36
Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Annually

DRYCLEAN SOUTH COAST: DRYCLEAN SOUTH COAST
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 03/16/2018
Date Data Arrived at EDR: 03/20/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 45
Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 06/11/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 03/21/2017
Date Made Active in Reports: 08/15/2017
Number of Days to Update: 147

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 06/20/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/19/2018
Number of Days to Update: 54

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/20/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 60

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 05/14/2018
Date Data Arrived at EDR: 05/15/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 38

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 05/09/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 07/12/2017
Date Made Active in Reports: 10/17/2017
Number of Days to Update: 97

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 04/12/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 02/20/2018
Date Data Arrived at EDR: 02/21/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 41

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 05/23/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 02/20/2018
Date Data Arrived at EDR: 02/21/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 41

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/23/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 69

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 02/27/2018
Date Data Arrived at EDR: 03/05/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 42

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 05/14/2018
Date Data Arrived at EDR: 05/16/2018
Date Made Active in Reports: 07/05/2018
Number of Days to Update: 50

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 03/05/2018
Date Data Arrived at EDR: 03/05/2018
Date Made Active in Reports: 04/19/2018
Number of Days to Update: 45

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 03/23/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 38

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 06/14/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 04/13/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 67

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Quarterly

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 06/25/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/07/2018
Number of Days to Update: 44

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/24/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

OTHER OIL GAS: OTHER OIL & GAS (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

PROD WATER PONDS: PROD WATER PONDS (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

CIWQS: The California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 03/05/2018
Date Data Arrived at EDR: 03/05/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 60

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

WELL STIM PROJ: WELL SAMP PROJ (GEOTRACKER)

Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

SAMPLING POINT: SAMPLING POINT (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

PROJECT: PROJECT (GEOTRACKER)
Projects sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

UIC GEO: UIC GEO (GEOTRACKER)
Underground control injection sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

NON-CASE INFO: NON-CASE INFO (GEOTRACKER)
Non-Case Information sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 04/05/2018
Date Data Arrived at EDR: 04/10/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 65

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 04/05/2018
Date Data Arrived at EDR: 04/10/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 24

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 04/24/2047
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List
Cupa Facility List

Date of Government Version: 03/31/2018
Date Data Arrived at EDR: 04/05/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 70

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 06/14/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 05/07/2018
Date Data Arrived at EDR: 05/09/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 36

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 06/25/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 02/26/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 03/15/2018
Number of Days to Update: 14

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 48

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 04/30/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA Facility List
Cupa Facility list

Date of Government Version: 04/27/2018
Date Data Arrived at EDR: 05/02/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 44

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 04/25/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 03/05/2018
Date Data Arrived at EDR: 03/08/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 39

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 04/30/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/05/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 9

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 06/26/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

HUMBOLDT COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 03/05/2018
Date Data Arrived at EDR: 03/08/2018
Date Made Active in Reports: 04/30/2018
Number of Days to Update: 53

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 05/21/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 50

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 02/02/2018
Date Data Arrived at EDR: 02/02/2018
Date Made Active in Reports: 03/28/2018
Number of Days to Update: 54

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 11/14/2017
Date Data Arrived at EDR: 11/17/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 28

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 05/09/2018
Date Data Arrived at EDR: 05/11/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 34

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 04/16/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: No Update Planned

HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 04/16/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 60

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 04/16/2018
Date Data Arrived at EDR: 04/17/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 63

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 04/17/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2018
Date Data Arrived at EDR: 05/01/2018
Date Made Active in Reports: 05/14/2018
Number of Days to Update: 13

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 04/17/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 63
Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 04/17/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21
Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/09/2017
Date Data Arrived at EDR: 03/10/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 54
Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 01/04/2018
Date Data Arrived at EDR: 01/05/2018
Date Made Active in Reports: 01/18/2018
Number of Days to Update: 13
Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 02/21/2018
Date Data Arrived at EDR: 02/22/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 40
Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 03/30/2018
Date Data Arrived at EDR: 04/06/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 28
Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 01/11/2018
Date Data Arrived at EDR: 01/12/2018
Date Made Active in Reports: 02/08/2018
Number of Days to Update: 27

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 15

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 05/22/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 03/27/2018
Date Data Arrived at EDR: 03/29/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 18

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 07/02/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/22/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 03/29/2018
Number of Days to Update: 30

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/22/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/01/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 45

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 04/25/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 05/11/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 42

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/07/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 05/11/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 45

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/07/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 01/02/2018
Date Data Arrived at EDR: 02/07/2018
Date Made Active in Reports: 03/28/2018
Number of Days to Update: 49

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/08/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 03/15/2018
Date Data Arrived at EDR: 03/19/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 46

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/15/2018
Number of Days to Update: 50

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 04/05/2018
Date Data Arrived at EDR: 04/10/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 24
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/18/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 04/05/2018
Date Data Arrived at EDR: 04/10/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 24
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/18/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/02/2018
Date Data Arrived at EDR: 04/04/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 71
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/03/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 02/02/2018
Date Data Arrived at EDR: 04/04/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 76
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/03/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 11/01/2017
Date Data Arrived at EDR: 11/03/2017
Date Made Active in Reports: 11/17/2017
Number of Days to Update: 14
Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 69

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 04/06/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 03/05/2018
Date Data Arrived at EDR: 03/07/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 40

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 56

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/23/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 11

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/02/2017
Date Data Arrived at EDR: 11/07/2017
Date Made Active in Reports: 12/19/2017
Number of Days to Update: 42

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 03/20/2018
Date Data Arrived at EDR: 03/22/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 43

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 06/14/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 11/16/2017
Date Data Arrived at EDR: 11/17/2017
Date Made Active in Reports: 12/18/2017
Number of Days to Update: 31

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 03/14/2018
Date Data Arrived at EDR: 03/20/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 45

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Annually

Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/15/2018
Date Data Arrived at EDR: 03/20/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 45

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List
Cupa facility list

Date of Government Version: 02/20/2018
Date Data Arrived at EDR: 02/20/2018
Date Made Active in Reports: 03/19/2018
Number of Days to Update: 27

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 05/22/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Annually

Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 02/04/2018
Date Data Arrived at EDR: 02/06/2018
Date Made Active in Reports: 03/20/2018
Number of Days to Update: 42

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/13/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 52

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/13/2018
Date Made Active in Reports: 03/29/2018
Number of Days to Update: 16

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List
Cupa Facility list

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 20

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 06/21/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Varies

Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 04/03/2018
Date Data Arrived at EDR: 04/06/2018
Date Made Active in Reports: 05/09/2018
Number of Days to Update: 33

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 06/21/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/11/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 35

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 04/16/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

SUTTER COUNTY:

Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 01/08/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 03/30/2018
Number of Days to Update: 29

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA Facility List
Cupa facilities

Date of Government Version: 01/26/2018
Date Data Arrived at EDR: 02/02/2018
Date Made Active in Reports: 03/21/2018
Number of Days to Update: 47

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 05/03/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 51

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

TULARE COUNTY:

CUPA Facility List
Cupa program facilities

Date of Government Version: 03/19/2018
Date Data Arrived at EDR: 03/22/2018
Date Made Active in Reports: 04/17/2018
Number of Days to Update: 26

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 07/02/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 03/26/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 58

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/23/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 05/09/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Quarterly

Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 03/26/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 04/23/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 02/28/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 03/30/2018
Number of Days to Update: 16

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 03/27/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 31

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 05/10/2018
Date Data Arrived at EDR: 05/15/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 31

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 04/25/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 01/03/2018
Date Data Arrived at EDR: 02/14/2018
Date Made Active in Reports: 03/22/2018
Number of Days to Update: 36

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 04/11/2017
Date Made Active in Reports: 07/27/2017
Number of Days to Update: 107

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/23/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 04/30/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 06/07/2018
Number of Days to Update: 35

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 07/25/2017
Date Made Active in Reports: 09/25/2017
Number of Days to Update: 62

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/12/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/21/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 04/13/2017
Date Made Active in Reports: 07/14/2017
Number of Days to Update: 92

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/11/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

316 N. JUANITA AVE.
316 N. JUANITA AVE.
LOS ANGELES, CA 90004

TARGET PROPERTY COORDINATES

Latitude (North):	34.077111 - 34° 4' 37.60''
Longitude (West):	118.289771 - 118° 17' 23.18''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	380993.7
UTM Y (Meters):	3771261.8
Elevation:	271 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5630741 HOLLYWOOD, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

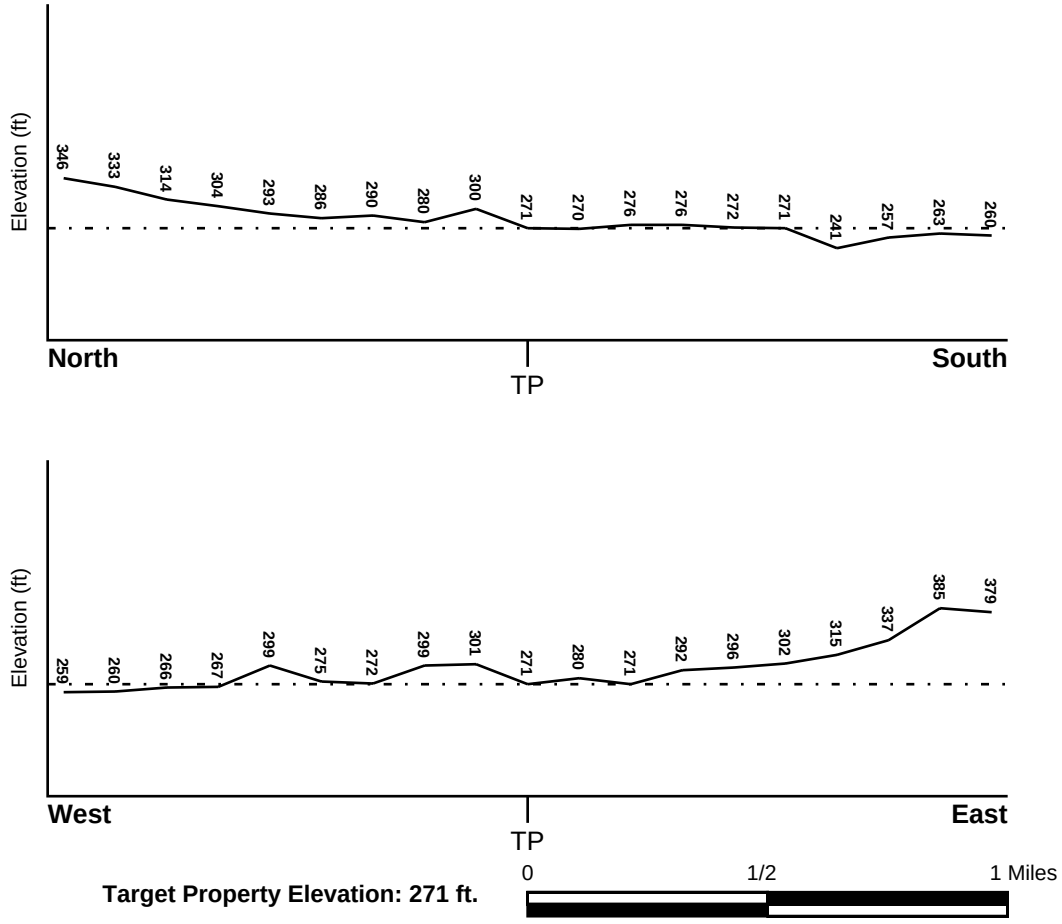
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General ESE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06037C1610F	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
Not Reported	

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
HOLLYWOOD	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
1	0 - 1/8 Mile West	Not Reported
2	1/2 - 1 Mile SSW	SW
A3	1/2 - 1 Mile SSW	Varies
A4	1/2 - 1 Mile SSW	Not Reported
1G	0 - 1/8 Mile West	Not Reported
2G	1/2 - 1 Mile SSW	SW
3G	1/2 - 1 Mile SSW	Varies
4G	1/2 - 1 Mile SSW	Not Reported

For additional site information, refer to Physical Setting Source Map Findings.

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Tertiary
Series:	Miocene
Code:	Tm *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures:
sandy loam
gravelly - sandy loam
silt loam
clay
fine sand
gravelly - sand
sand
fine sandy loam

Surficial Soil Types:
sandy loam
gravelly - sandy loam
silt loam
clay
fine sand
gravelly - sand
sand
fine sandy loam

Shallow Soil Types:
fine sandy loam
gravelly - loam
sandy clay
sandy clay loam
clay
silty clay
sand

Deeper Soil Types:
gravelly - sandy loam
sandy loam
very gravelly - sandy loam
stratified
very fine sandy loam
weathered bedrock
sand
gravelly - fine sandy loam
silty clay loam
clay loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	CAOG11000215866	1/4 - 1/2 Mile SSW
A2	CAOG11000215865	1/4 - 1/2 Mile SSW
B3	CAOG11000215942	1/4 - 1/2 Mile SSE
B4	CAOG11000215944	1/4 - 1/2 Mile South
B5	CAOG11000215961	1/4 - 1/2 Mile South
C6	CAOG11000215993	1/4 - 1/2 Mile South
B7	CAOG11000215956	1/4 - 1/2 Mile SSE
A8	CAOG11000215867	1/4 - 1/2 Mile SSW
B9	CAOG11000215967	1/4 - 1/2 Mile South
C10	CAOG11000215994	1/4 - 1/2 Mile South
B11	CAOG11000215945	1/4 - 1/2 Mile SSE
B12	CAOG11000215979	1/4 - 1/2 Mile South
B13	CAOG11000215943	1/4 - 1/2 Mile South
C14	CAOG11000215995	1/4 - 1/2 Mile South

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
C15	CAOG11000215808	1/4 - 1/2 Mile South
B16	CAOG11000215952	1/4 - 1/2 Mile SSE
B17	CAOG11000215968	1/4 - 1/2 Mile South
C18	CAOG11000215996	1/4 - 1/2 Mile South
B19	CAOG11000211738	1/4 - 1/2 Mile South
D20	CAOG11000215868	1/4 - 1/2 Mile SSW
C21	CAOG11000215809	1/4 - 1/2 Mile South
B22	CAOG11000215955	1/4 - 1/2 Mile South
C23	CAOG11000215978	1/4 - 1/2 Mile South
B24	CAOG11000215949	1/4 - 1/2 Mile South
B25	CAOG11000215946	1/4 - 1/2 Mile SSE
C26	CAOG11000215969	1/4 - 1/2 Mile South
B27	CAOG11000215951	1/4 - 1/2 Mile SSE
B28	CAOG11000215954	1/4 - 1/2 Mile South
C29	CAOG11000215997	1/4 - 1/2 Mile South
D30	CAOG11000215864	1/4 - 1/2 Mile SSW
C31	CAOG11000215970	1/4 - 1/2 Mile South
E32	CAOG11000216028	1/4 - 1/2 Mile South
C33	CAOG11000215977	1/4 - 1/2 Mile South
F34	CAOG11000215953	1/4 - 1/2 Mile South
F35	CAOG11000215950	1/4 - 1/2 Mile South
D36	CAOG11000216026	1/4 - 1/2 Mile South
C37	CAOG11000215980	1/4 - 1/2 Mile South
E38	CAOG11000216027	1/4 - 1/2 Mile South
C39	CAOG11000215971	1/4 - 1/2 Mile South
F40	CAOG11000215975	1/4 - 1/2 Mile South
D41	CAOG11000215869	1/4 - 1/2 Mile SSW
D42	CAOG11000216025	1/4 - 1/2 Mile South
E43	CAOG11000216030	1/4 - 1/2 Mile South
F44	CAOG11000215976	1/4 - 1/2 Mile South
F45	CAOG11000215972	1/4 - 1/2 Mile South
F46	CAOG11000215947	1/2 - 1 Mile South
F47	CAOG11000215965	1/2 - 1 Mile South
E48	CAOG11000216029	1/2 - 1 Mile South
E49	CAOG11000215769	1/2 - 1 Mile South
D50	CAOG11000215862	1/2 - 1 Mile SSW
E51	CAOG11000216023	1/2 - 1 Mile South
F52	CAOG11000215963	1/2 - 1 Mile South
E53	CAOG11000216096	1/2 - 1 Mile South
F54	CAOG11000215959	1/2 - 1 Mile South
F55	CAOG11000215948	1/2 - 1 Mile South
E56	CAOG11000216092	1/2 - 1 Mile South
F57	CAOG11000215982	1/2 - 1 Mile South
E58	CAOG11000216091	1/2 - 1 Mile South
F59	CAOG11000215960	1/2 - 1 Mile South
E60	CAOG11000215768	1/2 - 1 Mile South
E61	CAOG11000216098	1/2 - 1 Mile South
F62	CAOG11000216056	1/2 - 1 Mile South
E63	CAOG11000216099	1/2 - 1 Mile South
F64	CAOG11000216058	1/2 - 1 Mile South
F65	CAOG11000215958	1/2 - 1 Mile South
E66	CAOG11000216097	1/2 - 1 Mile South
E67	CAOG11000216094	1/2 - 1 Mile South
F68	CAOG11000215973	1/2 - 1 Mile South
E69	CAOG11000216095	1/2 - 1 Mile South
F70	CAOG11000216059	1/2 - 1 Mile South

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
F71	CAOG11000215981	1/2 - 1 Mile South
F72	CAOG11000216057	1/2 - 1 Mile South
F73	CAOG11000215957	1/2 - 1 Mile South
E74	CAOG11000216093	1/2 - 1 Mile South
F75	CAOG11000216061	1/2 - 1 Mile South
F76	CAOG11000215962	1/2 - 1 Mile South
F77	CAOG11000215966	1/2 - 1 Mile South
F78	CAOG11000216060	1/2 - 1 Mile South
G79	CAOG11000215704	1/2 - 1 Mile SSE
F80	CAOG11000215989	1/2 - 1 Mile South
G81	CAOG11000215706	1/2 - 1 Mile SSE
F82	CAOG11000216002	1/2 - 1 Mile South
H83	CAOG11000215986	1/2 - 1 Mile SSE
I84	CAOG11000215848	1/2 - 1 Mile SSW
F85	CAOG11000215974	1/2 - 1 Mile South
I86	CAOG11000215857	1/2 - 1 Mile SSW
H87	CAOG11000215720	1/2 - 1 Mile SSE
F88	CAOG11000216054	1/2 - 1 Mile South
J89	CAOG11000216024	1/2 - 1 Mile South
E90	CAOG11000215766	1/2 - 1 Mile South
E91	CAOG11000215767	1/2 - 1 Mile South
E92	CAOG11000215772	1/2 - 1 Mile South
H93	CAOG11000215987	1/2 - 1 Mile SSE
F94	CAOG11000216062	1/2 - 1 Mile South
F95	CAOG11000215964	1/2 - 1 Mile South
H96	CAOG11000215983	1/2 - 1 Mile SSE
G97	CAOG11000215709	1/2 - 1 Mile SSE
F98	CAOG11000216055	1/2 - 1 Mile South
I99	CAOG11000215849	1/2 - 1 Mile SSW
F100	CAOG11000215713	1/2 - 1 Mile South
H101	CAOG11000215984	1/2 - 1 Mile SSE
F102	CAOG11000215715	1/2 - 1 Mile South
I103	CAOG11000215771	1/2 - 1 Mile South
H104	CAOG11000216003	1/2 - 1 Mile SSE
I105	CAOG11000215770	1/2 - 1 Mile South
G106	CAOG11000215714	1/2 - 1 Mile SSE
G107	CAOG11000215705	1/2 - 1 Mile SSE
I108	CAOG11000215859	1/2 - 1 Mile SSW
H109	CAOG11000215991	1/2 - 1 Mile SSE
H110	CAOG11000215985	1/2 - 1 Mile SSE
I111	CAOG11000215853	1/2 - 1 Mile SSW
H112	CAOG11000215722	1/2 - 1 Mile SSE
G113	CAOG11000215717	1/2 - 1 Mile SSE
I114	CAOG11000215773	1/2 - 1 Mile South
G115	CAOG11000215703	1/2 - 1 Mile SSE
H116	CAOG11000215990	1/2 - 1 Mile SSE
G117	CAOG11000215719	1/2 - 1 Mile SSE
J118	CAOG11000215712	1/2 - 1 Mile South
I119	CAOG11000215850	1/2 - 1 Mile SSW
H120	CAOG11000215988	1/2 - 1 Mile SSE
G121	CAOG11000215708	1/2 - 1 Mile SSE
K122	CAOG11000215860	1/2 - 1 Mile SSW
I123	CAOG11000215847	1/2 - 1 Mile SSW
J124	CAOG11000216345	1/2 - 1 Mile South
G125	CAOG11000215707	1/2 - 1 Mile SSE
I126	CAOG11000215851	1/2 - 1 Mile SSW

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
G127	CAOG11000215710	1/2 - 1 Mile SSE
G128	CAOG11000215711	1/2 - 1 Mile SSE
G129	CAOG11000216336	1/2 - 1 Mile South
I130	CAOG11000215852	1/2 - 1 Mile SSW
H131	CAOG11000215721	1/2 - 1 Mile SSE
K132	CAOG11000214391	1/2 - 1 Mile SSW
L133	CAOG11000216334	1/2 - 1 Mile South
M134	CAOG11000215726	1/2 - 1 Mile SSE
I135	CAOG11000215855	1/2 - 1 Mile SSW
L136	CAOG11000216332	1/2 - 1 Mile South
L137	CAOG11000216335	1/2 - 1 Mile South
G138	CAOG11000215725	1/2 - 1 Mile SSE
K139	CAOG11000215870	1/2 - 1 Mile SSW
M140	CAOG11000215723	1/2 - 1 Mile SSE
M141	CAOG11000215992	1/2 - 1 Mile SSE
L142	CAOG11000216331	1/2 - 1 Mile South
I143	CAOG11000215160	1/2 - 1 Mile SSW
K144	CAOG11000215861	1/2 - 1 Mile SSW
M145	CAOG11000216001	1/2 - 1 Mile SSE
N146	CAOG11000216601	1/2 - 1 Mile SE
O147	CAOG11000215854	1/2 - 1 Mile SSW
M148	CAOG11000216000	1/2 - 1 Mile SSE
M149	CAOG11000216395	1/2 - 1 Mile SSE
N150	CAOG11000215750	1/2 - 1 Mile SE
K151	CAOG11000215863	1/2 - 1 Mile SSW
M152	CAOG11000215999	1/2 - 1 Mile SSE
L153	CAOG11000216337	1/2 - 1 Mile South
N154	CAOG11000215781	1/2 - 1 Mile SSE
N155	CAOG11000215777	1/2 - 1 Mile SSE
O156	CAOG11000215858	1/2 - 1 Mile SSW
M157	CAOG11000216392	1/2 - 1 Mile SSE
L158	CAOG11000216333	1/2 - 1 Mile South
N159	CAOG11000215998	1/2 - 1 Mile SSE
N160	CAOG11000215780	1/2 - 1 Mile SSE
N161	CAOG11000215778	1/2 - 1 Mile SSE
N162	CAOG11000215751	1/2 - 1 Mile SE
L163	CAOG11000216325	1/2 - 1 Mile South
N164	CAOG11000215779	1/2 - 1 Mile SSE
M165	CAOG11000216396	1/2 - 1 Mile SSE
O166	CAOG11000215856	1/2 - 1 Mile South
M167	CAOG11000216371	1/2 - 1 Mile SSE
N168	CAOG11000215775	1/2 - 1 Mile SSE
M169	CAOG11000216370	1/2 - 1 Mile SSE
L170	CAOG11000216322	1/2 - 1 Mile South
P171	CAOG11000215724	1/2 - 1 Mile SSE
L172	CAOG11000216326	1/2 - 1 Mile South
N173	CAOG11000215776	1/2 - 1 Mile SSE
M174	CAOG11000215716	1/2 - 1 Mile SSE
P175	CAOG11000216348	1/2 - 1 Mile South
M176	CAOG11000215718	1/2 - 1 Mile SSE
Q177	CAOG11000216375	1/2 - 1 Mile SSE
P178	CAOG11000216366	1/2 - 1 Mile SSE
P179	CAOG11000216347	1/2 - 1 Mile SSE
P180	CAOG11000216342	1/2 - 1 Mile SSE
R181	CAOG11000216323	1/2 - 1 Mile South
P182	CAOG11000216380	1/2 - 1 Mile SSE

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
P183	CAOG11000216414	1/2 - 1 Mile SSE
P184	CAOG11000216343	1/2 - 1 Mile SSE
Q185	CAOG11000216379	1/2 - 1 Mile SSE
P186	CAOG11000216420	1/2 - 1 Mile SSE
R187	CAOG11000216324	1/2 - 1 Mile South
P188	CAOG11000216344	1/2 - 1 Mile SSE
Q189	CAOG11000216365	1/2 - 1 Mile SSE
P190	CAOG11000216413	1/2 - 1 Mile SSE
P191	CAOG11000216411	1/2 - 1 Mile SSE
Q192	CAOG11000216360	1/2 - 1 Mile SSE
P193	CAOG11000216419	1/2 - 1 Mile SSE
P194	CAOG11000216346	1/2 - 1 Mile SSE
P195	CAOG11000216341	1/2 - 1 Mile SSE
P196	CAOG11000216328	1/2 - 1 Mile SSE
R197	CAOG11000216197	1/2 - 1 Mile South
Q198	CAOG11000216383	1/2 - 1 Mile SSE
P199	CAOG11000216327	1/2 - 1 Mile SSE
P200	CAOG11000215185	1/2 - 1 Mile SSE
P201	CAOG11000216417	1/2 - 1 Mile SSE
Q202	CAOG11000216236	1/2 - 1 Mile SSE
P203	CAOG11000215183	1/2 - 1 Mile SSE
Q204	CAOG11000216381	1/2 - 1 Mile SSE
P205	CAOG11000216330	1/2 - 1 Mile SSE
P206	CAOG11000216418	1/2 - 1 Mile SSE
Q207	CAOG11000216352	1/2 - 1 Mile SSE
P208	CAOG11000215186	1/2 - 1 Mile SSE
R209	CAOG11000216338	1/2 - 1 Mile South
P210	CAOG11000215187	1/2 - 1 Mile SSE
R211	CAOG11000216339	1/2 - 1 Mile SSE
P212	CAOG11000216340	1/2 - 1 Mile SSE
R213	CAOG11000215189	1/2 - 1 Mile South
Q214	CAOG11000216388	1/2 - 1 Mile SSE
R215	CAOG11000216196	1/2 - 1 Mile South
S216	CAOG11000216235	1/2 - 1 Mile SSE
P217	CAOG11000216412	1/2 - 1 Mile SSE
P218	CAOG11000215184	1/2 - 1 Mile SSE
P219	CAOG11000216329	1/2 - 1 Mile SSE
P220	CAOG11000216421	1/2 - 1 Mile SSE
T221	CAOG11000216355	1/2 - 1 Mile SSE
S222	CAOG11000216234	1/2 - 1 Mile SSE
Q223	CAOG11000216350	1/2 - 1 Mile SSE
T224	CAOG11000216416	1/2 - 1 Mile SSE
R225	CAOG11000216195	1/2 - 1 Mile South
T226	CAOG11000216415	1/2 - 1 Mile SSE
Q227	CAOG11000216386	1/2 - 1 Mile SSE
R228	CAOG11000216189	1/2 - 1 Mile South
S229	CAOG11000216238	1/2 - 1 Mile SSE
T230	CAOG11000216364	1/2 - 1 Mile SSE
S231	CAOG11000216399	1/2 - 1 Mile SSE
U232	CAOG11000216373	1/2 - 1 Mile SSE
T233	CAOG11000216369	1/2 - 1 Mile SSE
T234	CAOG11000216354	1/2 - 1 Mile SSE
S235	CAOG11000216237	1/2 - 1 Mile SSE
T236	CAOG11000216367	1/2 - 1 Mile SSE
T237	CAOG11000216356	1/2 - 1 Mile SSE
T238	CAOG11000216382	1/2 - 1 Mile SSE

STATE OIL/GAS WELL INFORMATION

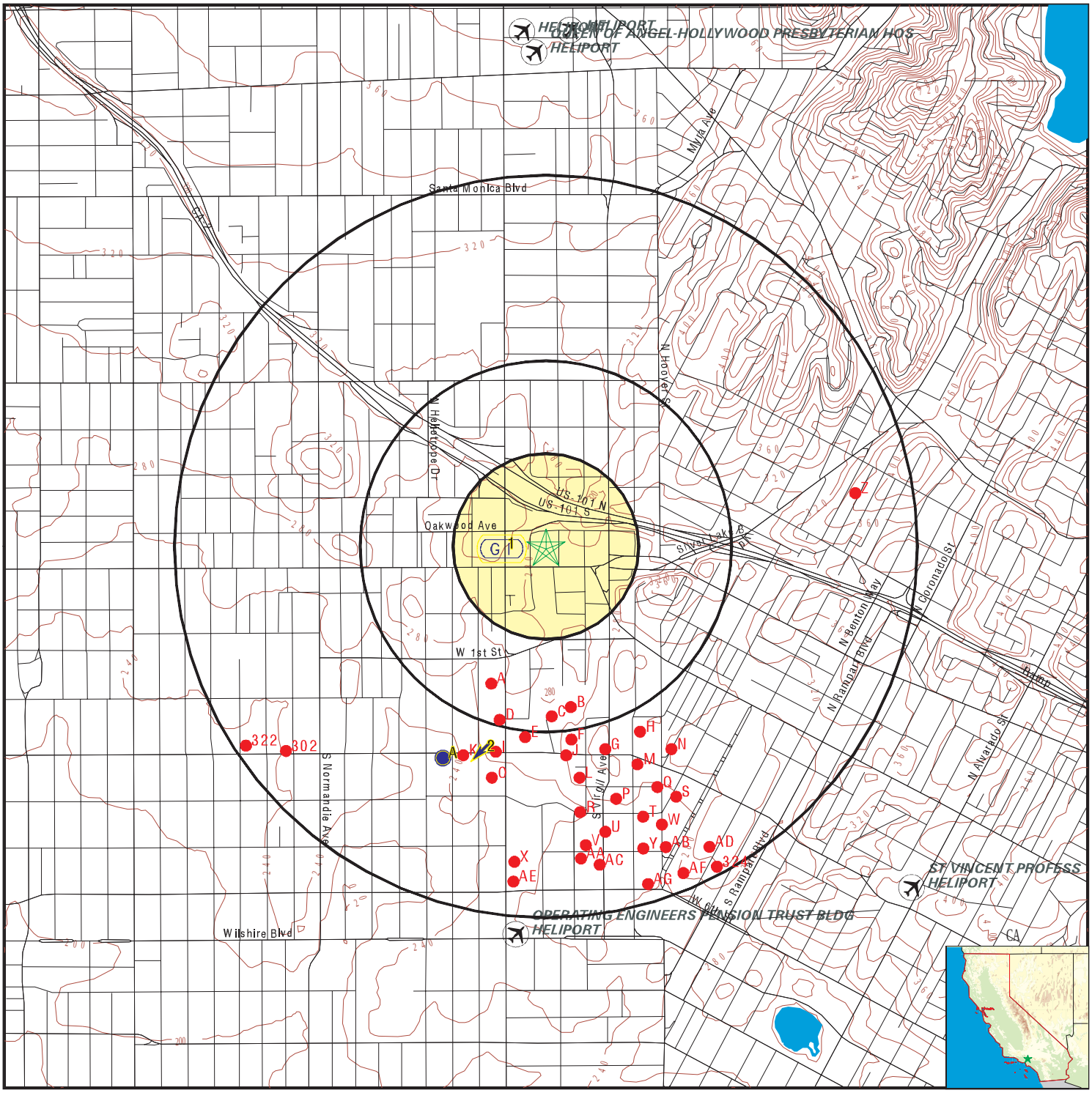
MAP ID	WELL ID	LOCATION FROM TP
S239	CAOG11000216241	1/2 - 1 Mile SSE
T240	CAOG11000216372	1/2 - 1 Mile SSE
V241	CAOG11000216186	1/2 - 1 Mile South
U242	CAOG11000215197	1/2 - 1 Mile South
T243	CAOG11000216397	1/2 - 1 Mile SSE
U244	CAOG11000215411	1/2 - 1 Mile South
T245	CAOG11000216374	1/2 - 1 Mile SSE
W246	CAOG11000216239	1/2 - 1 Mile SSE
U247	CAOG11000216378	1/2 - 1 Mile SSE
T248	CAOG11000216401	1/2 - 1 Mile SSE
T249	CAOG11000216240	1/2 - 1 Mile SSE
V250	CAOG11000216191	1/2 - 1 Mile South
U251	CAOG11000216368	1/2 - 1 Mile SSE
T252	CAOG11000216353	1/2 - 1 Mile SSE
T253	CAOG11000216363	1/2 - 1 Mile SSE
U254	CAOG11000215410	1/2 - 1 Mile South
T255	CAOG11000216361	1/2 - 1 Mile SSE
T256	CAOG11000216390	1/2 - 1 Mile SSE
T257	CAOG11000216359	1/2 - 1 Mile SSE
V258	CAOG11000216192	1/2 - 1 Mile South
S259	CAOG11000216254	1/2 - 1 Mile SSE
U260	CAOG11000216187	1/2 - 1 Mile South
U261	CAOG11000216358	1/2 - 1 Mile SSE
W262	CAOG11000216384	1/2 - 1 Mile SSE
V263	CAOG11000216188	1/2 - 1 Mile South
T264	CAOG11000216362	1/2 - 1 Mile SSE
X265	CAOG11000216226	1/2 - 1 Mile South
V266	CAOG11000216190	1/2 - 1 Mile South
W267	CAOG11000216385	1/2 - 1 Mile SSE
V268	CAOG11000215188	1/2 - 1 Mile South
V269	CAOG11000216185	1/2 - 1 Mile South
Y270	CAOG11000216357	1/2 - 1 Mile SSE
X271	CAOG11000216228	1/2 - 1 Mile South
X272	CAOG11000216221	1/2 - 1 Mile South
W273	CAOG11000216389	1/2 - 1 Mile SSE
Z274	CAOG11000215170	1/2 - 1 Mile East
Y275	CAOG11000216351	1/2 - 1 Mile SSE
AA276	CAOG11000215904	1/2 - 1 Mile South
AB277	CAOG11000216387	1/2 - 1 Mile SSE
X278	CAOG11000216224	1/2 - 1 Mile South
V279	CAOG11000216424	1/2 - 1 Mile South
X280	CAOG11000216227	1/2 - 1 Mile South
AA281	CAOG11000216425	1/2 - 1 Mile South
AB282	CAOG11000216393	1/2 - 1 Mile SSE
AC283	CAOG11000216422	1/2 - 1 Mile South
AB284	CAOG11000216249	1/2 - 1 Mile SSE
Z285	CAOG11000215171	1/2 - 1 Mile East
X286	CAOG11000216223	1/2 - 1 Mile South
Y287	CAOG11000216400	1/2 - 1 Mile SSE
X288	CAOG11000216229	1/2 - 1 Mile South
AB289	CAOG11000216251	1/2 - 1 Mile SSE
AB290	CAOG11000216255	1/2 - 1 Mile SSE
Y291	CAOG11000216398	1/2 - 1 Mile SSE
Y292	CAOG11000216402	1/2 - 1 Mile SSE
Y293	CAOG11000216377	1/2 - 1 Mile SSE
AB294	CAOG11000216376	1/2 - 1 Mile SSE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
X295	CAOG11000216232	1/2 - 1 Mile South
AB296	CAOG11000216252	1/2 - 1 Mile SSE
X297	CAOG11000216230	1/2 - 1 Mile South
AB298	CAOG11000216394	1/2 - 1 Mile SSE
AC299	CAOG11000216423	1/2 - 1 Mile South
AD300	CAOG11000216258	1/2 - 1 Mile SSE
X301	CAOG11000216222	1/2 - 1 Mile South
302	CAOG11000215213	1/2 - 1 Mile SW
AB303	CAOG11000216349	1/2 - 1 Mile SSE
AD304	CAOG11000216033	1/2 - 1 Mile SSE
AE305	CAOG11000216231	1/2 - 1 Mile South
AD306	CAOG11000216260	1/2 - 1 Mile SSE
AE307	CAOG11000216225	1/2 - 1 Mile South
AD308	CAOG11000216036	1/2 - 1 Mile SSE
AB309	CAOG11000216259	1/2 - 1 Mile SSE
AF310	CAOG11000216257	1/2 - 1 Mile SSE
AD311	CAOG11000216256	1/2 - 1 Mile SSE
AD312	CAOG11000216035	1/2 - 1 Mile SSE
AF313	CAOG11000216250	1/2 - 1 Mile SSE
AD314	CAOG11000216034	1/2 - 1 Mile SSE
AG315	CAOG11000216107	1/2 - 1 Mile SSE
AG316	CAOG11000216106	1/2 - 1 Mile SSE
AF317	CAOG11000216202	1/2 - 1 Mile SSE
AD318	CAOG11000216032	1/2 - 1 Mile SSE
AD319	CAOG11000216031	1/2 - 1 Mile SSE
AG320	CAOG11000216391	1/2 - 1 Mile SSE
AF321	CAOG11000216198	1/2 - 1 Mile SSE
322	CAOG11000205249	1/2 - 1 Mile WSW
AF323	CAOG11000216201	1/2 - 1 Mile SSE
324	CAOG11000216205	1/2 - 1 Mile SSE
AF325	CAOG11000216253	1/2 - 1 Mile SSE

PHYSICAL SETTING SOURCE MAP - 05354294.2r



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	316 N. Juanita Ave.	CLIENT:	EBI Consulting
ADDRESS:	316 N. Juanita Ave. Los Angeles CA 90004	CONTACT:	Production Manager
		INQUIRY #:	05354294.2r
LAT/LONG:	34.077111 / 118.289771	DATE:	July 06, 2018 7:37 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation			Database	EDR ID Number
1 **West** **0 - 1/8 Mile** **Higher**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900570061 Not Reported 8.37 12 Not Reported 08/07/1996	**AQUIFLOW**	**55182**
2 **SSW** **1/2 - 1 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900200098 SW 13.85 16.86 Not Reported 12/31/1998	**AQUIFLOW**	**69686**
A3 **SSW** **1/2 - 1 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900200116 Varies 20 24 Not Reported 10/10/1997	**AQUIFLOW**	**55271**
A4 **SSW** **1/2 - 1 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900200116 Not Reported 20 30 Not Reported 09/1994	**AQUIFLOW**	**55273**
1G **West** **0 - 1/8 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900570061 Not Reported 8.37 12 Not Reported 08/07/1996	**AQUIFLOW**	**55182**
2G **SSW** **1/2 - 1 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900200098 SW 13.85 16.86 Not Reported 12/31/1998	**AQUIFLOW**	**69686**
3G **SSW** **1/2 - 1 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900200116 Varies 20 24 Not Reported 10/10/1997	**AQUIFLOW**	**55271**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation			Database	EDR ID Number
4G **SSW** **1/2 - 1 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900200116 Not Reported 20 30 Not Reported 09/1994	**AQUIFLOW**	**55273**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

A1
SSW
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215866**

District nun:	1	Api number:	03725701
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	23
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215866		

A2
SSW
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215865**

District nun:	1	Api number:	03725700
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	24
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215865		

B3
SSE
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215942**

District nun:	1	Api number:	03725777
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	17
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215942		

B4
South **OIL_GAS** **CAOG11000215944**
1/4 - 1/2 Mile

District nun:	1	Api number:	03725779
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	16
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215944		

B5
South **OIL_GAS** **CAOG11000215961**
1/4 - 1/2 Mile

District nun:	1	Api number:	03725796
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	26
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215961		

C6
South **OIL_GAS** **CAOG11000215993**
1/4 - 1/2 Mile

District nun:	1	Api number:	03725828
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	48
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215993		

B7
SSE **OIL_GAS** **CAOG11000215956**
1/4 - 1/2 Mile

District nun:	1	Api number:	03725791
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	20
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215956		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

A8
SSW
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215867**

District nun:	1	Api number:	03725702
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	22
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215867		

B9
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215967**

District nun:	1	Api number:	03725802
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	37
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215967		

C10
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215994**

District nun:	1	Api number:	03725829
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	47
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215994		

B11
SSE **OIL_GAS** **CAOG11000215945**
1/4 - 1/2 Mile

District nun:	1	Api number:	03725780
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	18
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215945		

B12
South **OIL_GAS** **CAOG11000215979**
1/4 - 1/2 Mile

District nun:	1	Api number:	03725814
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	27
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215979		

B13
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215943**

District nun:	1	Api number:	03725778
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	15
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215943		

C14
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215995**

District nun:	1	Api number:	03725830
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	46
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215995		

Map ID
Direction
Distance

Database EDR ID Number

C15
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215808**

District nun:	1	Api number:	03725643
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	G. W. Albright		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215808		

B16
SSE
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215952**

District nun:	1	Api number:	03725787
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	21
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215952		

B17
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215968**

District nun:	1	Api number:	03725803
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	36
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215968		

C18
South **OIL_GAS** **CAOG11000215996**
1/4 - 1/2 Mile

District nun:	1	Api number:	03725831
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	45
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215996		

B19
South **OIL_GAS** **CAOG11000211738**
1/4 - 1/2 Mile

District nun:	1	Api number:	03716579
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Guiberson-Burke Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Texam-Guiberson & Burke-Et Al	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000211738		

D20
SSW **OIL_GAS** **CAOG11000215868**
1/4 - 1/2 Mile

District nun:	1	Api number:	03725703
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	21
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215868		

C21
South **OIL_GAS** **CAOG11000215809**
1/4 - 1/2 Mile

District nun:	1	Api number:	03725644
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	G. W. Albright		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215809		

Map ID
Direction
Distance

Database EDR ID Number

B22
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215955**

District nun:	1	Api number:	03725790
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	25
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215955		

C23
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215978**

District nun:	1	Api number:	03725813
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	28
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215978		

B24
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215949**

District nun:	1	Api number:	03725784
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	14
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215949		

B25
SSE **OIL_GAS** **CAOG11000215946**
1/4 - 1/2 Mile

District nun:	1	Api number:	03725781
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	19
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215946		

C26
South **OIL_GAS** **CAOG11000215969**
1/4 - 1/2 Mile

District nun:	1	Api number:	03725804
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	35
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215969		

B27
SSE **OIL_GAS** **CAOG11000215951**
1/4 - 1/2 Mile

District nun:	1	Api number:	03725786
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	22
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215951		

B28
South **OIL_GAS** **CAOG11000215954**
1/4 - 1/2 Mile

District nun:	1	Api number:	03725789
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	24
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215954		

Map ID
Direction
Distance

Database EDR ID Number

C29
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215997**

District nun:	1	Api number:	03725832
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	44
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215997		

D30
SSW
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215864**

District nun:	1	Api number:	03725699
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	19
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215864		

C31
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215970**

District nun:	1	Api number:	03725805
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	34
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215970		

E32
South **OIL_GAS** **CAOG11000216028**
1/4 - 1/2 Mile

District nun:	1	Api number:	03725863
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Lehigh Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216028		

C33
South **OIL_GAS** **CAOG11000215977**
1/4 - 1/2 Mile

District nun:	1	Api number:	03725812
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	29
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215977		

F34
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215953**

District nun:	1	Api number:	03725788
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	23
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215953		

F35
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215950**

District nun:	1	Api number:	03725785
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	13
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215950		

Map ID
Direction
Distance

Database EDR ID Number

D36
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000216026**

District nun:	1	Api number:	03725861
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Lehigh Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216026		

C37
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215980**

District nun:	1	Api number:	03725815
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	43
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215980		

E38
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000216027**

District nun:	1	Api number:	03725862
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Lehigh Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216027		

C39
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215971**

District nun:	1	Api number:	03725806
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	33
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215971		

F40
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215975**

District nun:	1	Api number:	03725810
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	30
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215975		

D41
SSW **OIL_GAS** **CAOG11000215869**
1/4 - 1/2 Mile

District nun:	1	Api number:	03725704
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	20
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215869		

D42
South **OIL_GAS** **CAOG11000216025**
1/4 - 1/2 Mile

District nun:	1	Api number:	03725860
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Lehigh Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216025		

Map ID
Direction
Distance

Database EDR ID Number

E43
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000216030**

District nun:	1	Api number:	03725865
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Lehigh Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216030		

F44
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215976**

District nun:	1	Api number:	03725811
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	31
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215976		

F45
South
1/4 - 1/2 Mile

OIL_GAS **CAOG11000215972**

District nun:	1	Api number:	03725807
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	32
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215972		

F46
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215947**

District nun:	1	Api number:	03725782
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	12
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215947		

F47
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215965**

District nun:	1	Api number:	03725800
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	42
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215965		

E48
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216029**

District nun:	1	Api number:	03725864
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Lehigh Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216029		

E49
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215769**

District nun:	1	Api number:	03725603
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Doran, Brouse & Price		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215769		

Map ID
Direction
Distance

Database EDR ID Number

D50
SSW
1/2 - 1 Mile

OIL_GAS **CAOG11000215862**

District nun:	1	Api number:	03725697
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	18
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215862		

E51
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216023**

District nun:	1	Api number:	03725858
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Lehigh Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216023		

F52
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215963**

District nun:	1	Api number:	03725798
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215963		

E53
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216096**

District nun:	1	Api number:	03725931
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Mrs. Cake		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216096		

F54
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215959**

District nun:	1	Api number:	03725794
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215959		

F55
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215948**

District nun:	1	Api number:	03725783
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215948		

E56
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216092**

District nun:	1	Api number:	03725927
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Mrs. Cake		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216092		

Map ID
Direction
Distance

Database EDR ID Number

F57
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215982**

District nun:	1	Api number:	03725817
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	41
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215982		

E58
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216091**

District nun:	1	Api number:	03725926
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Mrs. Cake		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216091		

F59
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215960**

District nun:	1	Api number:	03725795
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215960		

E60
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215768**

District nun:	1	Api number:	03725602
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Doran, Brouse & Price		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215768		

E61
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216098**

District nun:	1	Api number:	03725933
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Mrs. Cake		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216098		

F62
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216056**

District nun:	1	Api number:	03725891
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Maltman Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216056		

E63
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216099**

District nun:	1	Api number:	03725934
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Mrs. Cake		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216099		

Map ID
Direction
Distance

Database EDR ID Number

F64
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216058**

District nun:	1	Api number:	03725893
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Maltman Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216058		

F65
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215958**

District nun:	1	Api number:	03725793
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215958		

E66
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216097**

District nun:	1	Api number:	03725932
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Mrs. Cake		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216097		

E67
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216094**

District nun:	1	Api number:	03725929
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Mrs. Cake		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216094		

F68
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215973**

District nun:	1	Api number:	03725808
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	40
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215973		

E69
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216095**

District nun:	1	Api number:	03725930
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Mrs. Cake		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216095		

F70
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216059**

District nun:	1	Api number:	03725894
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Maltman Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216059		

Map ID
Direction
Distance

Database EDR ID Number

F71
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215981**

District nun:	1	Api number:	03725816
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215981		

F72
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216057**

District nun:	1	Api number:	03725892
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Maltman Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216057		

F73
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215957**

District nun:	1	Api number:	03725792
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215957		

E74
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216093**

District nun:	1	Api number:	03725928
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Mrs. Cake		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216093		

F75
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216061**

District nun:	1	Api number:	03725896
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Maltman Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216061		

F76
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215962**

District nun:	1	Api number:	03725797
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215962		

F77
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215966**

District nun:	1	Api number:	03725801
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	39
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215966		

Map ID
Direction
Distance

Database EDR ID Number

F78
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216060**

District nun:	1	Api number:	03725895
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Maltman Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216060		

G79
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215704**

District nun:	1	Api number:	03725538
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	19
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215704		

F80
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215989**

District nun:	1	Api number:	03725824
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215989		

G81
SSE **OIL_GAS** **CAOG11000215706**
1/2 - 1 Mile

District nun:	1	Api number:	03725540
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	18
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215706		

F82
South **OIL_GAS** **CAOG11000216002**
1/2 - 1 Mile

District nun:	1	Api number:	03725837
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216002		

H83
SSE **OIL_GAS** **CAOG11000215986**
1/2 - 1 Mile

District nun:	1	Api number:	03725821
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	60
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215986		

I84
SSW **OIL_GAS** **CAOG11000215848**
1/2 - 1 Mile

District nun:	1	Api number:	03725683
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	17
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215848		

Map ID
Direction
Distance

Database EDR ID Number

F85
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215974**

District nun:	1	Api number:	03725809
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215974		

I86
SSW
1/2 - 1 Mile

OIL_GAS **CAOG11000215857**

District nun:	1	Api number:	03725692
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	12
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215857		

H87
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215720**

District nun:	1	Api number:	03725554
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215720		

F88
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216054**

District nun:	1	Api number:	03725889
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Maltman Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216054		

J89
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216024**

District nun:	1	Api number:	03725859
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Lehigh Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216024		

E90
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215766**

District nun:	1	Api number:	03725600
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Doran, Brouse & Price		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215766		

E91
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215767**

District nun:	1	Api number:	03725601
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Doran, Brouse & Price		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215767		

Map ID
Direction
Distance

Database EDR ID Number

E92
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215772**

District nun:	1	Api number:	03725606
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Doran, Brouse & Price		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215772		

H93
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215987**

District nun:	1	Api number:	03725822
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	61
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215987		

F94
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216062**

District nun:	1	Api number:	03725897
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Maltman Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216062		

F95
South **OIL_GAS** **CAOG11000215964**
1/2 - 1 Mile

District nun:	1	Api number:	03725799
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	38
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215964		

H96
SSE **OIL_GAS** **CAOG11000215983**
1/2 - 1 Mile

District nun:	1	Api number:	03725818
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	59
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215983		

G97
SSE **OIL_GAS** **CAOG11000215709**
1/2 - 1 Mile

District nun:	1	Api number:	03725543
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215709		

F98
South **OIL_GAS** **CAOG11000216055**
1/2 - 1 Mile

District nun:	1	Api number:	03725890
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Maltman Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216055		

Map ID
Direction
Distance

Database EDR ID Number

I99
SSW
1/2 - 1 Mile

OIL_GAS **CAOG11000215849**

District nun:	1	Api number:	03725684
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	16
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215849		

F100
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215713**

District nun:	1	Api number:	03725547
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	22
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215713		

H101
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215984**

District nun:	1	Api number:	03725819
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	58
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215984		

F102
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215715**

District nun:	1	Api number:	03725549
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	24
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215715		

I103
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215771**

District nun:	1	Api number:	03725605
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Doran, Brouse & Price		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215771		

H104
SSE **OIL_GAS** **CAOG11000216003**
1/2 - 1 Mile

District nun:	1	Api number:	03725838
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	55
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216003		

I105
South **OIL_GAS** **CAOG11000215770**
1/2 - 1 Mile

District nun:	1	Api number:	03725604
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Doran, Brouse & Price		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215770		

Map ID
Direction
Distance

Database EDR ID Number

G106
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215714**

District nun:	1	Api number:	03725548
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	21
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215714		

G107
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215705**

District nun:	1	Api number:	03725539
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	17
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215705		

I108
SSW
1/2 - 1 Mile

OIL_GAS **CAOG11000215859**

District nun:	1	Api number:	03725694
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215859		

H109
SSE **OIL_GAS** **CAOG11000215991**
1/2 - 1 Mile

District nun:	1	Api number:	03725826
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	56
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215991		

H110
SSE **OIL_GAS** **CAOG11000215985**
1/2 - 1 Mile

District nun:	1	Api number:	03725820
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	57
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215985		

I111
SSW **OIL_GAS** **CAOG11000215853**
1/2 - 1 Mile

District nun:	1	Api number:	03725688
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215853		

H112
SSE **OIL_GAS** **CAOG11000215722**
1/2 - 1 Mile

District nun:	1	Api number:	03725556
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215722		

Map ID
Direction
Distance

Database EDR ID Number

G113
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215717**

District nun:	1	Api number:	03725551
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	20
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215717		

I114
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215773**

District nun:	1	Api number:	03725607
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Doran, Brouse & Price		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215773		

G115
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215703**

District nun:	1	Api number:	03725537
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	16
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215703		

H116
SSE **OIL_GAS** **CAOG11000215990**
1/2 - 1 Mile

District nun:	1	Api number:	03725825
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	62
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215990		

G117
SSE **OIL_GAS** **CAOG11000215719**
1/2 - 1 Mile

District nun:	1	Api number:	03725553
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215719		

J118
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215712**

District nun:	1	Api number:	03725546
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	23
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215712		

I119
SSW
1/2 - 1 Mile

OIL_GAS **CAOG11000215850**

District nun:	1	Api number:	03725685
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	15
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215850		

Map ID
Direction
Distance

Database EDR ID Number

H120
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215988**

District nun:	1	Api number:	03725823
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	54
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215988		

G121
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215708**

District nun:	1	Api number:	03725542
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	12
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215708		

K122
SSW
1/2 - 1 Mile

OIL_GAS **CAOG11000215860**

District nun:	1	Api number:	03725695
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215860		

I123
SSW
1/2 - 1 Mile

OIL_GAS **CAOG11000215847**

District nun:	1	Api number:	03725682
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215847		

J124
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216345**

District nun:	1	Api number:	03726181
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	27
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216345		

G125
SSE **OIL_GAS** **CAOG11000215707**
1/2 - 1 Mile

District nun:	1	Api number:	03725541
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	15
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215707		

I126
SSW **OIL_GAS** **CAOG11000215851**
1/2 - 1 Mile

District nun:	1	Api number:	03725686
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	14
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215851		

Map ID
Direction
Distance

Database EDR ID Number

G127
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215710**

District nun:	1	Api number:	03725544
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	14
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215710		

G128
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215711**

District nun:	1	Api number:	03725545
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	13
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215711		

G129
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216336**

District nun:	1	Api number:	03726172
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	24
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216336		

I130
SSW
1/2 - 1 Mile

OIL_GAS **CAOG11000215852**

District nun:	1	Api number:	03725687
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	13
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215852		

H131
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215721**

District nun:	1	Api number:	03725555
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215721		

K132
SSW
1/2 - 1 Mile

OIL_GAS **CAOG11000214391**

District nun:	1	Api number:	03721726
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Unknown	Wellnumber:	1-1976
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000214391		

L133
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216334**

District nun:	1	Api number:	03726170
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	26
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216334		

Map ID
Direction
Distance

Database EDR ID Number

M134
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215726**

District nun:	1	Api number:	03725560
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215726		

I135
SSW
1/2 - 1 Mile

OIL_GAS **CAOG11000215855**

District nun:	1	Api number:	03725690
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1-1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215855		

L136
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216332**

District nun:	1	Api number:	03726168
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	23
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216332		

L137
South **OIL_GAS** **CAOG11000216335**
1/2 - 1 Mile

District nun:	1	Api number:	03726171
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	25
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216335		

G138
SSE **OIL_GAS** **CAOG11000215725**
1/2 - 1 Mile

District nun:	1	Api number:	03725559
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215725		

K139
SSW
1/2 - 1 Mile

OIL_GAS **CAOG11000215870**

District nun:	1	Api number:	03725705
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215870		

M140
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215723**

District nun:	1	Api number:	03725557
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215723		

Map ID
Direction
Distance

Database EDR ID Number

M141
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215992**

District nun:	1	Api number:	03725827
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	49
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215992		

L142
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216331**

District nun:	1	Api number:	03726167
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	22
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216331		

I143
SSW
1/2 - 1 Mile

OIL_GAS **CAOG11000215160**

District nun:	1	Api number:	03723864
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000215160		

K144
SSW **OIL_GAS** **CAOG11000215861**
1/2 - 1 Mile

District nun:	1	Api number:	03725696
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215861		

M145
SSE **OIL_GAS** **CAOG11000216001**
1/2 - 1 Mile

District nun:	1	Api number:	03725836
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	50
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216001		

N146
SE
1/2 - 1 Mile

OIL_GAS **CAOG11000216601**

District nun:	1	Api number:	03726464
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Daily Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216601		

O147
SSW
1/2 - 1 Mile

OIL_GAS **CAOG11000215854**

District nun:	1	Api number:	03725689
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215854		

Map ID
Direction
Distance

Database EDR ID Number

M148
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216000**

District nun:	1	Api number:	03725835
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	51
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216000		

M149
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216395**

District nun:	1	Api number:	03726231
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	28
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216395		

N150
SE
1/2 - 1 Mile

OIL_GAS **CAOG11000215750**

District nun:	1	Api number:	03725584
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Daily Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215750		

K151
SSW
1/2 - 1 Mile

OIL_GAS **CAOG11000215863**

District nun:	1	Api number:	03725698
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215863		

M152
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215999**

District nun:	1	Api number:	03725834
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	52
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215999		

L153
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216337**

District nun:	1	Api number:	03726173
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	20
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216337		

N154
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215781**

District nun:	1	Api number:	03725615
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Dunham & Farnsworth		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215781		

Map ID
Direction
Distance

Database EDR ID Number

N155
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215777**

District nun:	1	Api number:	03725611
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Dunham & Farnsworth		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215777		

O156
SSW
1/2 - 1 Mile

OIL_GAS **CAOG11000215858**

District nun:	1	Api number:	03725693
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215858		

M157
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216392**

District nun:	1	Api number:	03726228
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	29
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216392		

L158
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216333**

District nun:	1	Api number:	03726169
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	21
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216333		

N159
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215998**

District nun:	1	Api number:	03725833
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	L.A. Terminal & Transport Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	53
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215998		

N160
SSE **OIL_GAS** **CAOG11000215780**
1/2 - 1 Mile

District nun:	1	Api number:	03725614
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Dunham & Farnsworth		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215780		

N161
SSE **OIL_GAS** **CAOG11000215778**
1/2 - 1 Mile

District nun:	1	Api number:	03725612
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Dunham & Farnsworth		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215778		

Map ID
Direction
Distance

Database EDR ID Number

N162
SE
1/2 - 1 Mile

OIL_GAS **CAOG11000215751**

District nun:	1	Api number:	03725585
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Daily Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215751		

L163
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216325**

District nun:	1	Api number:	03726161
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	19
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216325		

N164
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215779**

District nun:	1	Api number:	03725613
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Dunham & Farnsworth		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215779		

M165
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216396**

District nun:	1	Api number:	03726232
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	27
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216396		

O166
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215856**

District nun:	1	Api number:	03725691
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Hercules Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215856		

M167
SSE **OIL_GAS** **CAOG11000216371**
1/2 - 1 Mile

District nun:	1	Api number:	03726207
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	26
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216371		

N168
SSE **OIL_GAS** **CAOG11000215775**
1/2 - 1 Mile

District nun:	1	Api number:	03725609
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Dunham & Farnsworth		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215775		

Map ID
Direction
Distance

Database EDR ID Number

M169
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216370**

District nun:	1	Api number:	03726206
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	25
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216370		

L170
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216322**

District nun:	1	Api number:	03726158
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	17
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216322		

P171
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215724**

District nun:	1	Api number:	03725558
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215724		

L172
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216326**

District nun:	1	Api number:	03726162
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	18
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216326		

N173
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215776**

District nun:	1	Api number:	03725610
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Dunham & Farnsworth		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215776		

M174
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215716**

District nun:	1	Api number:	03725550
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215716		

P175
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216348**

District nun:	1	Api number:	03726184
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216348		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

M176
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215718**

District nun:	1	Api number:	03725552
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	College Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215718		

Q177
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216375**

District nun:	1	Api number:	03726211
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	24
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216375		

P178
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216366**

District nun:	1	Api number:	03726202
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	23
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216366		

P179
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216347**

District nun:	1	Api number:	03726183
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216347		

P180
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216342**

District nun:	1	Api number:	03726178
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216342		

R181
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216323**

District nun:	1	Api number:	03726159
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	16
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216323		

P182
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216380**

District nun:	1	Api number:	03726216
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	21
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216380		

Map ID
Direction
Distance

Database EDR ID Number

P183
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216414**

District nun:	1	Api number:	03726250
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wilson & Wheat		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216414		

P184
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216343**

District nun:	1	Api number:	03726179
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216343		

Q185
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216379**

District nun:	1	Api number:	03726215
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	20
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216379		

P186
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216420**

District nun:	1	Api number:	03726256
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wilson & Wheat		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216420		

R187
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216324**

District nun:	1	Api number:	03726160
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	15
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216324		

P188
SSE **OIL_GAS** **CAOG11000216344**
1/2 - 1 Mile

District nun:	1	Api number:	03726180
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216344		

Q189
SSE **OIL_GAS** **CAOG11000216365**
1/2 - 1 Mile

District nun:	1	Api number:	03726201
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	13
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216365		

Map ID
Direction
Distance

Database EDR ID Number

P190
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216413**

District nun:	1	Api number:	03726249
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wilson & Wheat		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216413		

P191
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216411**

District nun:	1	Api number:	03726247
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wilson & Wheat		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	12
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216411		

Q192
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216360**

District nun:	1	Api number:	03726196
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	12
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216360		

P193
SSE **OIL_GAS** **CAOG11000216419**
1/2 - 1 Mile

District nun:	1	Api number:	03726255
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wilson & Wheat		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216419		

P194
SSE **OIL_GAS** **CAOG11000216346**
1/2 - 1 Mile

District nun:	1	Api number:	03726182
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216346		

P195
SSE **OIL_GAS** **CAOG11000216341**
1/2 - 1 Mile

District nun:	1	Api number:	03726177
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216341		

P196
SSE **OIL_GAS** **CAOG11000216328**
1/2 - 1 Mile

District nun:	1	Api number:	03726164
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216328		

Map ID
Direction
Distance

Database EDR ID Number

R197
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216197**

District nun:	1	Api number:	03726032
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Parker Oil Col		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	30
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216197		

Q198
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216383**

District nun:	1	Api number:	03726219
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216383		

P199
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216327**

District nun:	1	Api number:	03726163
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	12
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216327		

P200
SSE **OIL_GAS** **CAOG11000215185**
1/2 - 1 Mile

District nun:	1	Api number:	03723889
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Shriners Hospital for Crippled Children		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Unknown	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000215185		

P201
SSE **OIL_GAS** **CAOG11000216417**
1/2 - 1 Mile

District nun:	1	Api number:	03726253
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wilson & Wheat		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216417		

Q202
SSE **OIL_GAS** **CAOG11000216236**
1/2 - 1 Mile

District nun:	1	Api number:	03726072
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Sierra Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216236		

P203
SSE **OIL_GAS** **CAOG11000215183**
1/2 - 1 Mile

District nun:	1	Api number:	03723887
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Shriners Hospital for Crippled Children		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Unknown	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000215183		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

Q204
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216381**

District nun:	1	Api number:	03726217
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216381		

P205
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216330**

District nun:	1	Api number:	03726166
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	13
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216330		

P206
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216418**

District nun:	1	Api number:	03726254
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wilson & Wheat		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216418		

Q207
SSE **OIL_GAS** **CAOG11000216352**
1/2 - 1 Mile

District nun:	1	Api number:	03726188
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	16
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216352		

P208
SSE **OIL_GAS** **CAOG11000215186**
1/2 - 1 Mile

District nun:	1	Api number:	03723890
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Shriners Hospital for Crippled Children		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Unknown	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000215186		

R209
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216338**

District nun:	1	Api number:	03726174
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216338		

P210
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215187**

District nun:	1	Api number:	03723891
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Shriners Hospital for Crippled Children		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Unknown	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000215187		

Map ID
Direction
Distance

Database EDR ID Number

R211
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216339**

District nun:	1	Api number:	03726175
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216339		

P212
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216340**

District nun:	1	Api number:	03726176
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216340		

R213
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215189**

District nun:	1	Api number:	03723893
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Parker Oil Col		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	28
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000215189		

Q214
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216388**

District nun:	1	Api number:	03726224
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216388		

R215
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216196**

District nun:	1	Api number:	03726031
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Parker Oil Col		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	29
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216196		

S216
SSE **OIL_GAS** **CAOG11000216235**
1/2 - 1 Mile

District nun:	1	Api number:	03726071
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Sierra Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216235		

P217
SSE **OIL_GAS** **CAOG11000216412**
1/2 - 1 Mile

District nun:	1	Api number:	03726248
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wilson & Wheat		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216412		

Map ID
Direction
Distance

Database EDR ID Number

P218
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000215184**

District nun:	1	Api number:	03723888
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Shriners Hospital for Crippled Children		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Unknown	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000215184		

P219
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216329**

District nun:	1	Api number:	03726165
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wellington Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	14
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216329		

P220
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216421**

District nun:	1	Api number:	03726257
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wilson & Wheat		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216421		

T221
SSE **OIL_GAS** **CAOG11000216355**
1/2 - 1 Mile

District nun:	1	Api number:	03726191
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	15
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216355		

S222
SSE **OIL_GAS** **CAOG11000216234**
1/2 - 1 Mile

District nun:	1	Api number:	03726070
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Sierra Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216234		

Q223
SSE **OIL_GAS** **CAOG11000216350**
1/2 - 1 Mile

District nun:	1	Api number:	03726186
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	17
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216350		

T224
SSE **OIL_GAS** **CAOG11000216416**
1/2 - 1 Mile

District nun:	1	Api number:	03726252
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wilson & Wheat		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216416		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

R225
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216195**

District nun:	1	Api number:	03726030
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Parker Oil Col		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	27
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216195		

T226
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216415**

District nun:	1	Api number:	03726251
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wilson & Wheat		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216415		

Q227
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216386**

District nun:	1	Api number:	03726222
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216386		

R228
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216189**

District nun:	1	Api number:	03726024
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Parker Oil Col		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	21
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216189		

S229
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216238**

District nun:	1	Api number:	03726074
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Sierra Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216238		

T230
SSE **OIL_GAS** **CAOG11000216364**
1/2 - 1 Mile

District nun:	1	Api number:	03726200
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	14
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216364		

S231
SSE **OIL_GAS** **CAOG11000216399**
1/2 - 1 Mile

District nun:	1	Api number:	03726235
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216399		

Map ID
Direction
Distance

Database EDR ID Number

U232
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216373**

District nun:	1	Api number:	03726209
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	20A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216373		

T233
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216369**

District nun:	1	Api number:	03726205
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	21A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216369		

T234
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216354**

District nun:	1	Api number:	03726190
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	19
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216354		

S235
SSE **OIL_GAS** **CAOG11000216237**
1/2 - 1 Mile

District nun:	1	Api number:	03726073
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Sierra Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216237		

T236
SSE **OIL_GAS** **CAOG11000216367**
1/2 - 1 Mile

District nun:	1	Api number:	03726203
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	22A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216367		

T237
SSE **OIL_GAS** **CAOG11000216356**
1/2 - 1 Mile

District nun:	1	Api number:	03726192
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	18
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216356		

T238
SSE **OIL_GAS** **CAOG11000216382**
1/2 - 1 Mile

District nun:	1	Api number:	03726218
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	26A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216382		

Map ID
Direction
Distance

Database EDR ID Number

S239
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216241**

District nun:	1	Api number:	03726077
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Sierra Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216241		

T240
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216372**

District nun:	1	Api number:	03726208
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	25A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216372		

V241
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216186**

District nun:	1	Api number:	03726021
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Parker Oil Col		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	26
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216186		

U242
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215197**

District nun:	1	Api number:	03723902
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Parker Oil Col		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	20
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000215197		

T243
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216397**

District nun:	1	Api number:	03726233
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216397		

U244
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215411**

District nun:	1	Api number:	03725217
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Parker Oil Col		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	19
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000215411		

T245
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216374**

District nun:	1	Api number:	03726210
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	24A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216374		

Map ID
Direction
Distance

Database EDR ID Number

W246
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216239**

District nun:	1	Api number:	03726075
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Sierra Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216239		

U247
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216378**

District nun:	1	Api number:	03726214
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	19A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216378		

T248
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216401**

District nun:	1	Api number:	03726237
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216401		

T249
SSE **OIL_GAS** **CAOG11000216240**
1/2 - 1 Mile

District nun:	1	Api number:	03726076
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Sierra Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216240		

V250
South **OIL_GAS** **CAOG11000216191**
1/2 - 1 Mile

District nun:	1	Api number:	03726026
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Parker Oil Col		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	25
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216191		

U251
SSE **OIL_GAS** **CAOG11000216368**
1/2 - 1 Mile

District nun:	1	Api number:	03726204
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	23A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216368		

T252
SSE **OIL_GAS** **CAOG11000216353**
1/2 - 1 Mile

District nun:	1	Api number:	03726189
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	15A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216353		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

T253
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216363**

District nun:	1	Api number:	03726199
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	14A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216363		

U254
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215410**

District nun:	1	Api number:	03725216
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Parker Oil Col		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	18
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000215410		

T255
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216361**

District nun:	1	Api number:	03726197
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	11A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216361		

T256
SSE **OIL_GAS** **CAOG11000216390**
1/2 - 1 Mile

District nun:	1	Api number:	03726226
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216390		

T257
SSE **OIL_GAS** **CAOG11000216359**
1/2 - 1 Mile

District nun:	1	Api number:	03726195
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	12A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216359		

V258
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216192**

District nun:	1	Api number:	03726027
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Parker Oil Col		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	24
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216192		

S259
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216254**

District nun:	1	Api number:	03726090
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Uncle Sam Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216254		

Map ID
Direction
Distance

Database EDR ID Number

U260
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216187**

District nun:	1	Api number:	03726022
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Parker Oil Col		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	17
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216187		

U261
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216358**

District nun:	1	Api number:	03726194
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	18A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216358		

W262
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216384**

District nun:	1	Api number:	03726220
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	10A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216384		

V263
South **OIL_GAS** **CAOG11000216188**
1/2 - 1 Mile

District nun:	1	Api number:	03726023
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Parker Oil Col		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	23
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216188		

T264
SSE **OIL_GAS** **CAOG11000216362**
1/2 - 1 Mile

District nun:	1	Api number:	03726198
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	13A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216362		

X265
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216226**

District nun:	1	Api number:	03726062
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Ruhland Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216226		

V266
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216190**

District nun:	1	Api number:	03726025
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Parker Oil Col		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	22
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216190		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

W267
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216385**

District nun:	1	Api number:	03726221
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	9A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216385		

V268
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215188**

District nun:	1	Api number:	03723892
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Parker Oil Col		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	15
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000215188		

V269
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216185**

District nun:	1	Api number:	03726020
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Parker Oil Col		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	16
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216185		

Y270
SSE **OIL_GAS** **CAOG11000216357**
1/2 - 1 Mile

District nun:	1	Api number:	03726193
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	17A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216357		

X271
South **OIL_GAS** **CAOG11000216228**
1/2 - 1 Mile

District nun:	1	Api number:	03726064
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Ruhland Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216228		

X272
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216221**

District nun:	1	Api number:	03726057
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Ruhland Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	12
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216221		

W273
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216389**

District nun:	1	Api number:	03726225
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	8A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216389		

Map ID
Direction
Distance

Database EDR ID Number

Z274
East
1/2 - 1 Mile

OIL_GAS **CAOG11000215170**

District nun:	1	Api number:	03723874
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	H. Rogalske		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	18
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000215170		

Y275
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216351**

District nun:	1	Api number:	03726187
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	16A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216351		

AA276
South
1/2 - 1 Mile

OIL_GAS **CAOG11000215904**

District nun:	1	Api number:	03725739
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	J. H. Smith		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000215904		

AB277
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216387**

District nun:	1	Api number:	03726223
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	7A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216387		

X278
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216224**

District nun:	1	Api number:	03726060
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Ruhland Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216224		

V279
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216424**

District nun:	1	Api number:	03726260
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wilson Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216424		

X280
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216227**

District nun:	1	Api number:	03726063
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Ruhland Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216227		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

AA281
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216425**

District nun:	1	Api number:	03726261
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wilson Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216425		

AB282
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216393**

District nun:	1	Api number:	03726229
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216393		

AC283
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216422**

District nun:	1	Api number:	03726258
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wilson Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216422		

AB284
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216249**

District nun:	1	Api number:	03726085
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Uncle Sam Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	12
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216249		

Z285
East
1/2 - 1 Mile

OIL_GAS **CAOG11000215171**

District nun:	1	Api number:	03723875
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	H. Rogalske		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	18
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000215171		

X286
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216223**

District nun:	1	Api number:	03726059
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Ruhland Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216223		

Y287
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216400**

District nun:	1	Api number:	03726236
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	6A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216400		

Map ID
Direction
Distance

Database EDR ID Number

X288
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216229**

District nun:	1	Api number:	03726065
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Ruhland Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216229		

AB289
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216251**

District nun:	1	Api number:	03726087
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Uncle Sam Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216251		

AB290
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216255**

District nun:	1	Api number:	03726091
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Uncle Sam Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216255		

Y291
SSE **OIL_GAS** **CAOG11000216398**
1/2 - 1 Mile

District nun:	1	Api number:	03726234
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	5A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216398		

Y292
SSE **OIL_GAS** **CAOG11000216402**
1/2 - 1 Mile

District nun:	1	Api number:	03726238
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	4A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216402		

Y293
SSE **OIL_GAS** **CAOG11000216377**
1/2 - 1 Mile

District nun:	1	Api number:	03726213
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216377		

AB294
SSE **OIL_GAS** **CAOG11000216376**
1/2 - 1 Mile

District nun:	1	Api number:	03726212
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216376		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

X295
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216232**

District nun:	1	Api number:	03726068
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Ruhland Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216232		

AB296
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216252**

District nun:	1	Api number:	03726088
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Uncle Sam Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216252		

X297
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216230**

District nun:	1	Api number:	03726066
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Ruhland Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216230		

AB298
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216394**

District nun:	1	Api number:	03726230
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216394		

AC299
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216423**

District nun:	1	Api number:	03726259
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Wilson Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216423		

AD300
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216258**

District nun:	1	Api number:	03726094
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Uncle Sam Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216258		

X301
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216222**

District nun:	1	Api number:	03726058
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Ruhland Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216222		

Map ID
Direction
Distance

Database EDR ID Number

302
SW
1/2 - 1 Mile

OIL_GAS **CAOG11000215213**

District nun:	1	Api number:	03723923
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Cunningham Investments, Inc.		
County name:	Los Angeles	Fieldname:	Any Field
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Cunningham Investments Unknow	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000215213		

AB303
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216349**

District nun:	1	Api number:	03726185
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216349		

AD304
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216033**

District nun:	1	Api number:	03725868
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Lincoln Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216033		

AE305
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216231**

District nun:	1	Api number:	03726067
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Ruhland Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216231		

AD306
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216260**

District nun:	1	Api number:	03726096
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Uncle Sam Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216260		

AE307
South
1/2 - 1 Mile

OIL_GAS **CAOG11000216225**

District nun:	1	Api number:	03726061
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Ruhland Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216225		

AD308
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216036**

District nun:	1	Api number:	03725871
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Lincoln Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216036		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

AB309
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216259**

District nun:	1	Api number:	03726095
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Uncle Sam Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216259		

AF310
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216257**

District nun:	1	Api number:	03726093
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Uncle Sam Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216257		

AD311
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216256**

District nun:	1	Api number:	03726092
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Uncle Sam Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216256		

AD312
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216035**

District nun:	1	Api number:	03725870
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Lincoln Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216035		

AF313
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216250**

District nun:	1	Api number:	03726086
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Uncle Sam Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216250		

AD314
SSE **OIL_GAS** **CAOG11000216034**
1/2 - 1 Mile

District nun:	1	Api number:	03725869
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Lincoln Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216034		

AG315
SSE **OIL_GAS** **CAOG11000216107**
1/2 - 1 Mile

District nun:	1	Api number:	03725942
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	N. Conkhite		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216107		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

AG316
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216106**

District nun:	1	Api number:	03725941
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	N. Conkhite		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216106		

AF317
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216202**

District nun:	1	Api number:	03726037
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Phelps & Beveridge		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216202		

AD318
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216032**

District nun:	1	Api number:	03725867
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Lincoln Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216032		

AD319
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216031**

District nun:	1	Api number:	03725866
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Lincoln Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216031		

AG320
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216391**

District nun:	1	Api number:	03726227
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Westlake Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	3A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216391		

AF321
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216198**

District nun:	1	Api number:	03726033
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Phelps & Beveridge		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	12
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216198		

322
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000205249**

District nun:	1	Api number:	03706323
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Any Field
Area name:	Any Area	Section:	24
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Hobart Corehole	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000205249		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

AF323
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216201**

District nun:	1	Api number:	03726036
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Phelps & Beveridge		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216201		

324
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216205**

District nun:	1	Api number:	03726040
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Phelps & Beveridge		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216205		

AF325
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000216253**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

District nun:	1	Api number:	03726089
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	B
Operator name:	Uncle Sam Oil Co.		
County name:	Los Angeles	Fieldname:	Los Angeles City
Area name:	Any Area	Section:	19
Township:	01S	Range:	13W
Base meridian:	SB	Elevation:	Not Reported
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000216253		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
90004	54	0

Federal EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779
Oil and Gas well locations in the state.

RADON

State Database: CA Radon
Source: Department of Health Services
Telephone: 916-324-2208
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX F

HISTORICAL DOCUMENTATION

Aerial Photograph 1923

Subject Property

N

Not to scale

Aerial Photograph 1928

Subject Property

N

Not to scale

Aerial Photograph 1938

Subject Property

N

Not to scale

Aerial Photograph 1948

Subject Property

N

Not to scale

Aerial Photograph 1952

Subject Property

N

Not to scale

Aerial Photograph 1954

Subject Property

N

Not to scale

Aerial Photograph 1964

Subject Property

N

Not to scale

Aerial Photograph 1972

Subject Property

N

Not to scale

Aerial Photograph 1977

Subject Property

N

Not to scale

Aerial Photograph 1981

Subject Property

N

Not to scale

Aerial Photograph 1989

Subject Property

N

Not to scale

Aerial Photograph 1994

Subject Property

N

Not to scale

Aerial Photograph 2002

Subject Property

N

Not to scale

Aerial Photograph 2005

Subject Property

N

Not to scale

Aerial Photograph 2009

Subject Property

N

Not to scale

Aerial Photograph 2012

Subject Property

N

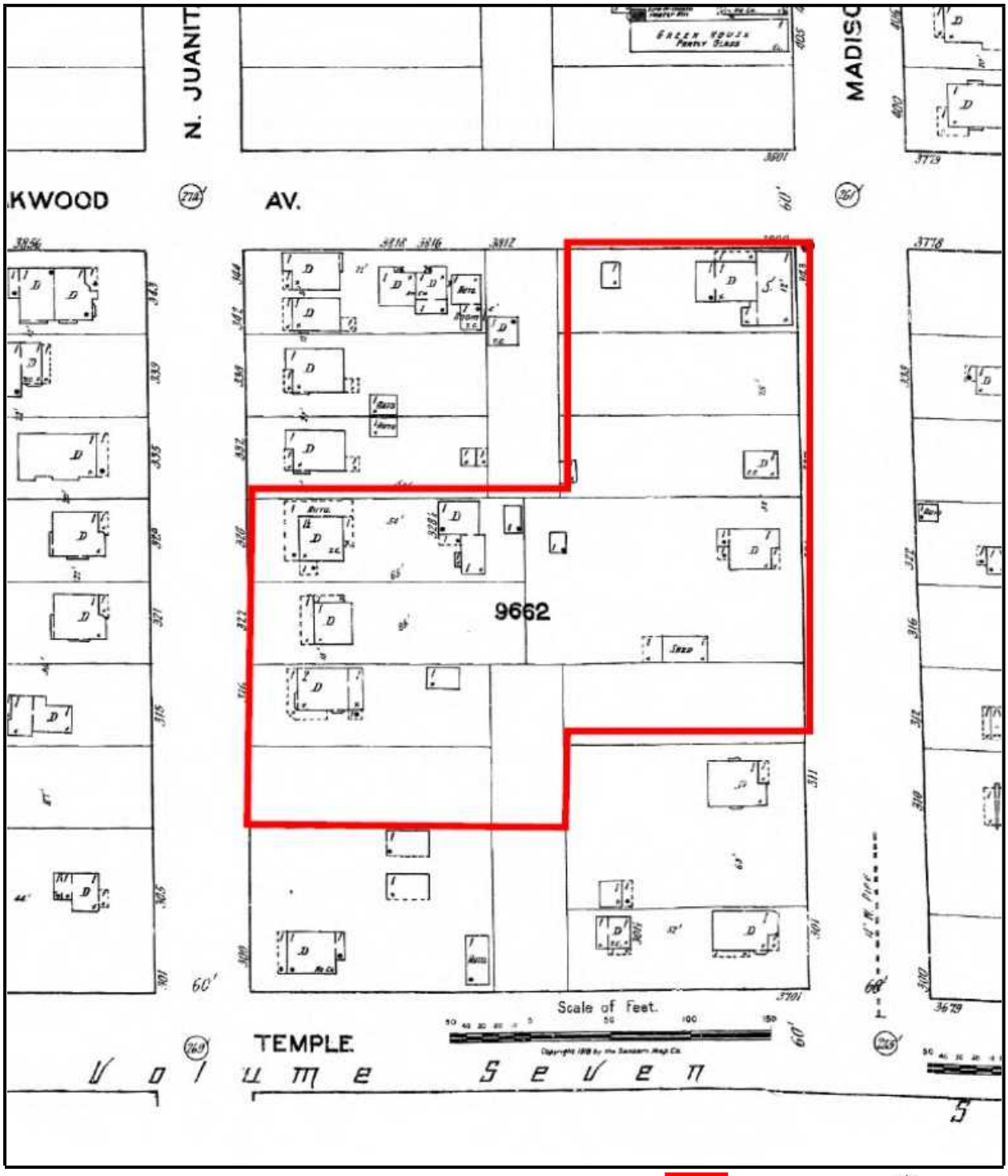
Not to scale

Aerial Photograph 2016

Subject Property

N

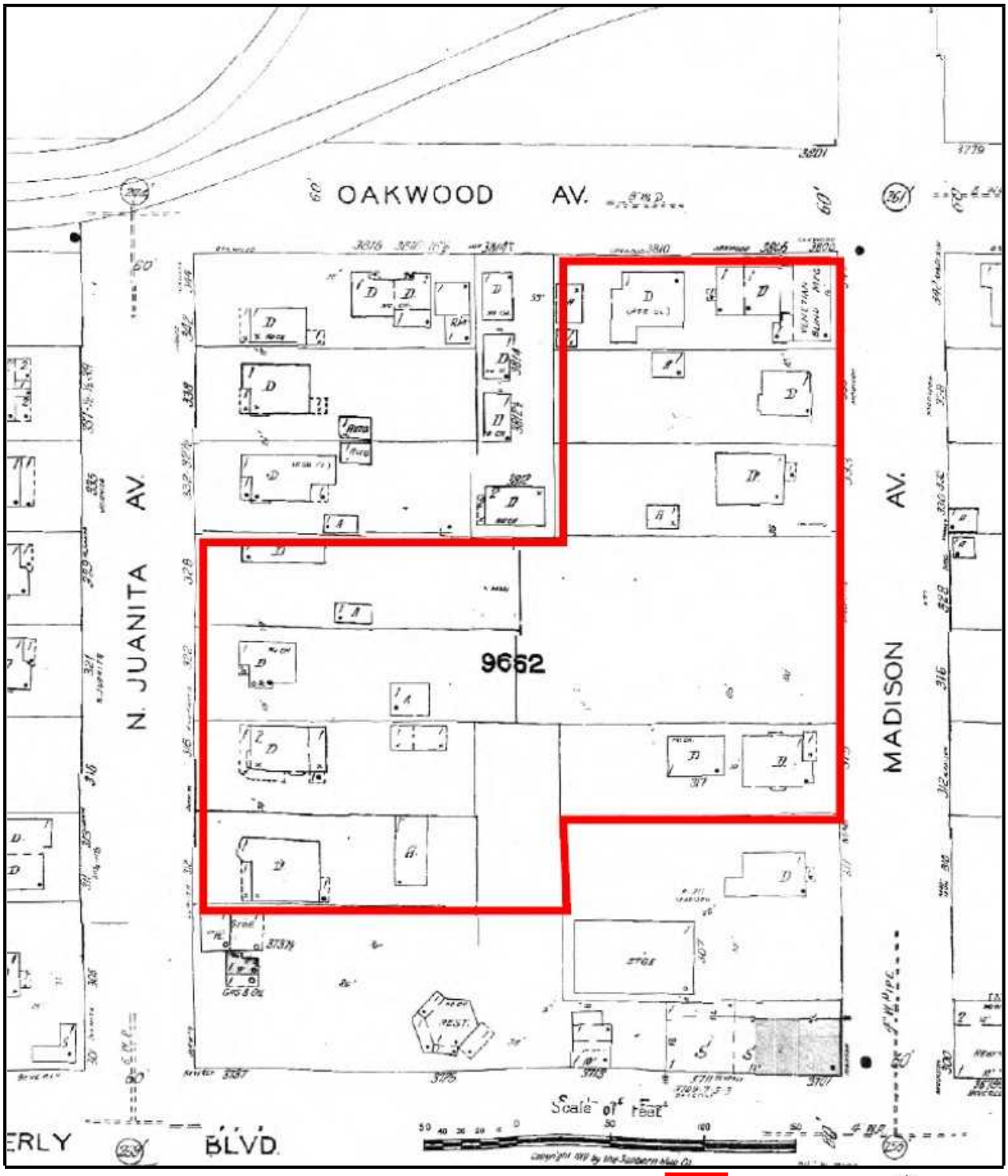
Not to scale



Fire Insurance Map 1919

Subject Property

Not to scale

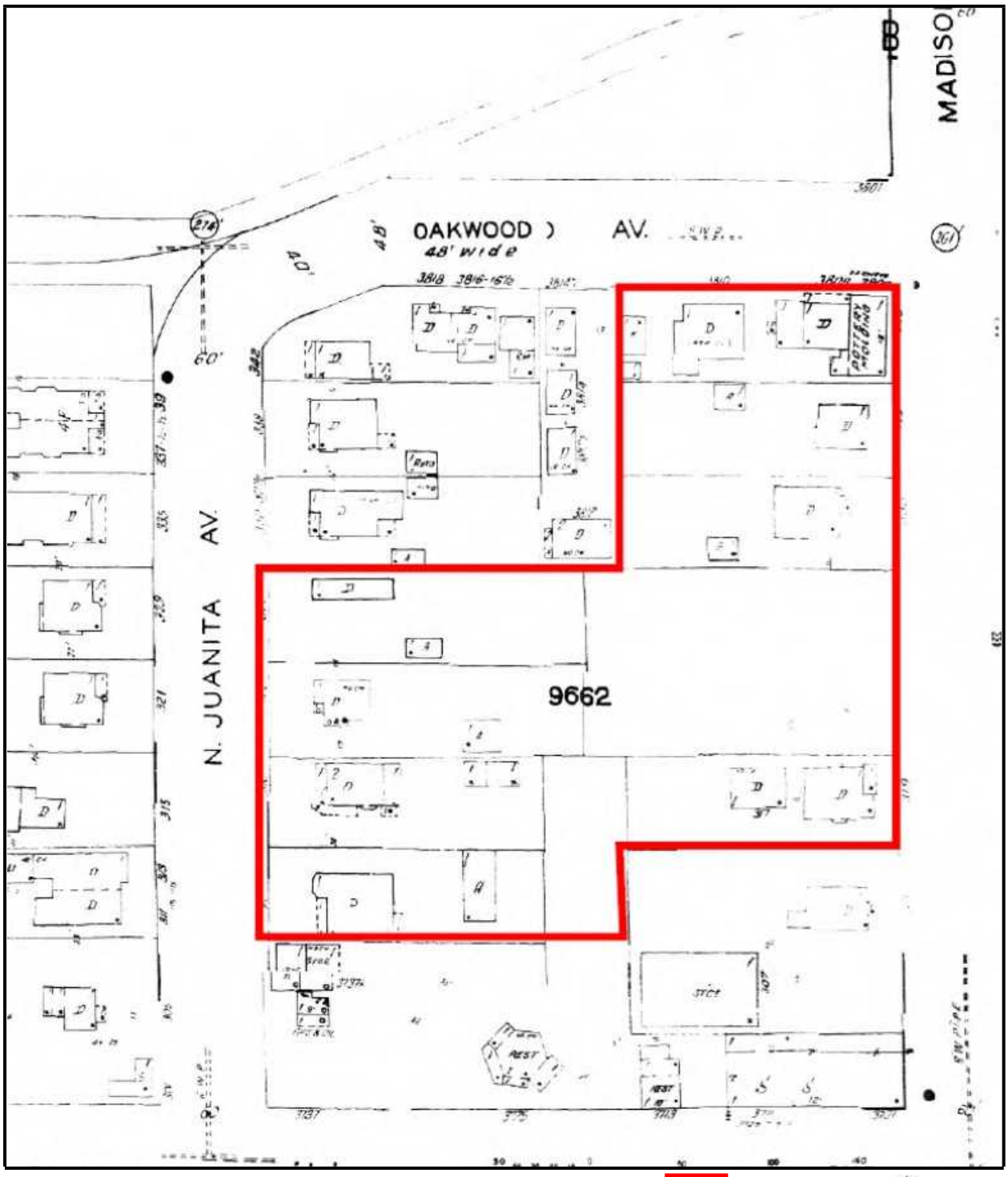


Fire Insurance Map 1950

Subject Property

N

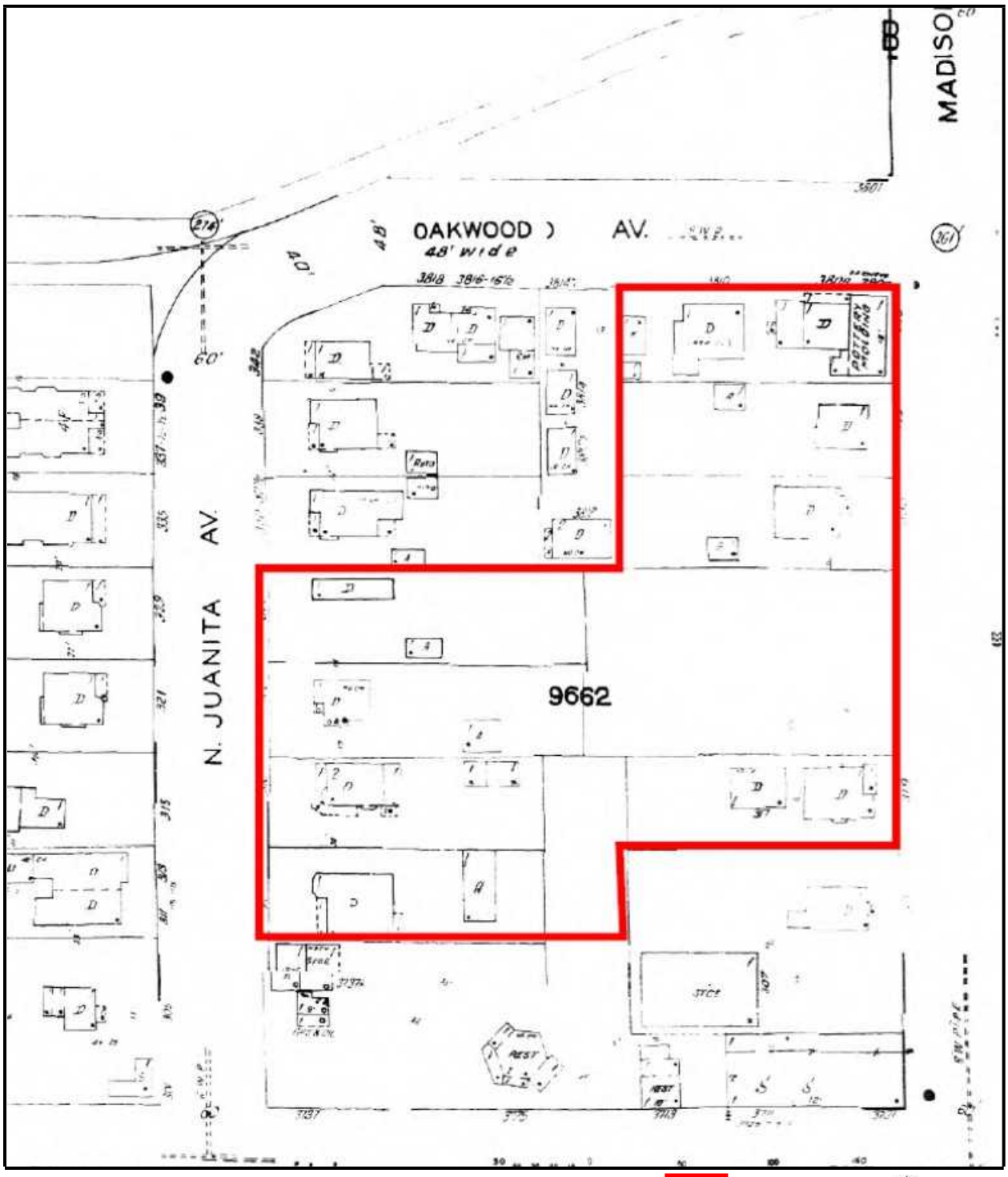
Not to scale



Fire Insurance Map 1955

Subject Property

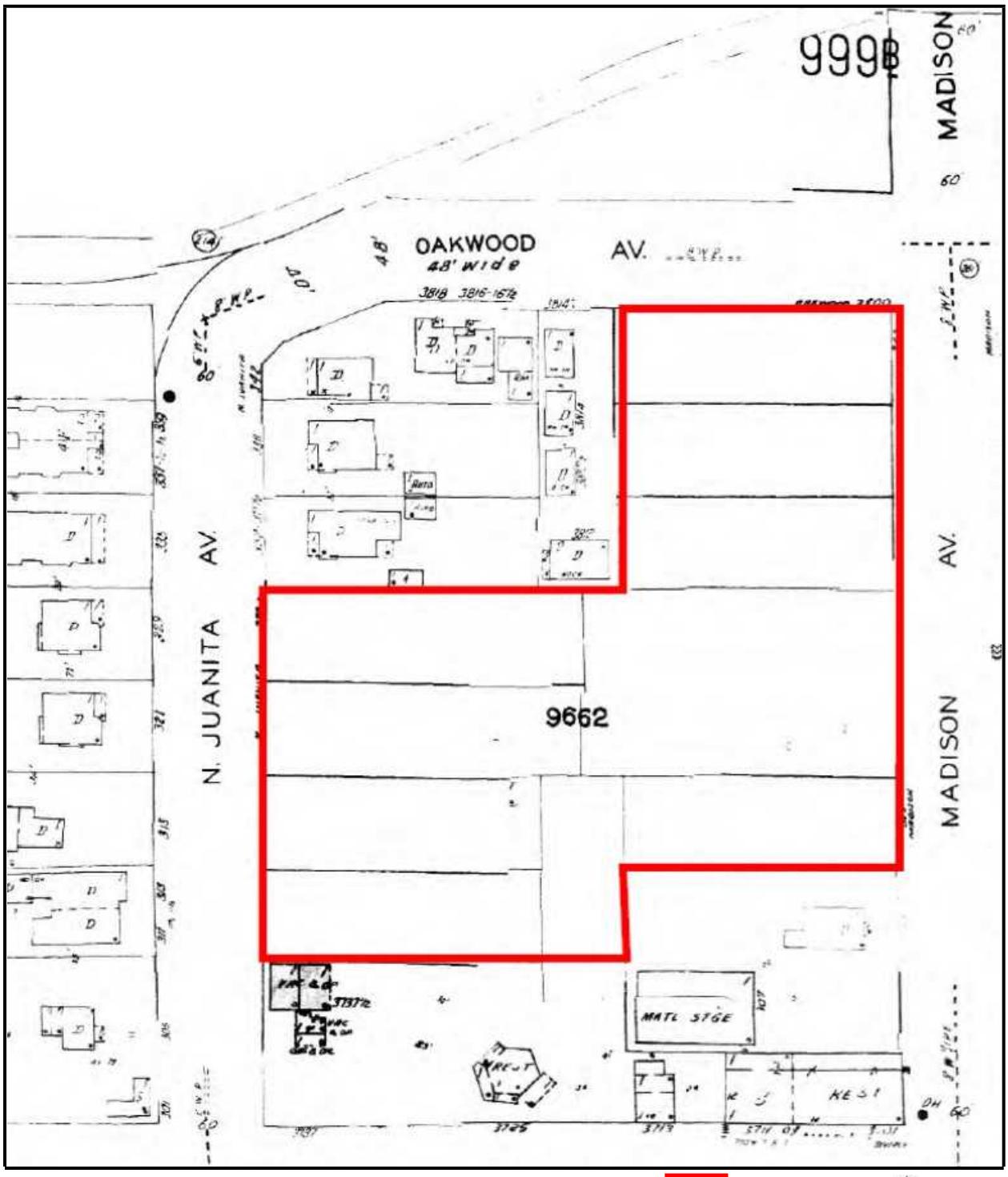
Not to scale



Fire Insurance Map 1956

Subject Property

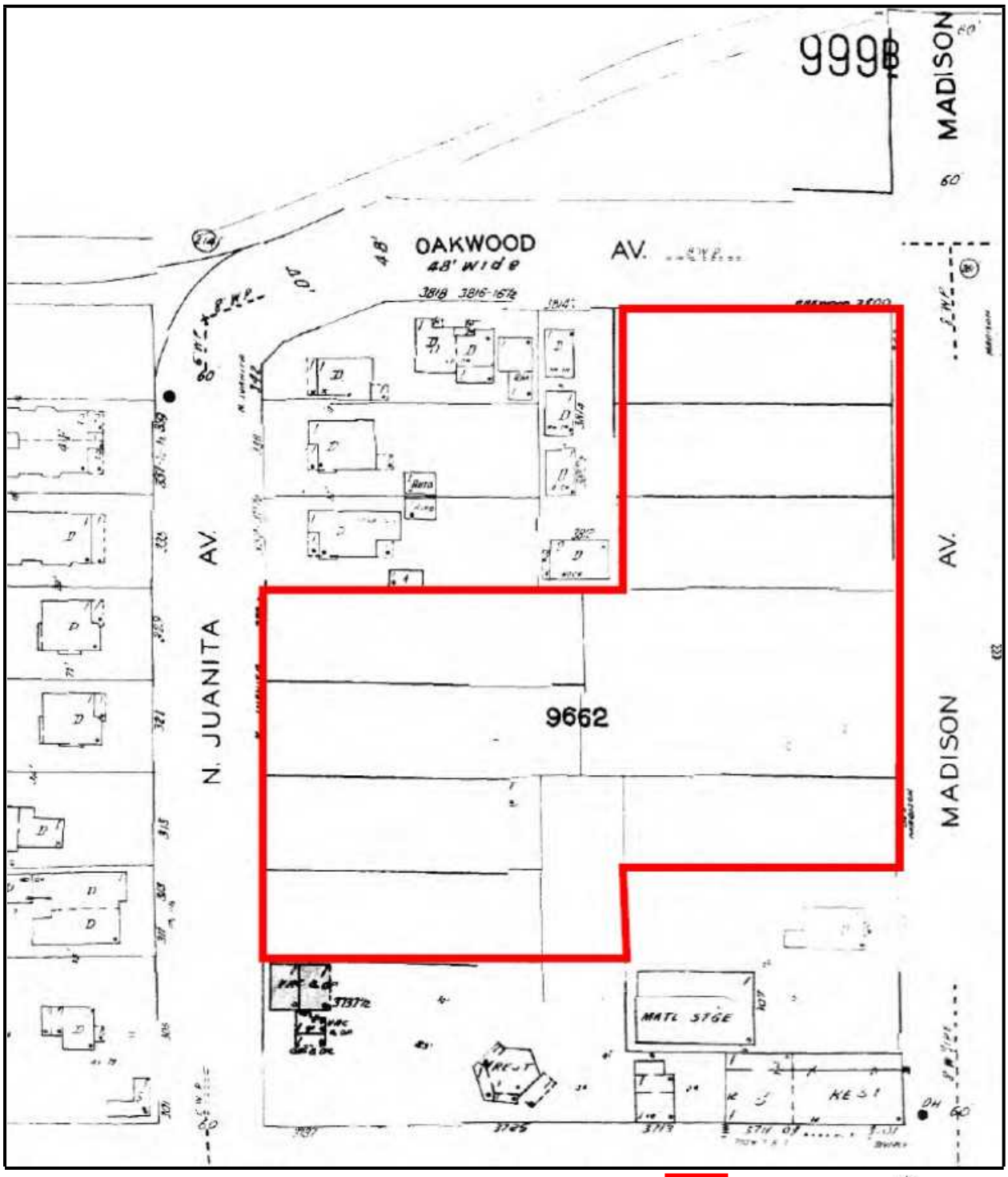
Not to scale



Fire Insurance Map 1957

Subject Property

Not to scale



Fire Insurance Map 1959

Subject Property

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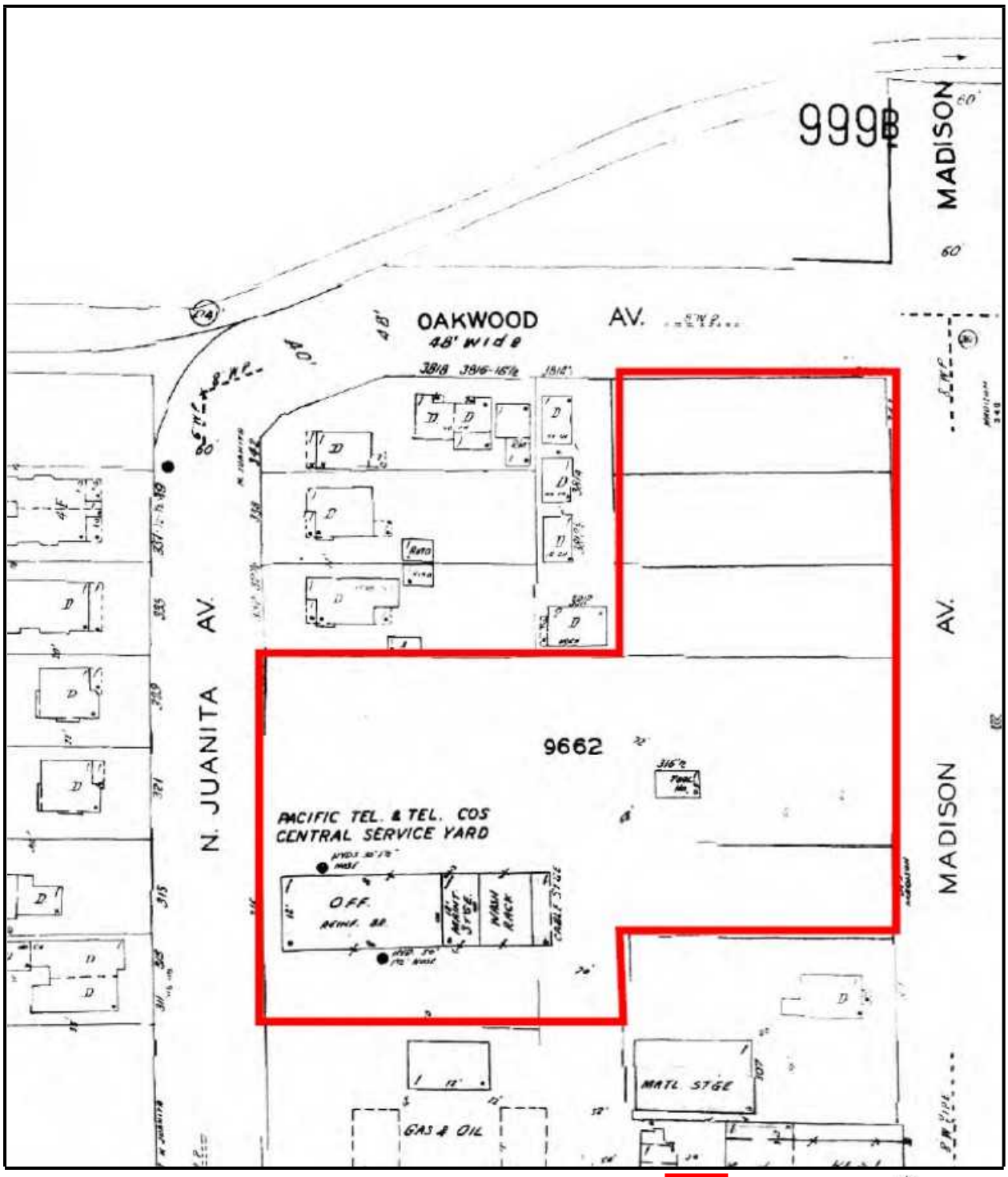
Not to scale



Fire Insurance Map 1960

Subject Property

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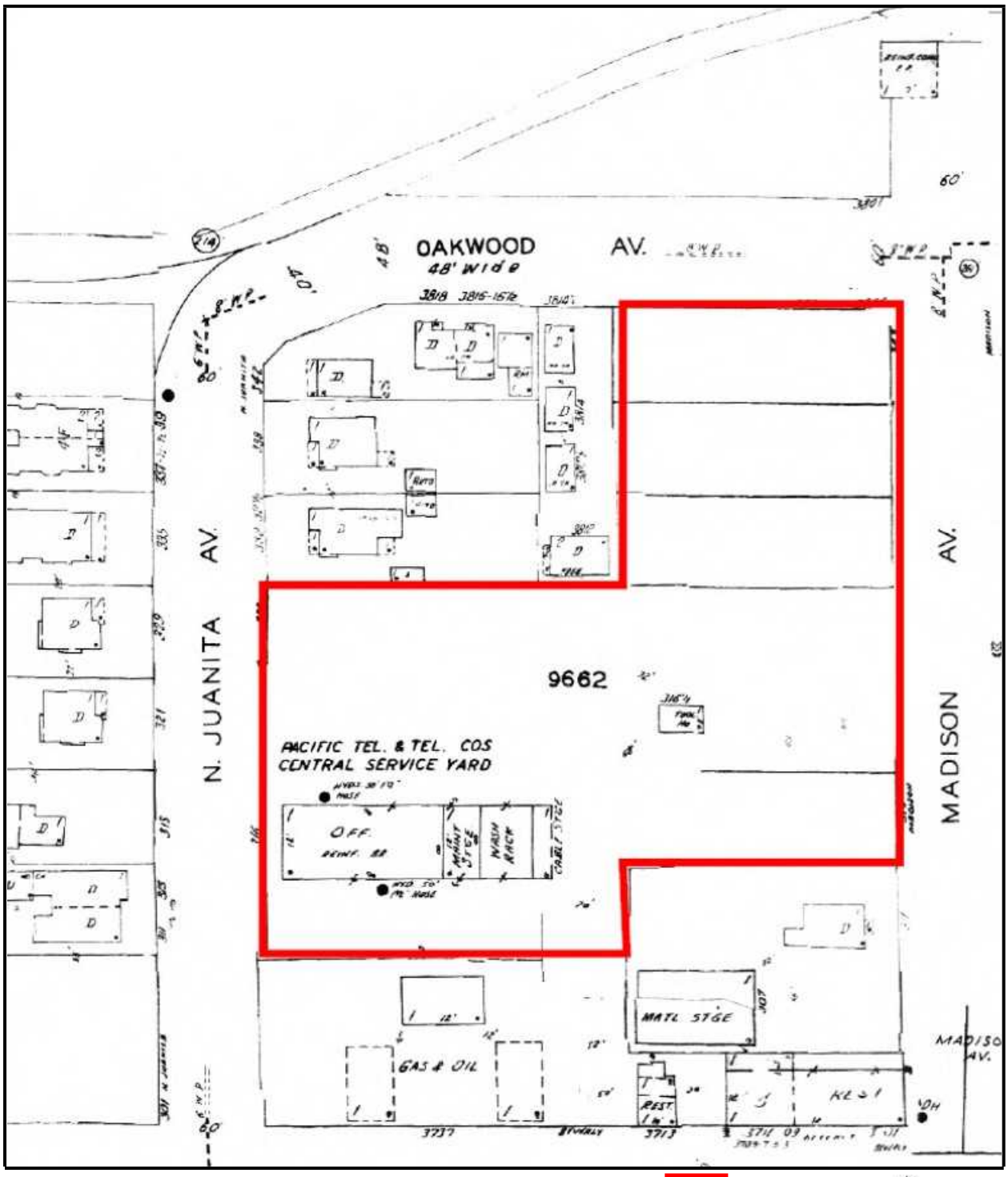
Not to scale



Fire Insurance Map 1961

Subject Property

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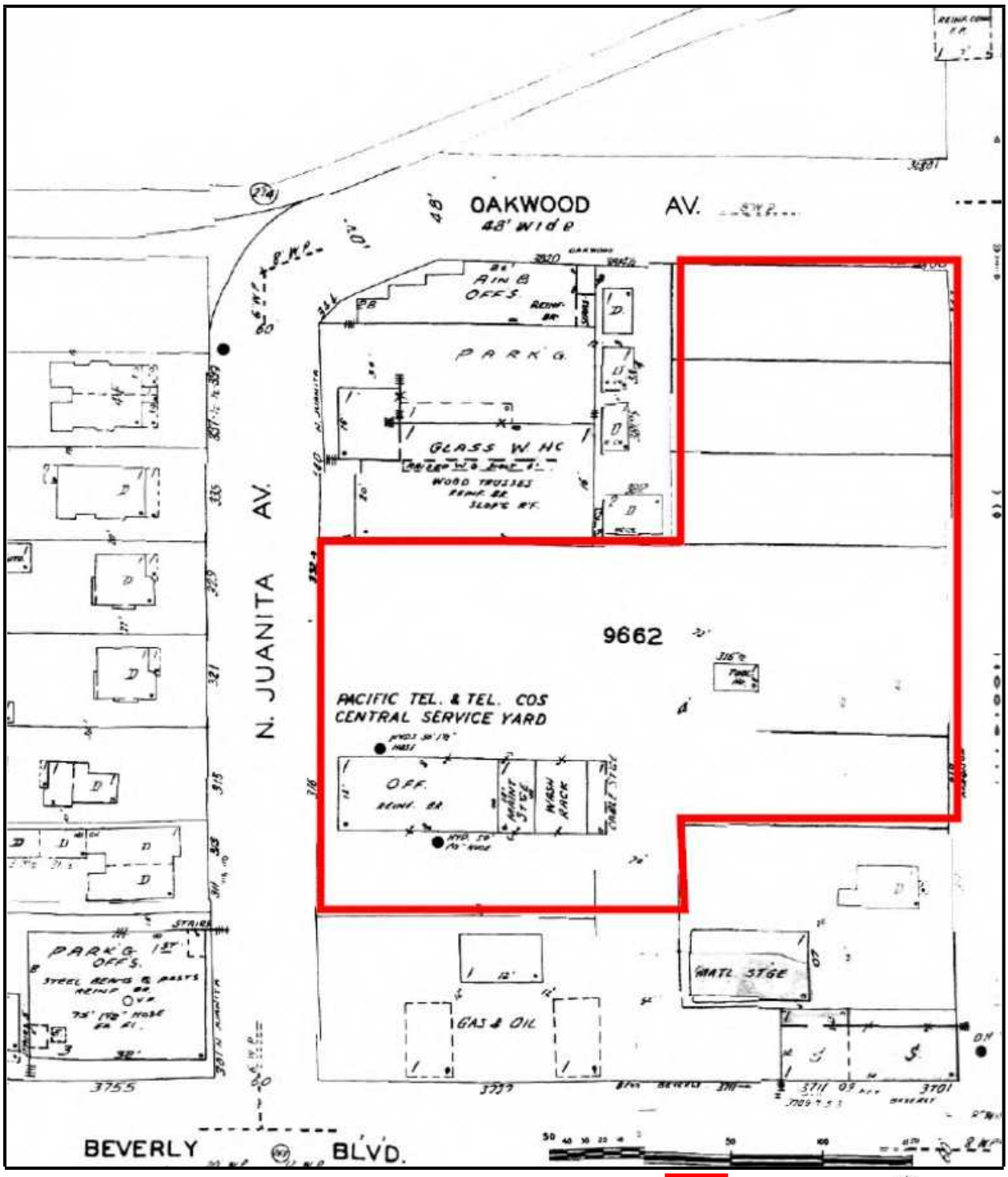

Fire Insurance Map 1966

Subject Property

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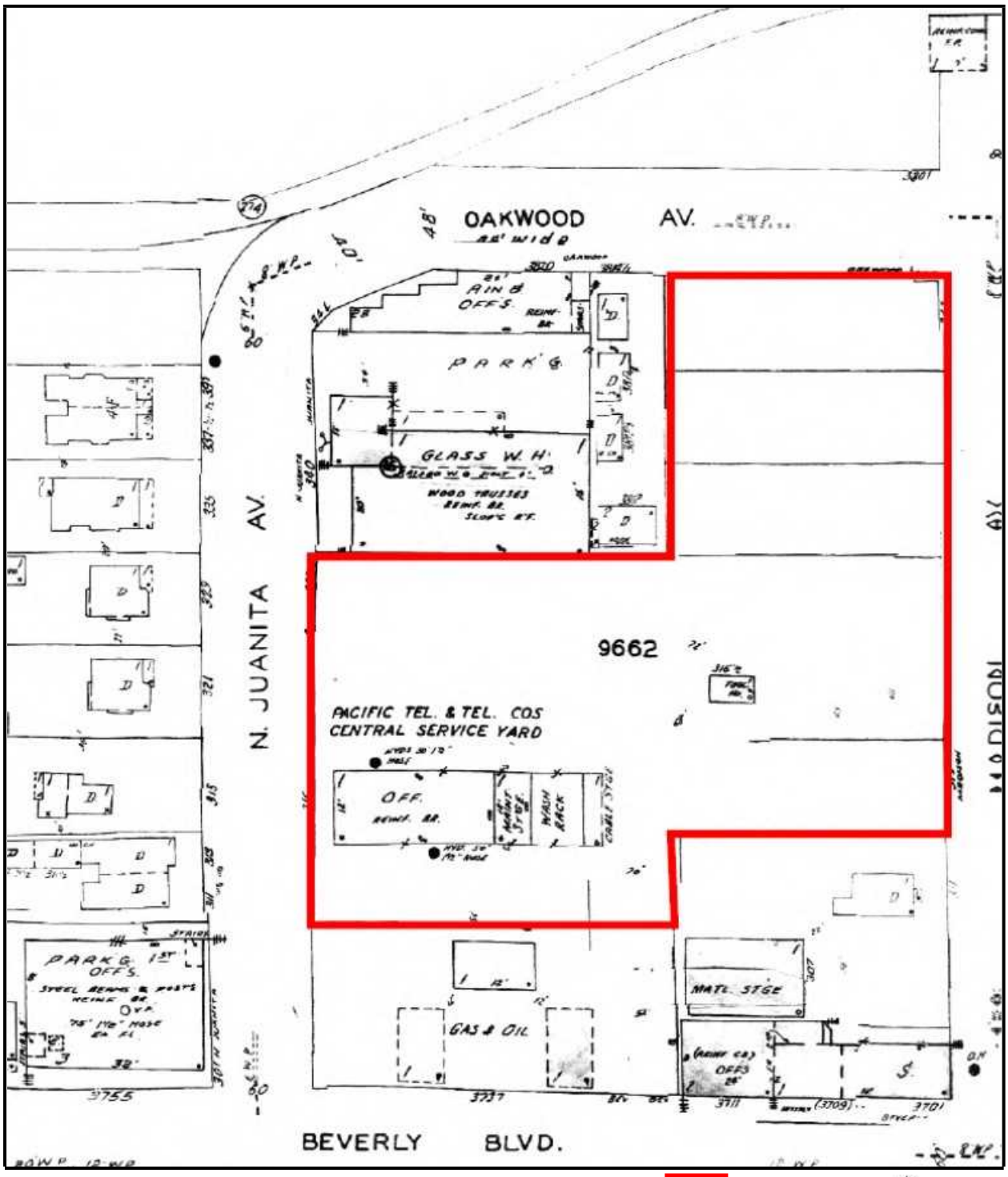
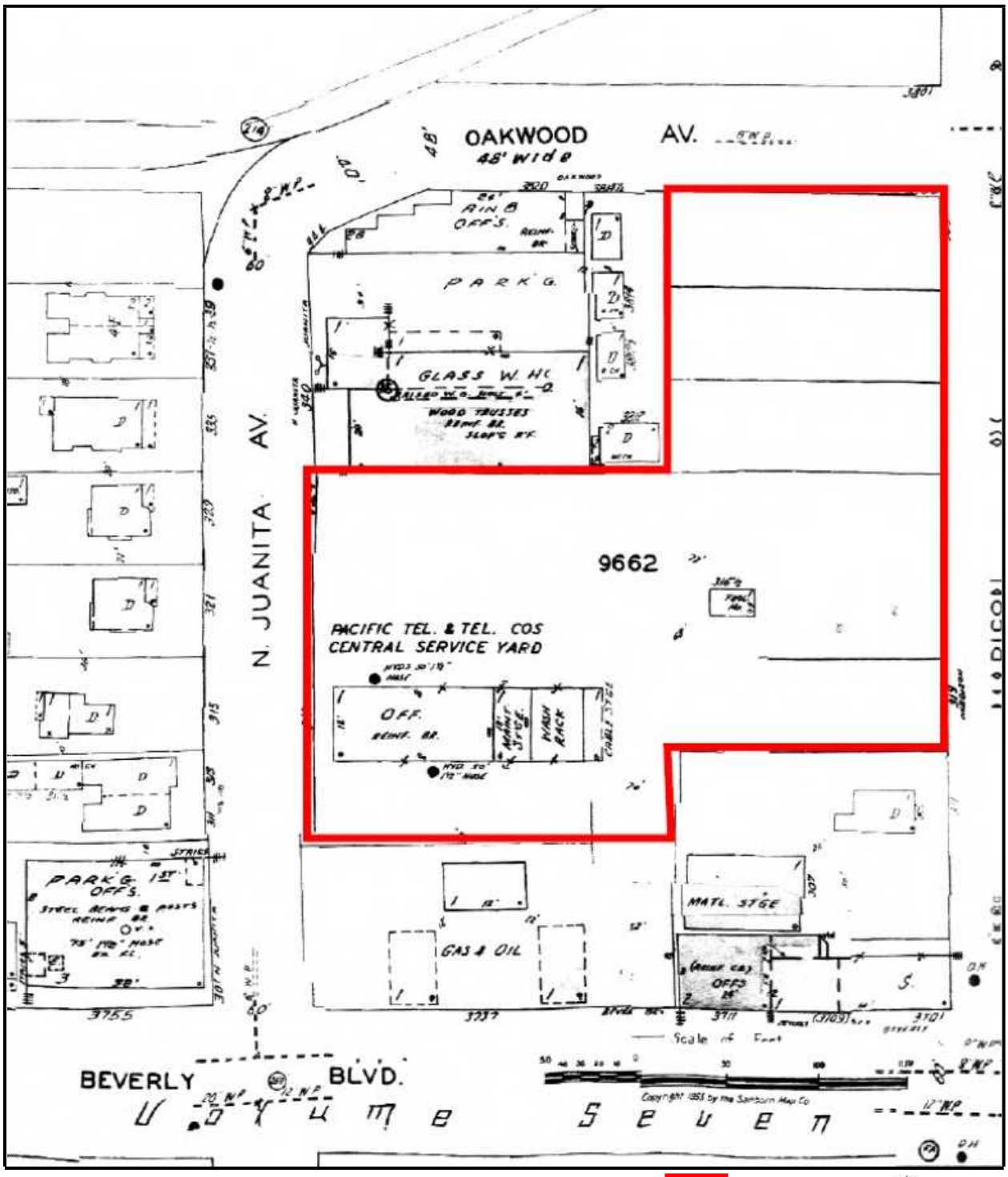


Fire Insurance Map 1968

Subject Property

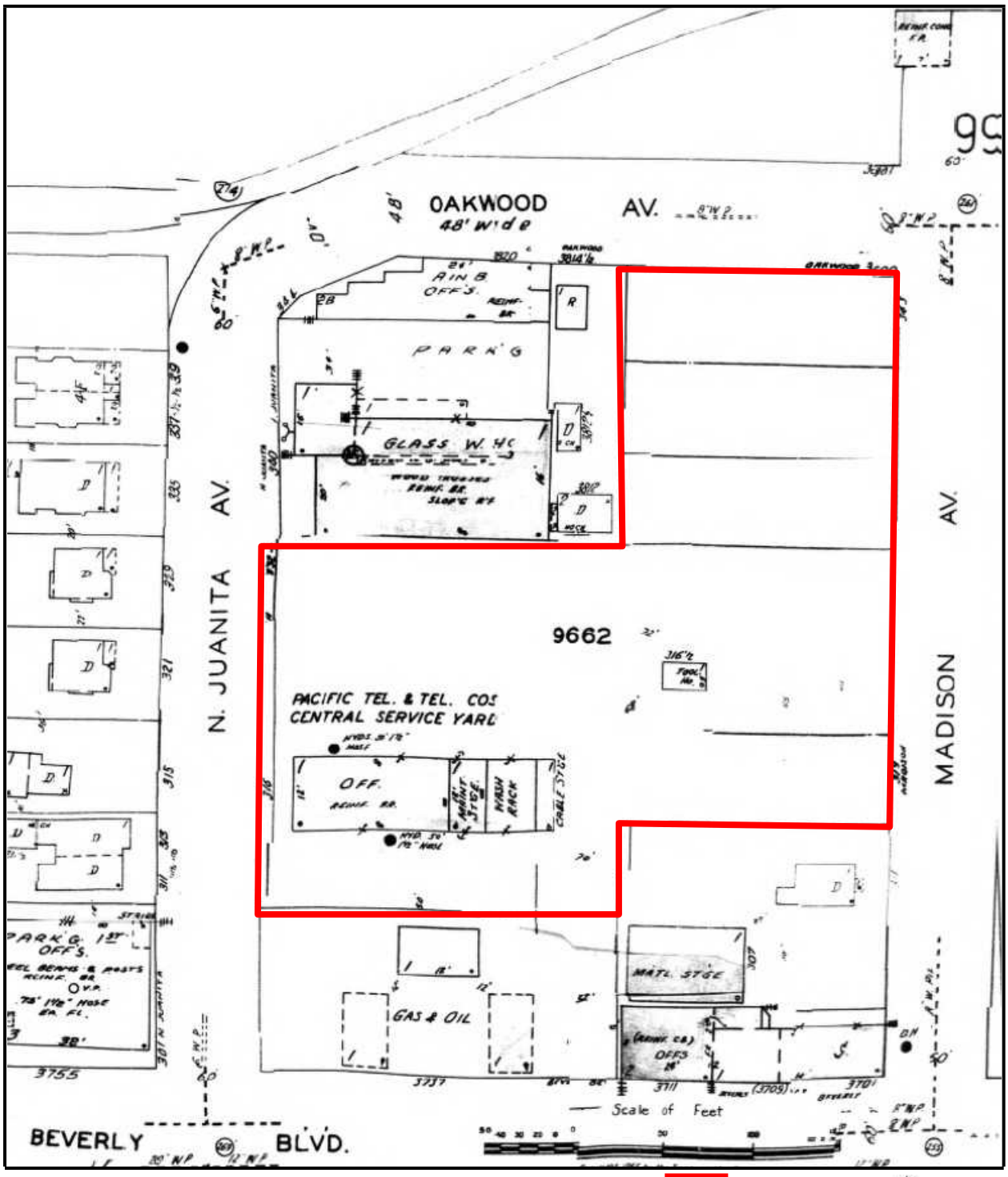
Not to scale



Fire Insurance Map 1969

Subject Property

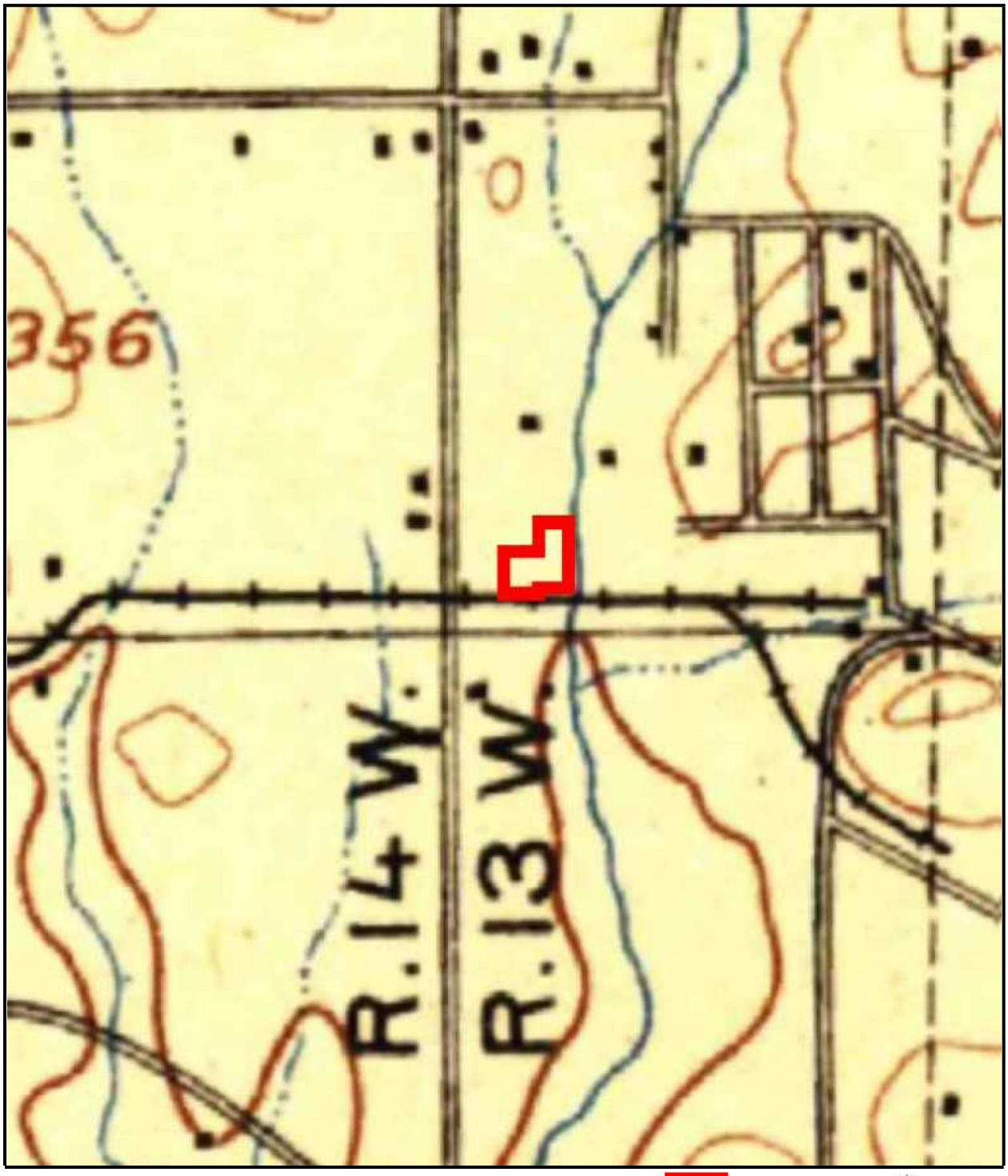
Not to scale



Fire Insurance Map 1970

Subject Property

Not to scale



USGS Topographic Map 1894

Subject Property

N

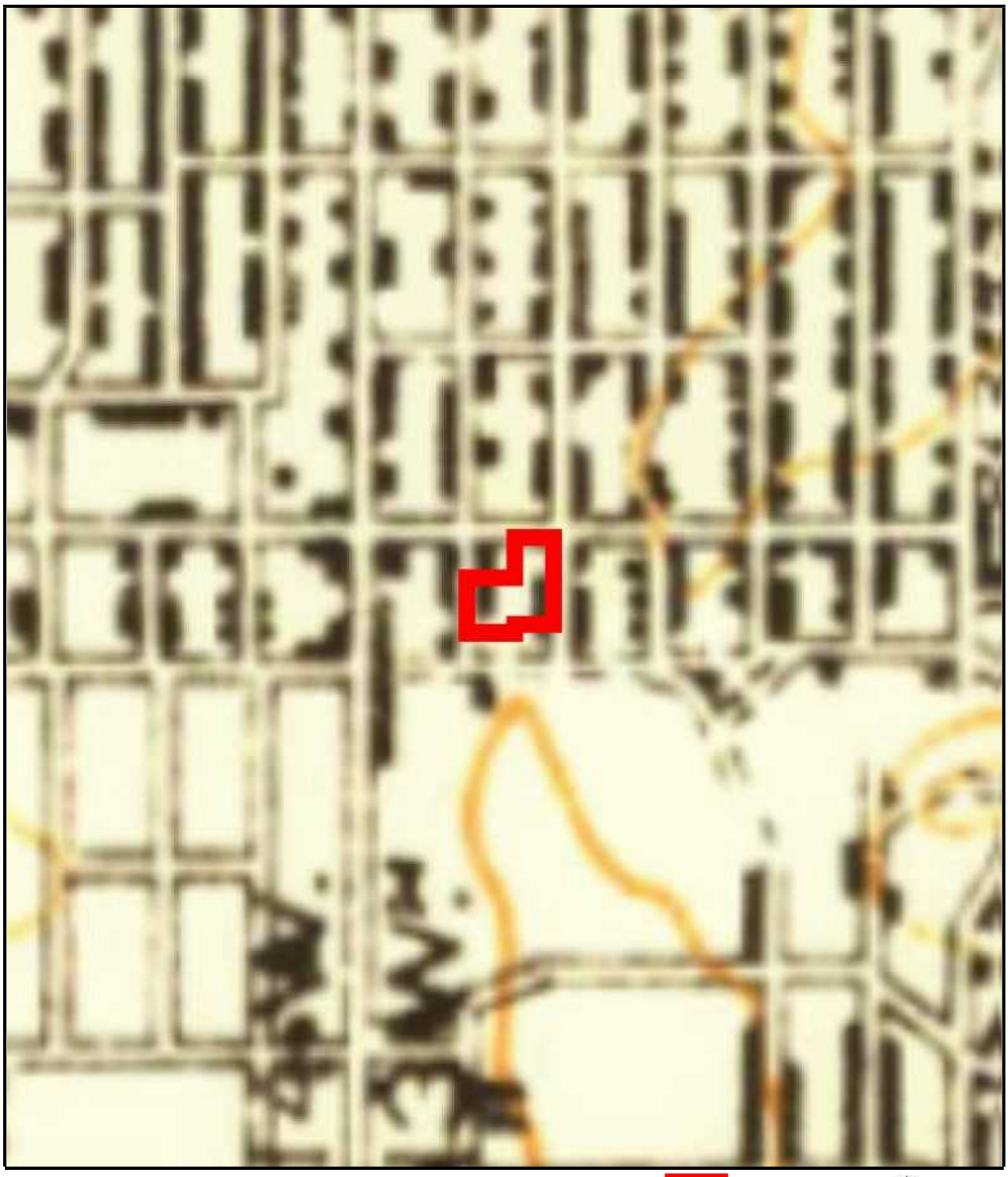
Not to scale

USGS Topographic Map 1900

Subject Property

N

Not to scale



USGS Topographic Map 1920

Subject Property

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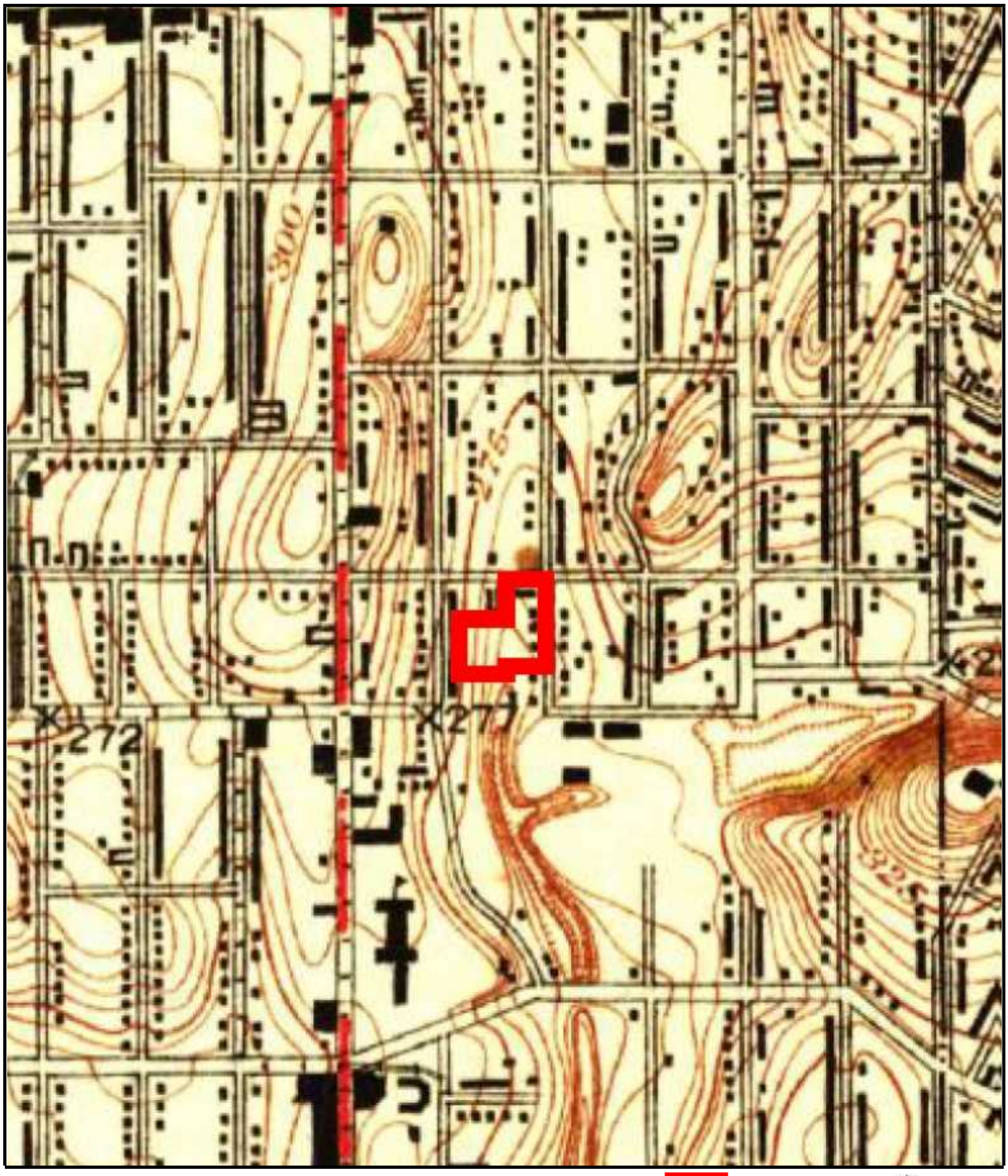
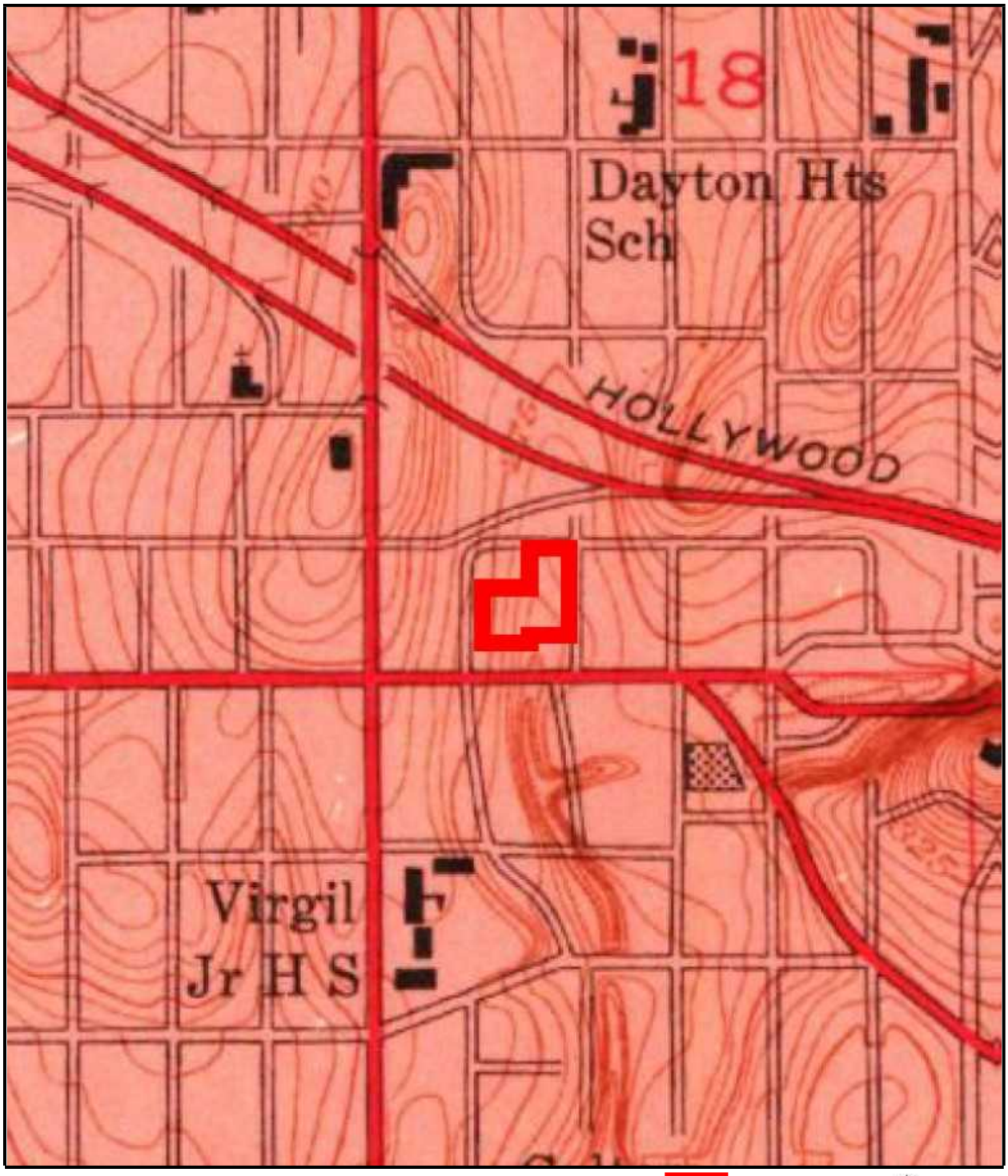
Not to scale



USGS Topographic Map 1926

Subject Property

Not to scale



USGS Topographic Map 1953

Subject Property

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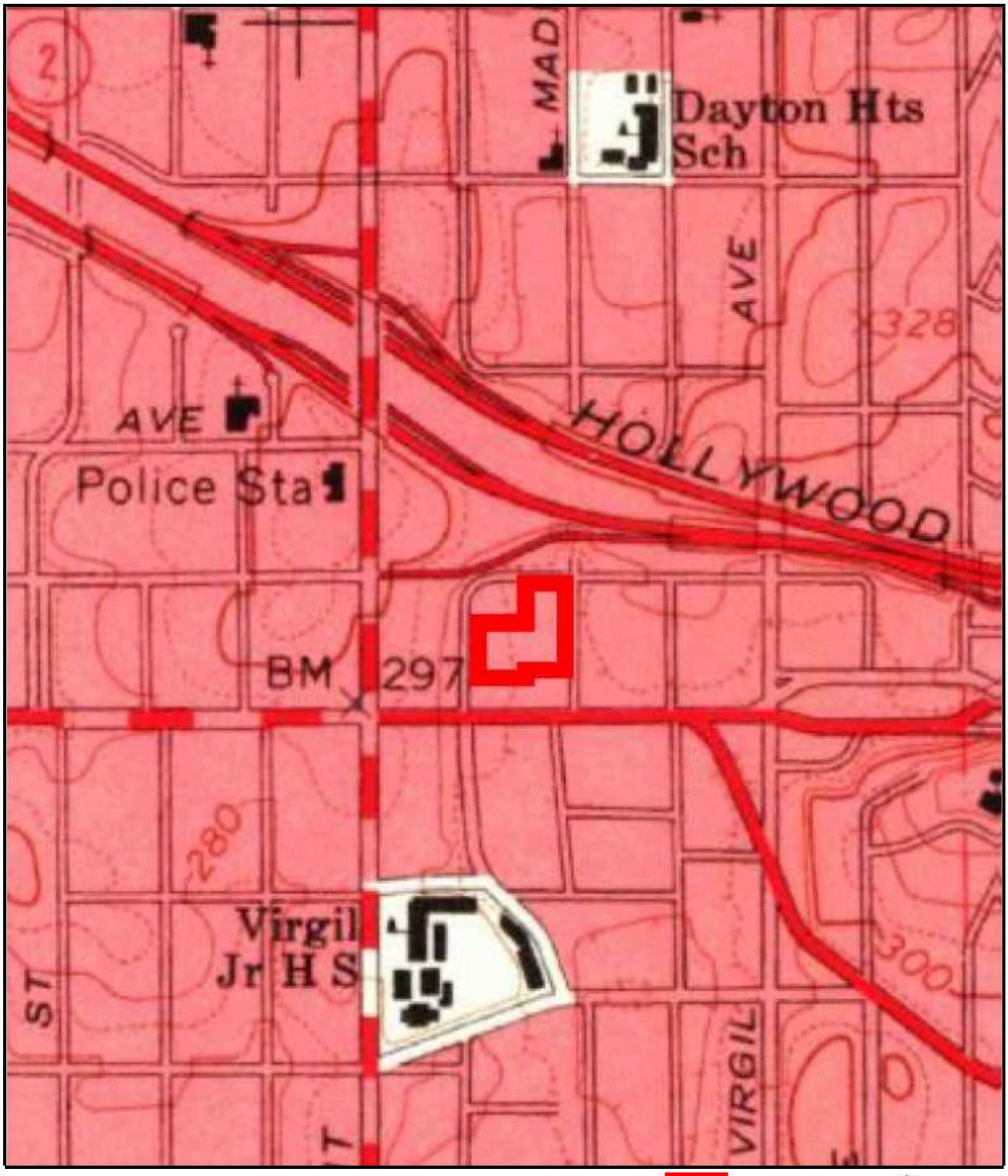
Not to scale



USGS Topographic Map 1966

Subject Property

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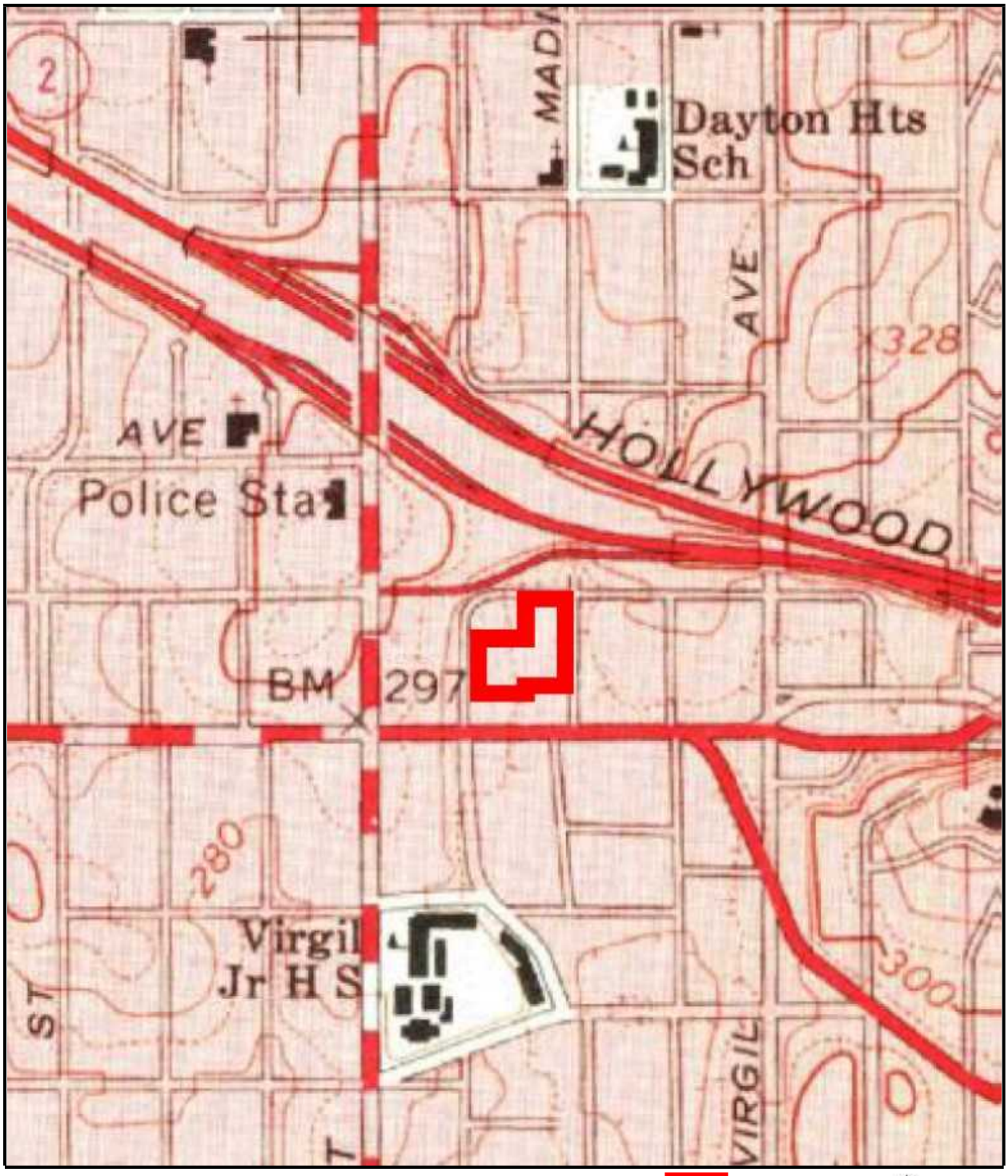
Not to scale



USGS Topographic Map 1972

Subject Property

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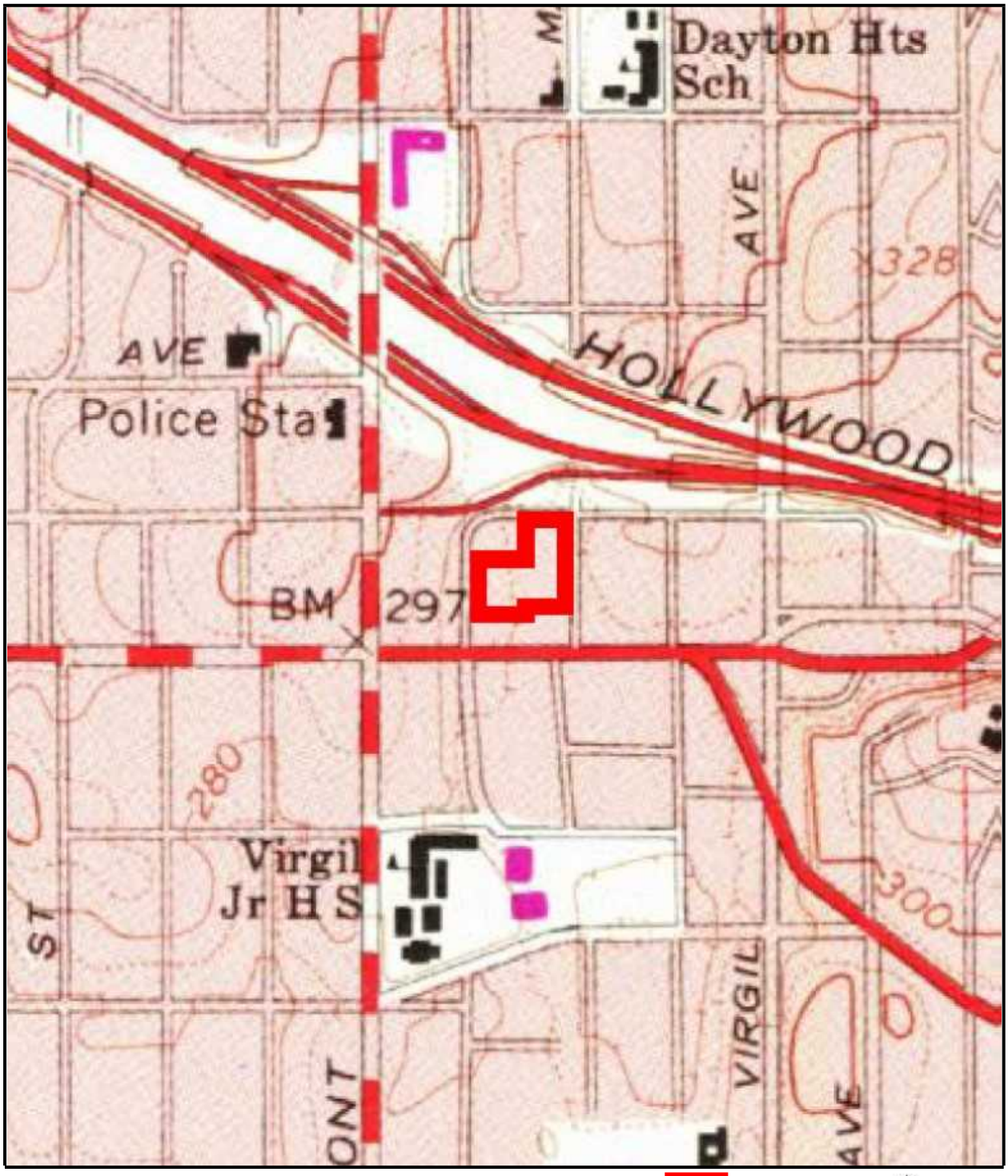
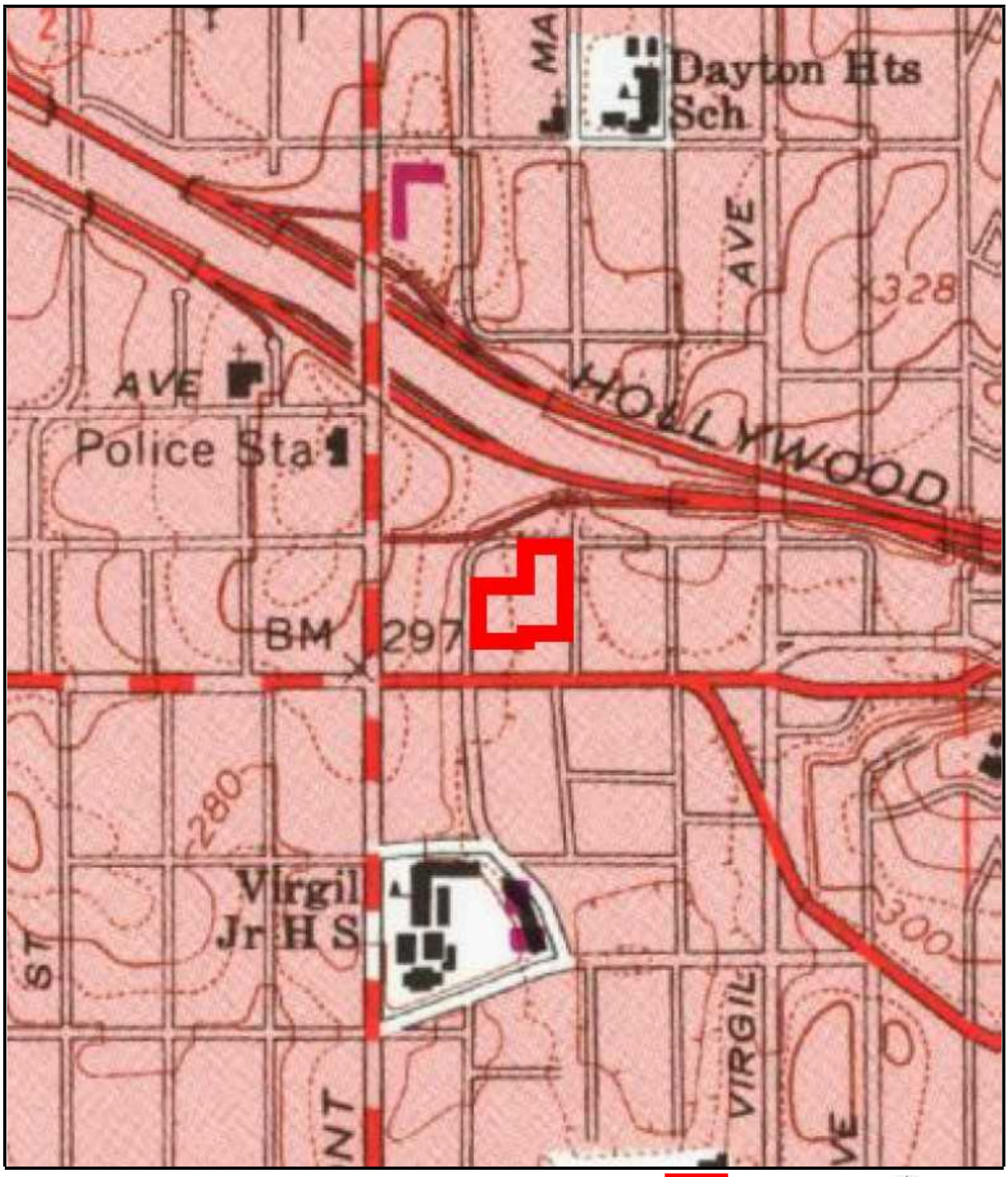
Not to scale



USGS Topographic Map 1981

Subject Property

Not to scale



USGS Topographic Map 1991

Subject Property

N

Not to scale

316 N. Juanita Ave.
316 N. Juanita Ave.
Los Angeles, CA 90004

Inquiry Number: 5354294.5
July 06, 2018

The EDR-City Directory Abstract

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 332 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2014	EDR Digital Archive	-	X	X	-
2010	EDR Digital Archive	-	X	X	-
2006	Haines Company, Inc.	-	X	X	-
2004	Haines Company	-	-	-	-
2003	Haines & Company	-	-	-	-
2001	Haines Company, Inc.	-	-	-	-
2000	Haines & Company	-	X	X	-
1999	Haines Company	-	-	-	-
1996	GTE	-	-	-	-
1995	Pacific Bell	-	X	X	-
1992	PACIFIC BELL WHITE PAGES	-	-	-	-
1991	Pacific Bell	-	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1990	Pacific Bell	-	X	X	-
1986	Pacific Bell	-	X	X	-
1985	Pacific Bell	-	X	X	-
1981	Pacific Telephone	-	X	X	-
1980	Pacific Telephone	-	X	X	-
1976	Pacific Telephone	-	X	X	-
1975	Pacific Telephone	-	-	-	-
1972	R. L. Polk & Co.	-	-	-	-
1971	Pacific Telephone	-	X	X	-
1970	Pacific Telephone	-	X	X	-
1969	Pacific Telephone	-	-	-	-
1967	Pacific Telephone	-	X	X	-
1966	Pacific Telephone	-	-	-	-
1965	GTE	-	-	-	-
1964	Pacific Telephone	-	X	X	-
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	-	X	X	-
1961	R. L. Polk & Co.	-	-	-	-
1960	Pacific Telephone	-	X	X	-
1958	Pacific Telephone	-	X	X	-
1957	Pacific Telephone	-	X	X	-
1956	Pacific Telephone	-	-	-	-
1955	R. L. Polk & Co.	-	-	-	-
1954	R. L. Polk & Co.	-	X	X	-
1952	Los Angeles Directory Co.	-	-	-	-
1951	Pacific Telephone & Telegraph Co.	X	X	X	-
1950	Pacific Telephone	-	-	-	-
1949	Los Angeles Directory Co.	-	-	-	-
1948	Associated Telephone Company, Ltd.	-	-	-	-
1947	Pacific Directory Co.	-	-	-	-
1946	Southern California Telephone Co	-	-	-	-
1945	R. L. Polk & Co.	-	-	-	-
1944	R. L. Polk & Co.	-	-	-	-
1942	Los Angeles Directory Co.	X	X	X	-
1940	Los Angeles Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1938	Los Angeles Directory Company Publishers	-	-	-	-
1937	Los Angeles Directory Co.	X	X	X	-
1936	Los Angeles Directory Co.	-	-	-	-
1935	Los Angeles Directory Co.	-	-	-	-
1934	Los Angeles Directory Co.	-	-	-	-
1933	Los Angeles Directory Co.	X	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1932	Los Angeles Directory Co.	-	-	-	-
1931	TRIBUNE-NEWS PUBLISHING CO.	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1929	Los Angeles Directory Co.	X	X	X	-
1928	Los Angeles Directory Co.	-	-	-	-
1927	Los Angeles Directory Co.	-	-	-	-
1926	Los Angeles Directory Co.	-	-	-	-
1925	Los Angeles Directory Co.	-	-	-	-
1924	Los Angeles Directory Co.	X	X	X	-
1923	Los Angeles Directory Co.	-	-	-	-
1921	Los Angeles Directory Co.	-	-	-	-
1920	Los Angeles Directory Co.	-	-	-	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

316 N. Juanita Ave.
Los Angeles, CA 90004

FINDINGS DETAIL

Target Property research detail.

JUANITA AVE N

316 JUANITA AVE N

Year	Uses	Source
1951	N Juanita Av Sims Harry S r	Pacific Telephone & Telegraph Co.

N JUANITA AVE

316 N JUANITA AVE

Year	Uses	Source
1951	N Juanita Av Sims Harry S r	Pacific Telephone & Telegraph Co.
1942	Musselman Elsie wid J E	Los Angeles Directory Co.
	SIMS Harry S Minnie	Los Angeles Directory Co.
1937	Musselman Elsie S wid J E	Los Angeles Directory Co.
	SIMS Harry S Minnie S gas sta	Los Angeles Directory Co.
	STEPHENS Arminda	Los Angeles Directory Co.
1933	Musselman Elsie S wid J E	Los Angeles Directory Co.
	SIMS Harry S Minnie S slsmn	Los Angeles Directory Co.
	STEPHENS Arminda J wid E E	Los Angeles Directory Co.
1929	Musselman Elsie F Mrs	Los Angeles Directory Co.
	SIMS Harry S server City Atty h	Los Angeles Directory Co.
	SIMS MINNIE S MRS Chief Cleck City Attorney r	Los Angeles Directory Co.
	STEPHENS Arminda wid E E h	Los Angeles Directory Co.
1924	Mussman Elsie wid J E r	Los Angeles Directory Co.
	SIMS Harry S clk City Atty h	Los Angeles Directory Co.
	SIMS Minnie S Mrs chf clk City Atty r	Los Angeles Directory Co.

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

Beverly Blvd

3700 Beverly Blvd

Year	Uses	Source
2014	PERFORMANCE AUTO BODY	EDR Digital Archive
2010	PERFORMANCE AUTO BODY	EDR Digital Archive

BEVERLY BLVD

3700 BEVERLY BLVD

Year	Uses	Source
2006	BODY SHOP	Haines Company, Inc.
	PREMIUM AUTO	Haines Company, Inc.
2000	QUINTANA Jorge	Haines & Company
	PREMIUM AUTO BODY SHOP	Haines & Company
1991	La Brea Automotive	Pacific Bell
	LOBREA AUTOMOTIVE	Pacific Bell
	Lo Brea Automotive	Pacific Bell
1986	T & E TRANSMISSION AND AUTO REPAIR	Pacific Bell
1981	T & E TRANSMISSION AND AUTO REPAIR	Pacific Telephone
1976	United Transmission Exch	Pacific Telephone
1971	Mankin Motors	Pacific Telephone
	Pepes Rear Ends	Pacific Telephone
	United Transmission Exch	Pacific Telephone
1967	Mankin Motors	Pacific Telephone
	United Transmission Exch	Pacific Telephone
1962	United Transmission Exch	Pacific Telephone
	UNITED TRANSMISSION EXCH	Pacific Telephone
1951	Bevrly Nicks Beverly Serv	Pacific Telephone & Telegraph Co.
1924	STROMBERG Hunt Productions	Los Angeles Directory Co.

3701 BEVERLY BLVD

Year	Uses	Source
2006	CONTROL CO	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	DEWEY PEST	Haines Company, Inc.
2000	DEWEY PEST CONTROL CO	Haines & Company
1995	DEWEY PEST	Pacific Bell
1990	DEWEY PEST CONTROL SALES & SERVICE	Pacific Bell
1986	DEWEY PEST CONTROL	Pacific Bell
1962	Bev Madison Laundromat	Pacific Telephone
1951	Bevrly Curries Ice Cream & Candy Co L A Stores	Pacific Telephone & Telegraph Co.

3702 BEVERLY BLVD

Year	Uses	Source
1976	A & A AUTO LOCK & KEY	Pacific Telephone

3706 BEVERLY BLVD

Year	Uses	Source
2006	REFRIGERATION	Haines Company, Inc.
	ALLYEAR SERVICE	Haines Company, Inc.
	AANDM	Haines Company, Inc.
2000	ALL YEAR SERVICE	Haines & Company
	a 1/2 A AND M REFRIGERATION	Haines & Company
	MANZANO Alfonso	Haines & Company
1990	CAFE BLANC	Pacific Bell
1986	CAFE RENE	Pacific Bell
1981	ISHI S GRILL	Pacific Telephone
1976	KAHRA JOHN paintng & decrtng	Pacific Telephone
	A & M Coffee Shop	Pacific Telephone
1971	PACIFIC WEST COAST WATERPROOFING INC	Pacific Telephone
	Herta Coffee Shop	Pacific Telephone
1967	A & A Painting Co	Pacific Telephone
	A & A PAINTING CO	Pacific Telephone
	A & A Ceilings	Pacific Telephone
	A & A Builders	Pacific Telephone
1951	Bevrly Hegemier & Minnick Painting Contrs	Pacific Telephone & Telegraph Co.

3708 BEVERLY BLVD

Year	Uses	Source
2006	QUICKMOVERS	Haines Company, Inc.
2000	XXXX	Haines & Company

FINDINGS

Year	Uses	Source
1981	ALL SEASONS AIR CONDITIONING CONTRACTORS	Pacific Telephone
1976	All Seasons Air Conditioning Contractors	Pacific Telephone
	ALL SEASONS AIR CONDITIONING CONTRACTORS	Pacific Telephone
	ALL YEAR ROUND HEATING & AIR CONDITIONING CONTRACTORS	Pacific Telephone
	All Year Service	Pacific Telephone
1971	ALL SEASONS AIR CONDITIONING CONTRACTORS	Pacific Telephone
	Pacific Air Conditioning	Pacific Telephone
	American Air Control air conditng	Pacific Telephone
1967	Astro Electric Co	Pacific Telephone
	All Seasons Air Conditioning Contractors	Pacific Telephone
1962	Susie Corn	Pacific Telephone
	Pop Corn Crib Inc	Pacific Telephone
1951	Bevrly West Coast Automatic Candy Co Inc	Pacific Telephone & Telegraph Co.

Beverly Blvd

3711 Beverly Blvd

Year	Uses	Source
2014	DEWEY SERVICES INCORPORATED	EDR Digital Archive
2010	DEWEY SERVICES INCORPORATED	EDR Digital Archive

BEVERLY BLVD

3711 BEVERLY BLVD

Year	Uses	Source
1991	DEWEY PEST CONTROL CO	Pacific Bell
1990	DEWEY PEST CONTROL CORPORATE OFFICE	Pacific Bell
	HOMER PEST CONTROL SEE DEWEY PEST CONTROL	Pacific Bell
1986	DEWEY PEST CONTROL	Pacific Bell
	HOMER PEST CONTROL SEE DEWEY PEST CONTROL	Pacific Bell
1985	DEWEY PEST CONTROL COMPANY MAIN OFFICE	Pacific Bell
1976	Delta Escrow Co	Pacific Telephone
	DEWEY PEST CONTROL CO	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	Homer Pest Control See Dewey Pest Control	Pacific Telephone
1971	DEWEY PEST CONTROL CO main ofc	Pacific Telephone
	Hardison Frank McGary Ins Counselors	Pacific Telephone
	HOMER PEST CONTROL	Pacific Telephone
	MCGARY INS COUNSELORS	Pacific Telephone
1967	DEWEY PEST CONTROL CO main ofc	Pacific Telephone
1962	Dewey Pest Control Co	Pacific Telephone
	DEWEY PEST CONTROL CO	Pacific Telephone
1951	Bevrly Arwell Products & Serv insecticds	Pacific Telephone & Telegraph Co.
	Bevrly Dewey Exterminating & Pest Control	Pacific Telephone & Telegraph Co.
	Bevrly Dewey Products & Service Co extrmnatng	Pacific Telephone & Telegraph Co.
	Bevrly Dewey Ray M Dewey Products & Serv Co	Pacific Telephone & Telegraph Co.

Beverly Blvd

3712 Beverly Blvd

Year	Uses	Source
2014	CHARLIES PLACE	EDR Digital Archive

BEVERLY BLVD

3712 BEVERLY BLVD

Year	Uses	Source
2006	FREIDM	Haines Company, Inc.
	OKO CUSTOM CUPS	Haines Company, Inc.
1990	YANNAWA TRADING	Pacific Bell
1986	YANNAWA TRADING	Pacific Bell
1981	IDEAL SHOE MFG	Pacific Telephone
1976	Logan Costume Co	Pacific Telephone
1971	LOGAN COSTUME CO	Pacific Telephone
1967	PACIFIC WEST COAST CORP	Pacific Telephone
1951	Bevrly Clark Animal Hospital	Pacific Telephone & Telegraph Co.
1933	LOCKHART Paul C vet	Los Angeles Directory Co.

3713 BEVERLY BLVD

Year	Uses	Source
1951	Bevrly Bl Tops Coffee Shop	Pacific Telephone & Telegraph Co.

FINDINGS

Beverly Blvd

3718 Beverly Blvd

Year	Uses	Source
2014	MIDWAY MOTORS	EDR Digital Archive
2010	MIDWAY MOTORS	EDR Digital Archive

BEVERLY BLVD

3718 BEVERLY BLVD

Year	Uses	Source
2006	MIDWAYFORD	Haines Company, Inc.
	BODY SHOP	Haines Company, Inc.
	FRANCIS HANKEY	Haines Company, Inc.
	BODY SHOP	Haines Company, Inc.

3724 BEVERLY BLVD

Year	Uses	Source
1986	HIGH GRADE AUTO WORKS PAINTNG	Pacific Bell
1976	HIGH GARDE AUTO WORKS paintng	Pacific Telephone
1971	HIGH GRADE AUTO WORKS paintng	Pacific Telephone
1967	HIGH GRADE AUTO WORKS paintng	Pacific Telephone
1962	HIGH GRADE AUTO WORKS paintng	Pacific Telephone
1951	Bevrly Highgrade Auto Wks paintng	Pacific Telephone & Telegraph Co.
	Bevrly Nunez M G Highgrade Auto Wks paintng	Pacific Telephone & Telegraph Co.

3725 BEVERLY BLVD

Year	Uses	Source
1951	Bevrly Hickory Hy the Bar B Q Guy	Pacific Telephone & Telegraph Co.

Beverly Blvd

3737 Beverly Blvd

Year	Uses	Source
2010	NEW IMAGE AUTO DETAILING	EDR Digital Archive

BEVERLY BLVD

3737 BEVERLY BLVD

Year	Uses	Source
2000	MIDWAY FORD TRUCK CENTER	Haines & Company

FINDINGS

Year	Uses	Source
1990	INTERNATL AUTO REPAIR	Pacific Bell
	MAS	Pacific Bell
1986	RATANACHINDA CHARN	Pacific Bell
	S W CO	Pacific Bell
1981	INDEPENDENT GAS & OIL	Pacific Telephone
1976	MIDWAY FORD	Pacific Telephone
	Truck Sales	Pacific Telephone
1971	Johns Frame & Wheel Alignment	Pacific Telephone
	Lockhart John Automotive Service	Pacific Telephone
1962	Magnum Oil Co	Pacific Telephone

3750 BEVERLY BLVD

Year	Uses	Source
1951	Bevrly Hane Bros serv stns Stn No 3	Pacific Telephone & Telegraph Co.

3755 BEVERLY BLVD

Year	Uses	Source
2006	MEDICAL CENTER	Haines Company, Inc.
	CA DENTISTRY	Haines Company, Inc.
	BRACES	Haines Company, Inc.
	CA GRACE MEDICAL	Haines Company, Inc.
	CENTERINC	Haines Company, Inc.
	CALIFORNIA	Haines Company, Inc.
	DENTISTRY	Haines Company, Inc.
	BRACES	Haines Company, Inc.
	HOSANNA GRACE	Haines Company, Inc.
2000	AN ALBERT S MD	Haines & Company
	CA MEDICAL & ACUPUNCTURE GROUP	Haines & Company
	CALBRIDGE UNIVERSITY	Haines & Company
	CALFORNIA DENTISTRY & BRACES	Haines & Company
	L A FAMILY MEDICAL CENTER	Haines & Company
1990	VISITING NURSE ASSOCIATION OF LOS ANGELES INC	Pacific Bell
	VISITING NURSE FOUNDATION INC	Pacific Bell
1986	VISITING NURSE ASSOCIATION OF LOS ANGELES INC ADMINISTRATIVE HEADQUARTERS	Pacific Bell
	VISITING NURSE FOUNDATION INC	Pacific Bell
1981	CALIFORNIA SCHOOL OF PROFESSIONAL PSYCHOLOGY	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	California Community Services Center Inc	Pacific Telephone
	California School Of Professional Psychology	Pacific Telephone
	Golden Daniel Ph D	Pacific Telephone
1971	Lanier Business Products	Pacific Telephone
	Stenocord Dictation Systems See Lanier Business Products	Pacific Telephone
	Gray Dictation Systems	Pacific Telephone
1967	Stenocord Dictation Systems	Pacific Telephone

3761 BEVERLY BLVD

Year	Uses	Source
2006	HOLGADO	Haines Company, Inc.
	AGUILERA GEMELIA	Haines Company, Inc.
2000	AGUILERA Rogelio	Haines & Company
	HOLGADO AGUILERA GEMELIA MD	Haines & Company
1990	SHEN EUGENE DR CHIRPRCTR	Pacific Bell
	LEE JUDY L DC	Pacific Bell
	ACUPRESION Y ACUPUNTURA-CENTRO	Pacific Bell
1981	GIBBS JOE W	Pacific Telephone
1976	Gibbs Joe W	Pacific Telephone
1971	Gibbs Ruth E	Pacific Telephone
1967	Gibbs Ruth E	Pacific Telephone
1951	Bevrly La Bonte Darrell r	Pacific Telephone & Telegraph Co.
1933	La Bonte Frances H wid S O	Los Angeles Directory Co.
	La Bonte Darrell A	Los Angeles Directory Co.
	Kirwin Jas P Eva B	Los Angeles Directory Co.
1924	La Bonte Frances Mrs h	Los Angeles Directory Co.
	La Bonte Darrell A ldyver r	Los Angeles Directory Co.
	Henn Eva B wid G H mach opr h	Los Angeles Directory Co.
	La Bonte Carl R r	Los Angeles Directory Co.

3762 BEVERLY BLVD

Year	Uses	Source
1967	RAMOND FREDK INC lighting	Pacific Telephone
	Fredrick Ramond Incorporated lighting fixtures mfrs	Pacific Telephone
	Ramond Fredrick Enterprises lighting fixtures mfrs	Pacific Telephone
1962	Fredrick Ramond Enterprises giftwrs	Pacific Telephone

Year	Uses	Source
1962	Frederick Ramond Enterprises lightng fxtrs mfrs	Pacific Telephone

3764 BEVERLY BLVD

Year	Uses	Source
1967	Hesse Paul A Three Dimenslonals Inc	Pacific Telephone
1962	Three Dimensionals Inc	Pacific Telephone
	BOUSE NORMAN artsts	Pacific Telephone
1951	Bevrly Allender Irving	Pacific Telephone & Telegraph Co.
	Bevrly Bl Allender Irving genl mdse	Pacific Telephone & Telegraph Co.

3780 BEVERLY BLVD

Year	Uses	Source
1990	LA BREA AUTOMOTIVE	Pacific Bell

3706 1/2 BEVERLY BLVD

Year	Uses	Source
1990	ALL YEAR SERVICE	Pacific Bell
	A & M REFRIGERATION	Pacific Bell

JUANITA AVE N

218 JUANITA AVE N

Year	Uses	Source
2000	LYNDE ORDWAY COMPANY INC	Haines & Company
1951	N Juanita Carroll J P Company paintng	Pacific Telephone & Telegraph Co.

220 JUANITA AVE N

Year	Uses	Source
1951	N Juanita Av Judge Robt J C Jr Judge Co paintrs	Pacific Telephone & Telegraph Co.
	N Juanita Av Judge Lloyd M Judge Co	Pacific Telephone & Telegraph Co.
	N Juanita Av Judge Company paintrs	Pacific Telephone & Telegraph Co.
	N Juanita Av Parker Judge Paint Co	Pacific Telephone & Telegraph Co.
	N Juanita Av Modern Paint Co paint spcltes	Pacific Telephone & Telegraph Co.

222 JUANITA AVE N

Year	Uses	Source
2000	XXXX	Haines & Company

FINDINGS

224 JUANITA AVE N

Year	Uses	Source
2000	XXXX	Haines & Company
1951	N Juanita Av Corry Edw r	Pacific Telephone & Telegraph Co.

228 JUANITA AVE N

Year	Uses	Source
2000	SOUTH COAST TOWING	Haines & Company
	BISBANE Paul	Haines & Company
	SOUTH COAST TOWING 213 48 B 0755	Haines & Company

234 JUANITA AVE N

Year	Uses	Source
2000	TAPANES Francisco	Haines & Company

236 JUANITA AVE N

Year	Uses	Source
2000	IGLESIA DE DIOS PENTECOSTAL 213 487 2 S	Haines & Company

237 JUANITA AVE N

Year	Uses	Source
1951	N Juanita Av Smith C W r	Pacific Telephone & Telegraph Co.

238 JUANITA AVE N

Year	Uses	Source
2000	OLD SPAIN DRAPERIES	Haines & Company
1951	N Juanita Av Melrose Cabinet & Carpenter Shop	Pacific Telephone & Telegraph Co.
	N Juanita Av Lindberg Valentine Melrose Cabinet & Carpenter Shop	Pacific Telephone & Telegraph Co.

243 JUANITA AVE N

Year	Uses	Source
1951	N Juanita Av Schroeder Francis A r	Pacific Telephone & Telegraph Co.

249 JUANITA AVE N

Year	Uses	Source
2000	WHITE Dennis J	Haines & Company
	THOMPSON Doris	Haines & Company
	SHIN Sook Kyung	Haines & Company
	KIM Soon Yong	Haines & Company
	GONZALEZ Maria S	Haines & Company

FINDINGS

Year	Uses	Source
2000	APARTMENTS DIXSON Gary	Haines & Company
1951	Hawkins Francis M Mrs r	Pacific Telephone & Telegraph Co.
	Anderson Carl R r	Pacific Telephone & Telegraph Co.
	N Juanita Av Rosalia May Apts	Pacific Telephone & Telegraph Co.
	Mattes Miriam r	Pacific Telephone & Telegraph Co.
	Starke Lewis H r	Pacific Telephone & Telegraph Co.
	Stewart L r	Pacific Telephone & Telegraph Co.
	McKinney Kenneth E r	Pacific Telephone & Telegraph Co.
	Gartsman Joe r	Pacific Telephone & Telegraph Co.
	Strauss R Mrs	Pacific Telephone & Telegraph Co.
	Lite Sam r	Pacific Telephone & Telegraph Co.
	Grant Leslie A r	Pacific Telephone & Telegraph Co.
	Spratt Ruth Mrs r	Pacific Telephone & Telegraph Co.
	Lubin Arnold r	Pacific Telephone & Telegraph Co.
	King Curtis A r	Pacific Telephone & Telegraph Co.

250 JUANITA AVE N

Year	Uses	Source
2000	HAN Hyon PEAR GARDEN PRODUCE	Haines & Company
1951	N Juanita Av Stauffer Plastic & Die Co	Pacific Telephone & Telegraph Co.
	N Juanita Av Stauffer System reducing methods Business Ofc	Pacific Telephone & Telegraph Co.
	N Juanita Av Stauffer Laboratories Inc	Pacific Telephone & Telegraph Co.
	N Juanita Av General Pharmacal Corp	Pacific Telephone & Telegraph Co.

253 JUANITA AVE N

Year	Uses	Source
1951	N Juanita Lord Walter E r	Pacific Telephone & Telegraph Co.

301 JUANITA AVE N

Year	Uses	Source
1951	N Juanita Av Caseys Flower Corner	Pacific Telephone & Telegraph Co.

311 JUANITA AVE N

Year	Uses	Source
2000	XXXX	Haines & Company
1951	N Juanita Av Cross G H r	Pacific Telephone & Telegraph Co.

FINDINGS

313 JUANITA AVE N

Year	Uses	Source
1951	N Juanita Av Perkins Dollie K Mrs	Pacific Telephone & Telegraph Co.

315 JUANITA AVE N

Year	Uses	Source
1951	N Juanita Av Curtis W A r	Pacific Telephone & Telegraph Co.

321 JUANITA AVE N

Year	Uses	Source
1951	N Juanita Av Gerakin John E r	Pacific Telephone & Telegraph Co.

322 JUANITA AVE N

Year	Uses	Source
1951	N Juanita Av Power Burell A r	Pacific Telephone & Telegraph Co.

328 JUANITA AVE N

Year	Uses	Source
1951	N Juanita Av Phillips Elizabeth S Mrs Nurse r	Pacific Telephone & Telegraph Co.

329 JUANITA AVE N

Year	Uses	Source
2000	DEWEY Steven	Haines & Company

332 JUANITA AVE N

Year	Uses	Source
1951	N Juanita Av Shimizu Buntaro r	Pacific Telephone & Telegraph Co.

335 JUANITA AVE N

Year	Uses	Source
2000	XXXX	Haines & Company
1951	N Juanita Av Downs A V r	Pacific Telephone & Telegraph Co.

337 JUANITA AVE N

Year	Uses	Source
2000	XXXX	Haines & Company
1951	N Juanita Av MacCaughtry Ralph F Mrs r	Pacific Telephone & Telegraph Co.
	N Juanita Av Wroth R M r	Pacific Telephone & Telegraph Co.

338 JUANITA AVE N

Year	Uses	Source
1951	N Juanita Av Williams Octavius Mrs r	Pacific Telephone & Telegraph Co.

FINDINGS

339 JUANITA AVE N

Year	Uses	Source
2000	XXXX	Haines & Company
1951	N Juanita Av Magee Jack r	Pacific Telephone & Telegraph Co.
	N Juanita Av Brooks May Hall r	Pacific Telephone & Telegraph Co.

340 JUANITA AVE N

Year	Uses	Source
2000	KAZANCHIAN H MIKES GROCERY WRHS	Haines & Company
	MIKES GROCERY WRHS	Haines & Company

N JUANITA AV H328 SAME

238 N JUANITA AV H328 SAME

Year	Uses	Source
1929	ABEL Carl C Willi wood carver	Los Angeles Directory Co.

N JUANITA AV R RIVERSIDE

238 N JUANITA AV R RIVERSIDE

Year	Uses	Source
1942	Gidding Lee J trailer mfr	Los Angeles Directory Co.

N JUANITA AVE

218 N JUANITA AVE

Year	Uses	Source
1986	LYNDE-ORDWAY COMPANY INC	Pacific Bell
1981	LYNDE ORDWAY COMPANY INC	Pacific Telephone
1980	HERBALIFE REDONDO BEACH	Pacific Telephone
1976	LYNDE ORDWAY CO INC	Pacific Telephone
1971	CARROLL J P COMPANY paintng	Pacific Telephone
	Carroll Painting Co	Pacific Telephone
	University Hill Foundation	Pacific Telephone
1970	CARROLL J P CO PAINTNG	Pacific Telephone
	CARROLL J P COMPANY PAINTNG	Pacific Telephone
	CARROLL J P CO PAINTNG	Pacific Telephone
	CARROLL J P CO PAINTNA	Pacific Telephone
1964	CARROLL J P CO PAINTNG	Pacific Telephone
1962	CARROLL J P CO PAINTNG	Pacific Telephone

FINDINGS

Year	Uses	Source
1960	CARROLL J P CO PAINTNG	Pacific Telephone
1958	Carroll Painting Co	Pacific Telephone
	University Hill Foundation	Pacific Telephone
	CARROLL J P COMPANY paintng	Pacific Telephone
1937	CARROLL J P Co Inc J P Carroll pres W P Carroll sec treas pntrs	Los Angeles Directory Co.

219 N JUANITA AVE

Year	Uses	Source
1964	GIBSON DAVID W	Pacific Telephone

220 N JUANITA AVE

Year	Uses	Source
1990	MCCANS MICHAEL	Pacific Bell
	EYE ON STUDIO GROUP	Pacific Bell
1986	MC CANS MICHAEL	Pacific Bell
1981	MC CANS MICHAEL	Pacific Telephone
1976	Mc Cans Michael	Pacific Telephone
	Mc Cans Michael photgrphr	Pacific Telephone
1962	Judge Company palntrs	Pacific Telephone
1958	Judge Company paintrs	Pacific Telephone
1937	Green Frank W Winifredl archt	Los Angeles Directory Co.

223 N JUANITA AVE

Year	Uses	Source
1954	LOCOCO JOHN SREDONDO BEACH	R. L. Polk & Co.

224 N JUANITA AVE

Year	Uses	Source
1986	EYE-ON VIDEO STUDIOS	Pacific Bell
	EYE-ON VIDEO STUDIOS	Pacific Bell
1942	Parker Judge Co Inc R J C Judge pres L M Judge sec pntrs	Los Angeles Directory Co.
1937	PARKER Judge Co Inc R J C Judge pres L M Juke sec treas int dec	Los Angeles Directory Co.
1933	PARKER Judge Co Inc J C Judge pres L M Judge sec pntrs	Los Angeles Directory Co.
1929	PARKER Judge Inc R JC Judge pres L M Judge sec pntrs	Los Angeles Directory Co.
	OSBORNE & Sterling C B Osborne A G Sterling Plstr Contr	Los Angeles Directory Co.

FINDINGS

225 N JUANITA AVE

Year	Uses	Source
1957	SCHJELDAHL T	Pacific Telephone

228 N JUANITA AVE

Year	Uses	Source
2006	SOUTH COAST	Haines Company, Inc.
	TOWING	Haines Company, Inc.
	SOUTH COAST	Haines Company, Inc.
	TOWING	Haines Company, Inc.
1937	Cleans Right Soap Co	Los Angeles Directory Co.

232 N JUANITA AVE

Year	Uses	Source
1976	L A Rubbish Transfer Depot	Pacific Telephone
1971	L A Rubbish Transfer Depot	Pacific Telephone
1958	L A Rubbish Transfer Depot	Pacific Telephone

234 N JUANITA AVE

Year	Uses	Source
1990	SILVER SEA INC WHSE	Pacific Bell
1986	LI JEFF PHOTOGRAPHY	Pacific Bell
1981	WISDOM GARDEN-BOOKSOURCE	Pacific Telephone
	REED SPELLING LITERARY AGENTS	Pacific Telephone
	AMERICAN ASSOCIATION OF INDEPENDENT PUBLISHERS	Pacific Telephone
	WISDOM GARDEN WHOLESALERS	Pacific Telephone
1958	VISSERSLIDES Visser Fred Co	Pacific Telephone
	Visser Fred Co	Pacific Telephone

236 N JUANITA AVE

Year	Uses	Source
2006	IGLESIA PNTCSTL	Haines Company, Inc.
	GIL ENRQZ ISRL	Haines Company, Inc.
1986	CHIODO BROTHERS PRODUCTIONS CO	Pacific Bell
	HARDWICKE CATHERINE	Pacific Bell
1976	OConnor Robt	Pacific Telephone
1971	Mc Cans Michael photgrphr	Pacific Telephone
1958	Swift M & Sons Inc gold leaf	Pacific Telephone
1954	HART R NREDONDO BEACH	R. L. Polk & Co.

FINDINGS

237 N JUANITA AVE

Year	Uses	Source
1954	POWELSON ETHEL P	R. L. Polk & Co.
1942	Duntley Leo Naiola	Los Angeles Directory Co.
1937	Duntley Leo Naiola mech	Los Angeles Directory Co.
1933	Branstetter Hugh D May pntr	Los Angeles Directory Co.

238 N JUANITA AVE

Year	Uses	Source
1990	OLD SPAIN DRAPERIES	Pacific Bell
	ANNIE DRAPERIES	Pacific Bell
1976	Melrose Cabinet & Carpenter Shop	Pacific Telephone
	Lindberg Robt Melrose Cabinet & Carpenter Shop	Pacific Telephone
1971	Melrose Cabinet & Carpenter Shop	Pacific Telephone
	Liridberg Robt Melrose Cabinet & Carpenter Shop	Pacific Telephone
1964	ATKINS WM	Pacific Telephone
1962	Melrose Cabinet & Carpenter Shop	Pacific Telephone
1958	Melrose Cabinet & Carpenter Shop	Pacific Telephone
	Lindberg Robt Melrose Cabinet & Carpenter Shop	Pacific Telephone
1937	WELCH Bert trailers	Los Angeles Directory Co.

240 N JUANITA AVE

Year	Uses	Source
1964	GIL S APPLIANCE SERV	Pacific Telephone

241 N JUANITA AVE

Year	Uses	Source
1954	HOY DONOVAN G R	R. L. Polk & Co.

243 N JUANITA AVE

Year	Uses	Source
1942	Schroeder Francis A Hazel M sta atdt	Los Angeles Directory Co.
1937	SHIPLEY Wm L Clara M driver	Los Angeles Directory Co.
1933	Girolami Chas Adela tile setter	Los Angeles Directory Co.
1924	Gotham Wm F autos r	Los Angeles Directory Co.
	BOYD John N clk P O r	Los Angeles Directory Co.

FINDINGS

245 N JUANITA AVE

Year	Uses	Source
1942	Lord Elener F Claire	Los Angeles Directory Co.
1937	LORD Wm Edith mech	Los Angeles Directory Co.
	Netzley Rowland U Melba J driver	Los Angeles Directory Co.
1924	CAIN Harry L electr r	Los Angeles Directory Co.

249 N JUANITA AVE

Year	Uses	Source
2006	APARTMENTS	Haines Company, Inc.
	CORREA Amando	Haines Company, Inc.
	DIXSON Gary	Haines Company, Inc.
	FERRADA Romualdo	Haines Company, Inc.
	GONZALEZVictoriana	Haines Company, Inc.
	HARRIS Daryl	Haines Company, Inc.
	LEE Myung	Haines Company, Inc.
	MARTINEZAlejandro	Haines Company, Inc.
	NUNEZ Victor	Haines Company, Inc.
	REED Kesha	Haines Company, Inc.
	SANDERS Donna	Haines Company, Inc.
	STEPHENS Joyan	Haines Company, Inc.
	WHITEDennis J	Haines Company, Inc.
1990	COTTON WILLIE	Pacific Bell
	FERNANDO LEONCLO P	Pacific Bell
	KIM SOON YONG	Pacific Bell
	KIM YOUNG JAE	Pacific Bell
	NO DONG SUN	Pacific Bell
	PARK DEOK MAN	Pacific Bell
	THOMPSON DORIS	Pacific Bell
1986	CEASE CELIA	Pacific Bell
	COTTON WILLIE	Pacific Bell
	FERNANDO LEONCIO P	Pacific Bell
	HAN JEONG SOON	Pacific Bell
	THOMPSON DORIS	Pacific Bell
	TURNER MARTIN	Pacific Bell
1981	BARRIOS GLADYS	Pacific Telephone
	COTTON WILLIE	Pacific Telephone
	KEY SUMMIT MANAGEMENT CORP SECURTY SERV	Pacific Telephone
	KIASALA JACKY M	Pacific Telephone

FINDINGS

Year	Uses	Source
1981	REALTY APARTMENTS MANAGEMENT LTD	Pacific Telephone
	SHELTON ELIOT	Pacific Telephone
	THOMPSON DORIS	Pacific Telephone
	TUNG CHIN Y	Pacific Telephone
	TURNER MARTIN	Pacific Telephone
	UFONDU ERIC	Pacific Telephone
	WRIGH ALBERT	Pacific Telephone
1976	Cotton Willie	Pacific Telephone
	Espinoza Rosa	Pacific Telephone
	Gladney Napoleon	Pacific Telephone
	Marlow J	Pacific Telephone
	Penalosa Nelia	Pacific Telephone
	San Jose Renato C	Pacific Telephone
	Thompson Doris	Pacific Telephone
1971	Gulbronson Hugh	Pacific Telephone
	Megallanes Maria T	Pacific Telephone
1958	Day Celete Scudder Dr	Pacific Telephone
	Rahm Warren W	Pacific Telephone
	Rojek Eugene	Pacific Telephone
	Russo Tony	Pacific Telephone
	Starke Lewis H	Pacific Telephone
	Stewart L	Pacific Telephone
	Strauss R Mrs	Pacific Telephone
	Woo Noah	Pacific Telephone
1942	Appleby Jas H Margie cartoonist	Los Angeles Directory Co.
	Belt Wm Armoral aircrftwkr	Los Angeles Directory Co.
	Boyer Allen roofer	Los Angeles Directory Co.
	Etzel Alf W dep sheriff	Los Angeles Directory Co.
	FISK Edw T Lenore P slsmn	Los Angeles Directory Co.
	HAMER Ruth clk	Los Angeles Directory Co.
	Hedin M A aircrftwkr	Los Angeles Directory Co.
	Jacat Peggy clk	Los Angeles Directory Co.
	Jacot Peggy	Los Angeles Directory Co.
	Judge Robt pntr	Los Angeles Directory Co.
	LORD Walter E Rosalia May Apts	Los Angeles Directory Co.
	Rosalia May Apartments	Los Angeles Directory Co.
	ROTH J C mech	Los Angeles Directory Co.
	ROTH J J aircrftwkr	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	ROTH J L aircrftwkr	Los Angeles Directory Co.
	Rupp karl F clk	Los Angeles Directory Co.
	TATUM J Mitchell aircrftwkr	Los Angeles Directory Co.
	WALKER Mary wid E L sten	Los Angeles Directory Co.
	WALKER Regina M binder	Los Angeles Directory Co.
	WHEELER Leonard A Leah USN	Los Angeles Directory Co.
1937	Abakian K	Los Angeles Directory Co.
	Appleby Jas	Los Angeles Directory Co.
	Bahme Lenna Mrs br mgr Curries Ice Cream	Los Angeles Directory Co.
	BEALL Elwell	Los Angeles Directory Co.
	BUSH Marjorie	Los Angeles Directory Co.
	Davidson C B	Los Angeles Directory Co.
	DAVIDSON Virginia D dmnstr	Los Angeles Directory Co.
	DAVIDSON Wm A	Los Angeles Directory Co.
	De Ruggiero Anthony C Indywkr Morris Lerner	Los Angeles Directory Co.
	Frost Laura	Los Angeles Directory Co.
	Gall Nash	Los Angeles Directory Co.
	GILMORE C E	Los Angeles Directory Co.
	Glover Roy E radios	Los Angeles Directory Co.
	Guy Mabel Mrs	Los Angeles Directory Co.
	Harling J H	Los Angeles Directory Co.
	HARRISON J E Mrs	Los Angeles Directory Co.
	Hazeltine W L	Los Angeles Directory Co.
	Keyser Dolores	Los Angeles Directory Co.
	NEAL Mildred clk Bd of Educ	Los Angeles Directory Co.
	PARKS Leone	Los Angeles Directory Co.
	PAYNE Lucile E mgr Rosalia May Apts	Los Angeles Directory Co.
	PETERSON L	Los Angeles Directory Co.
	PETERSON Theo C	Los Angeles Directory Co.
	Rosalia May Apartments	Los Angeles Directory Co.
	YOUNG Phyllis	Los Angeles Directory Co.
1933	PAYNE Lucile E mgr Rusalia Mae Apts	Los Angeles Directory Co.
	Rosalia May Apartments	Los Angeles Directory Co.
1929	Custer Rex J Floy F clk	Los Angeles Directory Co.
	GUARD Bertha Mrs clk	Los Angeles Directory Co.
	LEE Richd clk LA NT & S Bank	Los Angeles Directory Co.

FINDINGS

250 N JUANITA AVE

Year	Uses	Source
2006	PEAR GARDEN PRODUCE	Haines Company, Inc.
1990	HANSEN S JUICES	Pacific Bell
	HANSEN JUICES	Pacific Bell
1986	HANSEN S JUICES	Pacific Bell
	HANSEN JUICES	Pacific Bell
1981	HANSEN S JUICES	Pacific Telephone
	HANSEN JUICES	Pacific Telephone
1976	HANSENS JUICES	Pacific Telephone
	HANSEN JUICES	Pacific Telephone
1942	HOYT Jas Mabel E Venetian blinds	Los Angeles Directory Co.
1937	THOMAS Lawrence R Emma shtmtlwkr	Los Angeles Directory Co.

253 N JUANITA AVE

Year	Uses	Source
1958	Lord Walter E	Pacific Telephone
1942	Birk Wilmar H Mardell	Los Angeles Directory Co.
1937	LORD Walter E Mattie R slsmn	Los Angeles Directory Co.
1933	LORD Rosalia M	Los Angeles Directory Co.
	LORD Walter E Mattie E mgr Rosalia May Apts	Los Angeles Directory Co.
1924	LORD Walter E slsmn h	Los Angeles Directory Co.

259 N JUANITA AVE

Year	Uses	Source
1924	LORD Luman J h	Los Angeles Directory Co.

303 N JUANITA AVE

Year	Uses	Source
1933	KNIGHT Jean Mrs	Los Angeles Directory Co.

305 N JUANITA AVE

Year	Uses	Source
1937	ANDREWS Clas H Rose E	Los Angeles Directory Co.
1933	ANDREWS Chas H Rose E jan	Los Angeles Directory Co.
1924	ANDREWS Chas H janitor h	Los Angeles Directory Co.

311 N JUANITA AVE

Year	Uses	Source
1971	Mc Culloch A M	Pacific Telephone

FINDINGS

Year	Uses	Source
1958	Cross G H	Pacific Telephone
1942	Mc LEAN Robt T Julia K sec Ambassador Dog & Cat Hosp	Los Angeles Directory Co.
1937	Argo Guy H Esther	Los Angeles Directory Co.
	Tuller Walter K jr Jeannette gas sta atdt	Los Angeles Directory Co.
1929	BOWEN Gladys	Los Angeles Directory Co.

312 N JUANITA AVE

Year	Uses	Source
1942	Nelson Amy wid A P	Los Angeles Directory Co.
1929	Nelson Alex P Amy meat ctr	Los Angeles Directory Co.
	NELSON Raymond A lawyer	Los Angeles Directory Co.
	Violette Craig H Blanche drftsmn r	Los Angeles Directory Co.

313 N JUANITA AVE

Year	Uses	Source
1976	Mc Culloch Alice	Pacific Telephone
1942	Perkins Dollie K slswn	Los Angeles Directory Co.
	Marksman Rita	Los Angeles Directory Co.
	Marksman Jos Nellie	Los Angeles Directory Co.
1937	PERKINS Dollie K Mrs	Los Angeles Directory Co.
	MARKS Willard G Mildred asst mgr John A Roeblings Sons Co	Los Angeles Directory Co.
	Semple John R advmn May Co	Los Angeles Directory Co.
1933	PERKINS Dollie K wid G J	Los Angeles Directory Co.
	MARKS Mildred Mrs	Los Angeles Directory Co.
1929	Semple Mildred Mrs h	Los Angeles Directory Co.
	PERKINS Dollie K wid G J C S pract	Los Angeles Directory Co.

315 N JUANITA AVE

Year	Uses	Source
1971	Lee Alfred	Pacific Telephone
1958	Curtis W A	Pacific Telephone
1942	HALEY Flora S Mrs nurse	Los Angeles Directory Co.
	HALEY Patricia musician	Los Angeles Directory Co.
1937	Haley Flora S harpist	Los Angeles Directory Co.
	Haley Flora S Mrs nurse Genl Hosp	Los Angeles Directory Co.
	Marksman Nellie Mrs tchr	Los Angeles Directory Co.
1933	HARRIS Walter B jr musician	Los Angeles Directory Co.
	HARRIS Walter B Genevieve clk	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	Houghton Harold E Vahi coml artist	Los Angeles Directory Co.
1924	BURTON G E h	Los Angeles Directory Co.

318 N JUANITA AVE

Year	Uses	Source
1924	STEPHENS Edwin E h	Los Angeles Directory Co.

320 N JUANITA AVE

Year	Uses	Source
1929	Kaestner Henry A Alice bookbndr	Los Angeles Directory Co.

321 N JUANITA AVE

Year	Uses	Source
1967	Gerakin John E	Pacific Telephone
1962	Gerakin John E	Pacific Telephone
1958	Gerakin John E	Pacific Telephone
1942	Gerakin Helen M slswn	Los Angeles Directory Co.
	Gerakin John E Grace jan	Los Angeles Directory Co.
	Gerakin Marion A slswn	Los Angeles Directory Co.
1937	DUNN Barbara M wid A R	Los Angeles Directory Co.
	ONEILL Florence M wid Wm clk	Los Angeles Directory Co.
1933	MORGAN Oliver H slsmn	Los Angeles Directory Co.
1929	DUNN Amos H Barbara carp	Los Angeles Directory Co.
	ONEILL Florence M Mrs clk	Los Angeles Directory Co.

322 N JUANITA AVE

Year	Uses	Source
1942	Lloyd Cecil S Frances cr mgr	Los Angeles Directory Co.
1924	Smart Florence M wid T M r	Los Angeles Directory Co.
	HILLMAN G L h	Los Angeles Directory Co.

328 N JUANITA AVE

Year	Uses	Source
1933	REEVES Jean N Mrs cook	Los Angeles Directory Co.
	Griggs Geo T Minnie	Los Angeles Directory Co.
1924	THORN Paul D painter h rear	Los Angeles Directory Co.
	THORN John V r	Los Angeles Directory Co.
	THORN D irrigator r	Los Angeles Directory Co.
	THORN Donald P r	Los Angeles Directory Co.
	Goyette Geo H slsmn Goyette Bros h	Los Angeles Directory Co.

FINDINGS

329 N JUANITA AVE

Year	Uses	Source
1971	Mc Morrow Nellie Mrs	Pacific Telephone
1958	Schull Murl M	Pacific Telephone
1942	WILLIAMS Octavius brklyr	Los Angeles Directory Co.
	Slettedahl Wm clk	Los Angeles Directory Co.
1937	Mott Robt E Ruth B	Los Angeles Directory Co.
1933	Kaestner Henry A Alice bkbndr	Los Angeles Directory Co.

330 N JUANITA AVE

Year	Uses	Source
1937	Rader Geo Jean studiowkr	Los Angeles Directory Co.

332 N JUANITA AVE

Year	Uses	Source
1962	Shimizu Buntaro	Pacific Telephone
1958	Shimizu Buntaro	Pacific Telephone
1942	GREEN Millard Maud C	Los Angeles Directory Co.
1937	Green Millard L phys	Los Angeles Directory Co.
	Green M L Maude C phys	Los Angeles Directory Co.
1933	GREEN Millard L Maude drugs	Los Angeles Directory Co.
	TURNER Mary Mrs	Los Angeles Directory Co.
1929	Mark Helen Mrs	Los Angeles Directory Co.
1924	Kittrell Arthur G rest h	Los Angeles Directory Co.

N Juanita Ave

335 N Juanita Ave

Year	Uses	Source
2014	LAKRETZ VILLAS	EDR Digital Archive

N JUANITA AVE

335 N JUANITA AVE

Year	Uses	Source
1981	SANDOVAL AUGUSTO	Pacific Telephone
1971	Downs A V	Pacific Telephone
1967	Downs A V	Pacific Telephone
1958	Downs A V	Pacific Telephone
1937	Downs Avenel V Edith S tchr City Sch	Los Angeles Directory Co.
1933	Downs Avenel V Edith S tchr City Schs	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	Downs Avenel V Edith tchr City Sch	Los Angeles Directory Co.
1924	DOWNS Avenel V tchr h	Los Angeles Directory Co.

337 N JUANITA AVE

Year	Uses	Source
1986	PLUMMER SOPHIA	Pacific Bell
1981	PLUMMER SOPHIA	Pacific Telephone
1976	Estrin L	Pacific Telephone
1971	Mc Kay C	Pacific Telephone
	London D A	Pacific Telephone
1958	Mac Caughtry Ralph F Mrs	Pacific Telephone
	Cobb Mary H	Pacific Telephone
1942	Yarrington Edith N wid E D	Los Angeles Directory Co.
	PARKS Harry Charlotte jan	Los Angeles Directory Co.
	KERN	Los Angeles Directory Co.
	KERR Martha Y Mrs sten	Los Angeles Directory Co.
1937	Silverstein Frank F Lillian ins agt	Los Angeles Directory Co.
	Parkes Wesley clk	Los Angeles Directory Co.
1933	Weidel Jos A Emma clo designer	Los Angeles Directory Co.
	Lampblngh Myra Mrs sten	Los Angeles Directory Co.
	Gifford Irene M wid C R	Los Angeles Directory Co.

338 N JUANITA AVE

Year	Uses	Source
1958	Williams Octavius Mrs	Pacific Telephone
1942	Kawahara Mac Sakaye gdnr	Los Angeles Directory Co.
1929	Maeder Frank Marie decorator	Los Angeles Directory Co.
	Maeder Eug sign pntr	Los Angeles Directory Co.

339 N JUANITA AVE

Year	Uses	Source
1971	Sassoon Carol	Pacific Telephone
1962	Brooks May Hall	Pacific Telephone
	Magee Jack	Pacific Telephone
1958	Magee Jack	Pacific Telephone
	Brooks May Hall	Pacific Telephone
1942	MAGEE John Frances	Los Angeles Directory Co.
	WELCH John D	Los Angeles Directory Co.
1937	MOOREHOUSE Jewel M beauty opr	Los Angeles Directory Co.

Year	Uses	Source
1937	MOOREHOUSE Geo W Virginia sutdiowkr	Los Angeles Directory Co.
1933	Willingham Olive Mrs	Los Angeles Directory Co.
1929	GLENN Wm B Mrs	Los Angeles Directory Co.
1924	Blumberg Alfd E slsmn h	Los Angeles Directory Co.

N Juanita Ave

340 N Juanita Ave

Year	Uses	Source
2014	NORTON FAMILY OFFICE	EDR Digital Archive
2010	NORTON FAMILY OFFICE	EDR Digital Archive

N JUANITA AVE

340 N JUANITA AVE

Year	Uses	Source
2006	STONE PALACE	Haines Company, Inc.
1995	KIM KI MAN	Pacific Bell
	Kim Ki Man	Pacific Bell
1990	GOLDEN STATE GLASS CO	Pacific Bell
1986	GOLDEN STATE GLASS CO	Pacific Bell
1981	GOLDEN STATE GLASS CO	Pacific Telephone
1976	Golden State Glass Co	Pacific Telephone
1971	Golden State Glass Co	Pacific Telephone

342 N JUANITA AVE

Year	Uses	Source
1942	Bual Pedro C Kath A	Los Angeles Directory Co.
1937	Baul Pedro C pntr	Los Angeles Directory Co.
1929	Raitum Jane h	Los Angeles Directory Co.
1924	Hanslon Worth h	Los Angeles Directory Co.

343 N JUANITA AVE

Year	Uses	Source
1924	Mc Hugh Jas h	Los Angeles Directory Co.
	BRODERICK Wm F eng h	Los Angeles Directory Co.

344 N JUANITA AVE

Year	Uses	Source
1942	Mooney Mary wid D J	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1937	Mooney Danl Mary	Los Angeles Directory Co.
1933	HARDWICK Georgine F	Los Angeles Directory Co.
	SEXTON Wm F Vet surg	Los Angeles Directory Co.
1929	PHOENIX Herbt bkpr Alles Ptg Co	Los Angeles Directory Co.
1924	DETWILER Frank E r	Los Angeles Directory Co.
	LEWIS Edwin A refrig eng h	Los Angeles Directory Co.

350 N JUANITA AVE

Year	Uses	Source
1929	Sodoma Kath wid Michl r	Los Angeles Directory Co.

388 N JUANITA AVE

Year	Uses	Source
1924	Rivira Jos lab h	Los Angeles Directory Co.

N Madison Ave

310 N Madison Ave

Year	Uses	Source
2014	GRAFFITI HOUSE LOS ANGELES	EDR Digital Archive
	MAD AVE LA	EDR Digital Archive
2010	UNIVERSITY HILL FOUNDATION	EDR Digital Archive
	J P CARROLL CO INC	EDR Digital Archive

311 N Madison Ave

Year	Uses	Source
2010	PACIFIC PARADISE INC	EDR Digital Archive

340 N Madison Ave

Year	Uses	Source
2014	PEOPLE ASSISTING HOMELESS	EDR Digital Archive
	COURTLEIGH DEVELOPMENT LP	EDR Digital Archive
	BEYOND SHELTER	EDR Digital Archive
	COLE CHRISTOPHER	EDR Digital Archive
	JWCH INSTITUTE PATH CLINIC	EDR Digital Archive
	PATH VENTURES	EDR Digital Archive
	GATEWAYS HOSP MENTAL HLTH CTR	EDR Digital Archive
2010	PEOPLE ASSISTING HOMELESS	EDR Digital Archive
	DIRECT MARKET TRADE	EDR Digital Archive
	TRAVELERS AID SOCIETY	EDR Digital Archive

FINDINGS

Year	Uses	Source
2010	CHARITY PICTURES	EDR Digital Archive
	PATH VENTURES	EDR Digital Archive

Oakwood Ave

3812 Oakwood Ave

Year	Uses	Source
2014	GALINDOS COMMISSARY	EDR Digital Archive
2010	GALINDOS COMMISSARY	EDR Digital Archive

FINDINGS

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
316 N. Juanita Ave.	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
218 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
218 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1975, 1972, 1969, 1967, 1966, 1965, 1963, 1961, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
219 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
220 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
220 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
222 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
223 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
224 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
224 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
225 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
228 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
228 N JUANITA AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
232 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
234 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
234 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
236 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
236 N JUANITA AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
237 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
237 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
238 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
238 N JUANITA AV H328 SAME	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
238 N JUANITA AV R RIVERSIDE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
238 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
240 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
241 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
243 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
243 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
245 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
249 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
249 N JUANITA AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
250 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
250 N JUANITA AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
253 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
253 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
259 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
301 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
303 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
305 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
310 N Madison Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
311 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
311 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
311 N Madison Ave	2014, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
312 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
313 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
313 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
315 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
315 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
318 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
320 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
321 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
321 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
322 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
322 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
328 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
328 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
329 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
329 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
330 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
332 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
332 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
335 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
335 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
335 N Juanita Ave	2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
337 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
337 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
338 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
338 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
339 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
339 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
340 JUANITA AVE N	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
340 N JUANITA AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
340 N Juanita Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
340 N Madison Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
342 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
343 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
344 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
350 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
3700 BEVERLY BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
3700 Beverly Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
3701 BEVERLY BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
3702 BEVERLY BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
3706 1/2 BEVERLY BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
3706 BEVERLY BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
3708 BEVERLY BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
3711 BEVERLY BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1981, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
3711 Beverly Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
3712 Beverly Blvd	2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
3712 BEVERLY BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
3713 BEVERLY BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
3718 BEVERLY BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
3718 Beverly Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
3724 BEVERLY BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
3725 BEVERLY BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
3737 BEVERLY BLVD	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
3737 Beverly Blvd	2014, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
3750 BEVERLY BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
3755 BEVERLY BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
3761 BEVERLY BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
3762 BEVERLY BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
3764 BEVERLY BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
3780 BEVERLY BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
3812 Oakwood Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
388 N JUANITA AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920

APPENDIX G

PORTIONS OF PREVIOUS REPORTS

WORKPLAN FOR SITE ASSESSMENT

PERMIT #12134

LAFD FACILITY #1768

Site:
Pacific Bell Telephone Company
d/b/a AT&T
LSANCA86 (G1118) Facility
316 N Juanita Ave, Los Angeles CA 90004-3502

Prepared for:

at&t

AT&T Services Inc.
Attn: Louise Delano, PG
308 S Akard St Three SBC Plaza
Environmental Mgmt Room No.: 900
Dallas, TX 75202-5399

January 18, 2006

Project No. 2898-01

Prepared By:

Seyed Morteza Mortazavi, Ph.D.
Principal Hydrogeologist/Engineer
C.HG. No. 516

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H1

WORKPLAN FOR SITE ASSESSMENT

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APPENDICES

Appendix A Well Construction Details

1.0 INTRODUCTION

Hydrologue Inc. (HI) has been retained by AT&T Services Inc. (formerly SBC) to prepare a workplan for a limited Focused Site Assessment at the Pacific Bell LSANCA86 (G1118) Facility located at 316 N Juanita Ave Los Angeles CA 90004-3502 (hereinafter referred to as Site). This workplan is prepared based on Los Angeles Fire Department (LAFD) Local Oversight Program (LOP) requirement to conduct a preliminary site assessment in the proximity of the former 12,000-gallon gasoline double-wall steel underground storage tank (UST).

1.1 Site Description

The SBC property is located in a predominantly commercial area of Los Angeles, California. The Site consists of several buildings utilized for equipment storage and vehicle maintenance. The remainder of the Site is used for parking of SBC fleet and personal vehicles. The Site is located at an elevation of approximately 280 feet mean sea level (MSL). Local topography slopes to the southeast.

1.2 Property Owner

The Site is identified as Pacific Bell Telephone Co. LSANCA86 Facility (Building and GEO Location Code: G1118) and is owned by Pacific Bell Telephone Company d/b/a AT&T.

2.0 BACKGROUND

2.1 Previous Work

On November 10, 2004, SBC removed one 12000-gallon gallon gasoline underground storage tank (UST) from the Site and HI prepared the UST removal report (*UST REMOVAL REPORT / SOILS REPORT FOR PERMIT #12134 dated November 17, 2004*). HI reported that there was no evidence of leaks or holes in the UST that was removed. Soil samples were collected from the sidewalls of the UST excavation and a sample collected from the accumulated water within the excavation. The results of the analytical testing show that NO petroleum constituents were detected above the method detection limits in the soil samples collected beneath the UST and the former fuel dispenser, except for minor Methyl-t-butyl ether (MTBE) concentrations at 2.7 micrograms per kilogram (µg/Kg), 4.7 µg/Kg, and 6 µg/Kg, slightly above the detection limit, detected in samples 1A, 1B and D1, respectively. Total Petroleum Hydrocarbons as gasoline (TPH-g) and Volatile Organic Compounds (VOCs) concentrations at 20,900 micrograms per liter (µg/L), Benzene at 524 µg/L, Toluene at 2,030 µg/L, Ethylbenzene at 282 µg/L, Total Xylenes at 1,770 µg/L, Ethanol at 2,050 µg/L, MTBE at 5,400 µg/L, Tert-amyl methyl ether (TAME) at 18 µg/L, and Tert-butanol (TBA) at 812 µg/L were detected in the accumulated water within the excavation.

HI concluded the following: Preliminary research indicates that there was a previous onsite leak reported in or around 1989. Closure for the Site was granted by the RWQCB or the LAFD in 1996. The current data is insufficient at this time to conclude if the detected compound concentrations in the accumulated water sample collected from the base of the excavation are related to the current UST, the UST removed in 1989, or another source. Therefore, additional assessment is required to assess quality and any potential impact of groundwater underlying the Site.

2.2 Scope of Work

The scope of work as discussed between the LOP, SBC and HI is as follows**:**

- Preparation of a workplan and a Site-specific Health and Safety Plan;
- Mark the location of the proposed soil borings and inform US Alert 48 hours prior to initiating field activity;
- Drill five soil borings to a depth of 30 feet bgs using a hollow stem auger (HSA) drilling rig;
- Collect soil samples from each boring at 5 feet intervals to the termination depth of each soil boring;
- Conversion of the soil borings into 2-inch groundwater monitoring wells;
- Subsequent well development, survey, purging, and sampling; and,
- Preparation of the site assessment report.

2.3 Geology and Hydrogeology

The site is located in the northern portion of the Los Angeles Coastal Plain approximately three miles south of the Santa Monica Mountains and five miles northeast of the Baldwin Hills. The Silver Lake Reservoir, located approximately three miles northeast of the site and the Hollywood Reservoir, located approximately four miles northwest of the site, are the closest perennial surface water bodies. The site is located in the La Brea Plain of the Los Angeles Central Basin, and is underlain primarily by recent alluvial sediments consisting of clay, sand and gravel. According to the California Department of Water Resources, the Exposition Aquifer extends from approximately 40 feet below ground surface (bgs) to ground surface in the region of the site.

The La Brea Plain is located east of the Newport-Inglewood belt of hills and west of the Elysian Hills. A surface was originally cut by the sea during Pleistocene time on lower Pleistocene and older formations. On this eroded surface 90 to 200 feet of alluvial sediments have been deposited, the top of which now forms the La Brea Plain. The La Brea Plain has apparently been warped into an east-west anticlinal structure extending westerly from the Elysian Hills. Because of this warping and partial uplifting, the plain is being dissected and removed by erosion. A younger series of alluvial fans forming the Hollywood piedmont slope have buried the La Brea Plain from the north. Poland, et al., (*Poland, J. F., Piper, A. M., and others. "Ground Water Geology of the Coastal Zone Long Beach - Santa Ana Area, California". USGS Water Supply Paper 1109. 1956*) described the La Brea Plain and the Santa Monica Plain as being of similar origin, and additional exposures and close study of the land forms indicate that both of these forms are related in age to the Ocean Park Plain and the Torrance Plain.

The oldest geologic unit mapped in the Hollywood Quadrangle is the Cretaceous granodiorite and quartz diorite (Kgr), which is exposed in the northern part of the map area in the Santa Monica Mountains. Locally, at the surface, the granitic rocks are soft and crumbly due to weathering.

The Tertiary bedrock formations exposed on hills at the vicinity of the Site (Tush and Tmms) are assigned to deep-marine biogenic and clastic rocks of the upper Miocene Modelo Formation and upper Miocene Puente Formation. The Modelo Formation is composed of interbedded shale, siltstone, and sandstone (Tush). Tush consists of gray to light brown, thin bedded, silty clay shale, locally contains scattered large calcareous nodules; in places contains thin interbeds of fine-grained sandstone; lower part locally contains thin lenses of light tan, platy, semi-siliceous or diatomaceous shale. These formations are prone to slope failure where bedding planes are inclined in the same direction as the slope.

The Elysian Park Hills are primarily composed of deep-marine clastic and biogenic rocks of the upper Miocene Puente/Monterey Formation. These rocks consist of interbedded and interfingering siltstone and fine sandstone (Tpnl), siliceous shale and siltstone (Tpn2), diatomaceous shale and siltstone (Tpn3), and fine- to coarse-grained, thinly laminated to thick-bedded sandstone (Tpn4). The southern end of the Elysian Park Hills is composed of massive, soft, micaceous marine siltstone of the Pliocene Fernando Formation (TO). Tmss consists of tan

to light gray semi-friable arkosic sandstone that includes some interbeded silty shale.

The Quaternary unit mapped beneath the Site is Pleistocene alluvial deposits (Qoa). These old Quaternary sedimentary deposits are exposed over much of the center of the Hollywood Quadrangle and within, and adjacent to, the Baldwin Hills in southeast corner. In general, older alluvium in the Hollywood Quadrangle consists of layers of fine to coarse clayey sandand sandy clay with lesser amount of silt.

2.4 Depth To Groundwater

Publicly available information indicates that the depth to groundwater in the vicinity of the Site is 19.1 feet bgs. This is based on information from Well #2671A (ground surface elevation of 283.6.1 feet above MSL) located on Melrose and El Centro (just to the north-west of the Site) last measured on May 20, 2004. The depth to groundwater in the vicinity of the Site in another well is 6.5 feet bgs. This is based on information from Well #2692C (ground surface elevation of 242 feet above MSL) located on Kingsley and 1st (just to the west of the Site) last measured on April 5, 1978 (personal communication with Brian Hill, County of Los Angeles Department of Public Works, Hydrology Division, November 17, 2004).

3.0 FIELD INVESTIGATION

3.1 Pre Drilling

Prior to drilling activities, a Site visit will be conducted by a Hydrologue Senior Geologist. The locations of proposed borings/groundwater monitoring wells will be marked on the ground. Underground Service Alert (USA) will be notified. A Site-Specific Health and Safety Plan will be prepared and followed during field activities. HI will contact the LAFD and Client a minimum of 5 working days prior to any drilling and sampling work in order to allow a LAFD representative to be on-site during the drilling and sampling operations. Prior to drilling, a Health and Safety meeting will be held, and health and safety issues related to the Site conditions and drilling activities will be discussed with the drilling crew.

3.2 Well Construction Permits

Well construction permits will be obtained from Los Angeles County Department of Health Services.

3.3 Drilling

Five soil borings associated with the proposed groundwater monitoring wells will be drilled to a proposed termination depth of 30 feet bgs using a drilling rig equipped with 8-inch or 10-inch diameter continuous flight HSA under the direct supervision of a Hydrologue California Registered Geologist. The proposed soil borings will be converted into permanent 2-inch diameter groundwater monitoring wells.

Soil samples will be collected from each boring beginning at approximately 5 feet bgs and at approximately 5-foot intervals thereafter until the termination depth of each boring or groundwater is reached, whichever comes first. One soil sample will also be collected at or immediately above the soil/groundwater interface. Currently it is estimated that only the 5, 10 and 15-foot samples will be collected.

Soil samples will be obtained using a split-spoon modified California sampler lined with brass rings. The ends of the brass ring will be covered with Teflon sheet tape and plastic caps and taped with silicon tape over the ends. All samples will be labeled with sample identification, date and time of sampling and the HI project number, and sealed in Ziploc™ plastic bags. The samples then will be immediately placed into an ice chest chilled using frozen blue and/or crushed ice. Prior to use, all the tubes will be washed in a non-phosphate cleanser solution, rinsed with tap water and then distilled water.

The sampler will be attached to a down-hole hammer, lowered to the specific sampling depth, and then be driven 18-inches into the formation. All borings will be logged in the field in accordance with the Unified Soil Classification System according to ASTM Standards.

The presence of any volatile hydrocarbons emanating from the soil will be determined using a handheld Photovac Microtip Photoionizer Detector (PID) Model MP-1000. The soil contained

in the second tube from the bottom of the cutting shoe of the split-spoon sampler at each sampling interval will be placed in a sealed Ziploc™ plastic bag and allowed to sit in the sun for approximately 5 minutes. The headspace in the bags will then be analyzed using the PID. The PID measurements will be recorded on the boring logs.

3.4 Well Construction

The soil borings will be converted into groundwater monitoring wells which will be constructed of a 20-foot long section of flush threaded 2-inch diameter Schedule 40 PVC screen with 0.01-inch slots connected to 10-foot flush threaded 2-inch diameter Schedule 40 PVC casing extending to the surface. The annular space between the borehole and the well screen will be backfilled with # 2/12 Monterey Sand to approximately 1 feet above the well screen using a tremie pipe followed by 1.5-2 feet of ¼-inch hydrated bentonite pellets. The remaining annular space will be sealed using a 1:10 ratio of Portland cement to water with 5% bentonite via a tremie pipe. The groundwater monitoring wells will be completed at the surface by installation of an 8-inch diameter well box with a traffic rated well cover. The well casing will be equipped with a water tight lockable cap. All well string materials will be steam-cleaned prior to installation.

3.5 Well Head Elevation Survey

A California Board for Professional Engineers and Land Surveyors licensed surveyor will survey the TOC elevations for the groundwater monitoring well(s). The TOC elevations of the Site's groundwater monitoring well will be surveyed to an accurate datum or established benchmark.

3.6 Groundwater Monitoring Well Development

Immediately after installation of the screen and sand-pack but before installation of the well seal, each groundwater monitoring well will be developed by the drilling rig under the supervision of a HI geologist. A surge block will be used to force water through the well screen and a bailer will be used to remove large volumes of water from the well and to move water through the well screen.

Surging and bailing will continue until the produced water is free of visible sediment and the pH, temperature, and specific conductance of the produced water have stabilized. Stabilization of the physical parameters indicates that water in the groundwater monitoring well is representative of the water in the formation. Development will continue until sediment is reasonably cleared from the well, and the turbidity of the development water is low. HI will handle and dispose of produced water.

The groundwater monitoring wells will be then once again be developed not less than 72 hours hence by pumping a minimum of 5 well volumes of groundwater using a Whale Supersub 921 submersible pumping system. After installation and development, the groundwater monitoring wells will be allowed to stabilize 72 hours prior to sampling.

3.7 Groundwater Elevation Measurements

Depth to groundwater will be obtained in each groundwater monitoring well prior to groundwater sampling of the proposed groundwater monitoring wells. After noting the time and date, the static water level in the groundwater monitoring wells will be measured with respect to the TOC using an interface probe marked with divisions allowing measurements to the nearest 0.01 feet. The interface probe and associated measuring tape will be washed in a solution of warm tap water and a non-phosphate detergent and rinsed with de-ionized water prior to use in order to reduce the possibility of cross-contamination. Results are reported in feet below TOC (depth to water) which will be used to calculate the groundwater surface elevation in feet. All the aforementioned data will be used to prepare a groundwater elevation map for the Site.

3.8 Groundwater Sampling

Prior to groundwater sampling, approximately three well borehole volumes of groundwater will be purged from the proposed groundwater monitoring wells using a Whale Supersub 921 submersible pump (Pumping System). During purging, temperature, conductivity, and pH of the purged groundwater will be monitored over time and noted on groundwater purging and sampling logs. A groundwater sample will be collected after the water column in the wells is recovered to more than 80 % of its static condition/initial height.

Groundwater sampling will be accomplished by lowering a pre-cleaned disposable polyethylene bailer approximately 2 feet into the water column of the well. Groundwater samples will be collected in five 40 milliliter Volatile Organic Analysis (VOA) vials via a flow control device inserted into the bottom of the bailer for VOC analysis. All sample containers will be examined to ensure that no head space remained after sampling. The pre-cleaned sample containers containing appropriate preservatives for analytical testing will be supplied by the laboratory, a Department of Health Services certified laboratory for hazardous waste testing. The samples will be sealed, labeled with the sample identification, date, time of sampling and the HI project number. They will be then placed in bubble wrap and immediately placed into a chilled ice chest containing frozen blue and crushed ice. The pumping system and its associated water hose will be decontaminated prior to purging of the groundwater monitoring wells by placing the pump in a 5-gallon bucket containing tap water and a non-phosphate cleanser, followed by a 5-gallon bucket containing distilled water. Once the submersible pump has displaced the water from the bucket, the exterior of the tubing and the reel will be also rinsed with distilled water. The pump, its associated water hose, and electrical cables will be also rinsed with deionized water. This procedure will be performed to ensure that the interior and exterior of the tubing attached to the pump are properly decontaminated.

3.9 Equipment Decontamination

All HSAs and drilling rods will be steamed cleaned prior to drilling at each boring location. Following sample collection, all sampling equipment, including the brass rings, will be brushed clean in a solution of non-phosphate cleanser and rinsed with tap and distilled water and then will be shaken to remove excess moisture.

3.10 QA/QC

Chain-of-custody (COC) records will be used to document sample collection and shipment to laboratory for analysis. All sample shipments for analyses will be sent to or picked up by the analytical laboratory at the end of each sampling day and will be accompanied by a COC record. COC forms will be completed and sent with the samples for each laboratory and each shipment. The COC records identify the contents of each shipment and maintain the custodial integrity of the samples. Generally, a sample is considered to be in someone's custody if it is either in someone's physical possession, in their view, locked up, or kept in a secured area that is restricted to authorized personnel.

For field quality assurance/quality control (QA/QC) purposes, a field/equipment blank will be prepared, along with the collected groundwater samples. The field/equipment blank will be used to demonstrate whether the sampling procedures have any positive interference on the analytical results. The field/equipment blank will be collected, employing the equipment used to purge the groundwater monitoring well and obtain the groundwater sample. The trip blank will be supplied by the laboratory and will be used to provide a measure of the potential positive interference introduced by sample preservation, transportation, storage, and analysis. The aforementioned QA/QC blanks will be handled and processed in exactly the same manner as other samples, as described above. Additionally, the laboratory will perform matrix spikes, matrix spike duplicates, method blanks, check samples and standards in accordance with the Regional Water Quality Control Board (RWQCB) guidelines to provide a measure of the potential positive interference introduced by the laboratory procedure and analytical testing methods.

The containers will be handled in the same fashion as other samples (i.e. placed in a cooler with ice and identified on the COC) and delivered to the Laboratory for analysis with other samples collected the same day.

3.11 Waste Handling

All waste and effluent generated during this investigation (soil cuttings, development, purge, and decontamination fluids) will be sealed in 55-gallon steel drums that meet Department of Transportation standards for hazardous material transport. Each drum will be labeled with the boring/well number, date of waste generation, type of waste, Site and project name, and the name and phone number of the Site owner.

Based on the analytical results of the soil and groundwater samples, the client will arrange for appropriate disposal of the soil cuttings and decontamination fluid.

4.0 LABORATORY ANALYSIS

All soil and groundwater samples will be logged on requisite Chain-of-Custody record forms and delivered to American Scientific Laboratories (Certification No. 2200), Los Angeles California, a State certified laboratory for hazardous waste testing.

The soil samples and groundwater samples will be analytically tested as follows:

- Total petroleum hydrocarbons as gasoline (TPH-g) using EPA Method 8260.
- Benzene (B), Toluene (T), Ethylbenzene (E), and Total Xylenes (X) using EPA Method 8260B (collectively BTEX).
- 5 Oxygenates: Methyl-t-butyl ether (MtBE), Di-isopropyl ether (DIPE), Ethyl-t-butyl ether (EtBE), Tert-amyl methyl ether (TAME), and Tert-butanol (TBA) using EPA Method 8260B.
- Ethanol using EPA Method 8260B.
- 1, 2-Dibromoethane (EDB), and 1,2-Dichloroethane (EDC) using EPA Method 8260B (Lead Scavengers).
- Only one soil sample from one soil boring MW-1 at the 5, 10 feet and 15 feet bgs level feet bgs level will be tested for total lead using EPA Method 6010C and organic lead using CA T22.
- The soil samples will be collected and preserved using EPA Method SW5035.

The field/equipment (QA/QC) samples will be only be analyzed for BTEX/MTBE/Fuel Oxygenates using EPA Method 8260B.

5.0 PROPOSED WORK SCHEDULE

The field investigation is on a priority schedule per SBC's priority matrix and field work should begin within 2-3 weeks of receiving written authorization for the workplan from the LAFD, and receipt of well permits.

6.0 REPORTING

All work will be completed under the supervision of a Hydrologue California Registered Civil Engineer or Registered Geologist experienced in completing subsurface soil and groundwater contaminant investigations. A written report of the data collected during the field investigations will be prepared and incorporated into a final report. It is anticipated that the report will be completed within 10 working days after receipt of the final laboratory reports.

7.0 REPORTING REQUIREMENTS

This report entitled *WORKPLAN FOR SITE ASSESSMENT* dated January 18, 2006 should be submitted by SBC to the following agencies.

Inspector Neil Reitzell
Captain Frank K. Comfort
Los Angeles Fire Department/Environmental
200 North Main St., City Hall
Room 1700 CHE 17th Floor Annex
Los Angeles, CA 90012

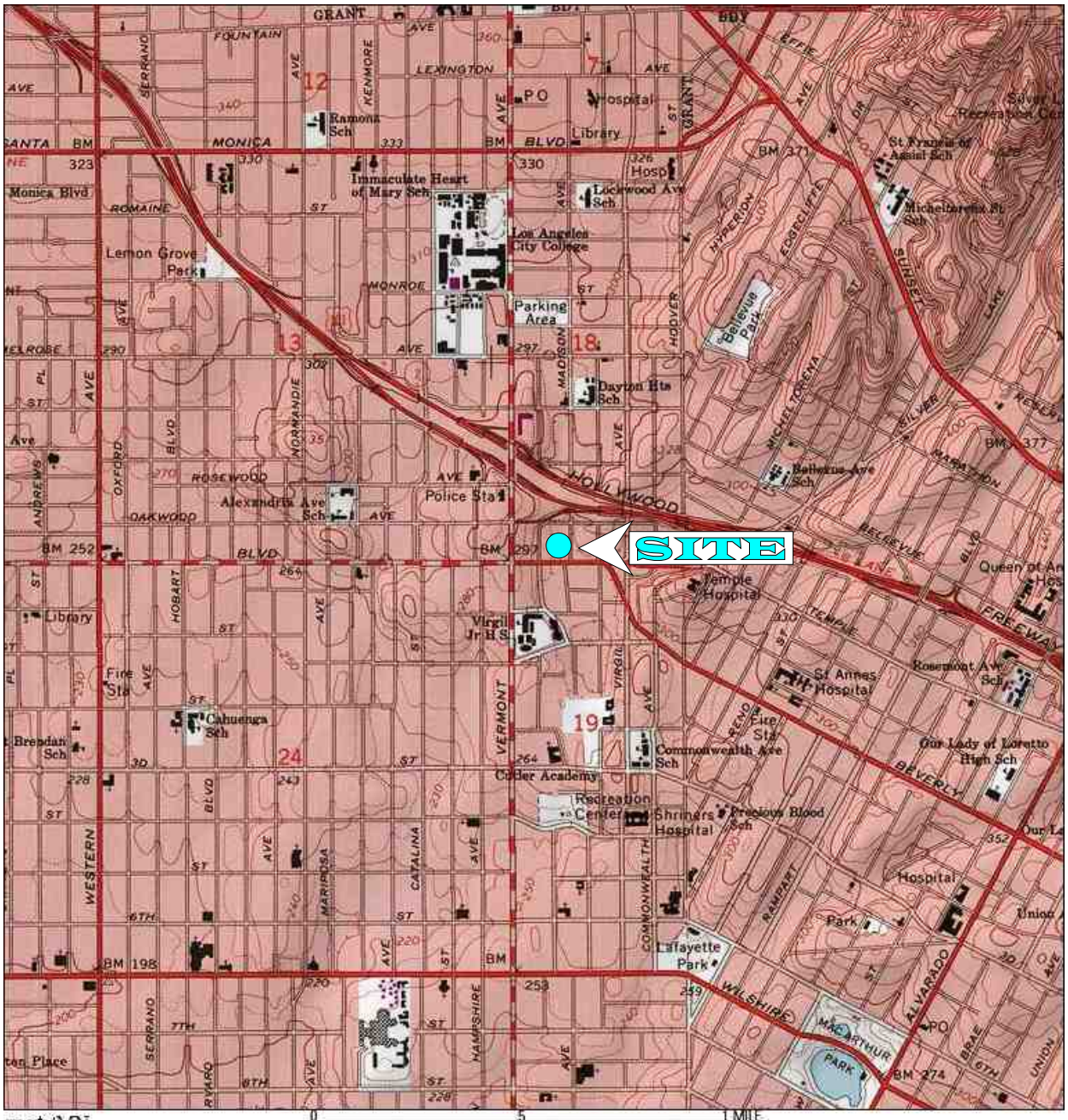
8.0 LIMITATION

Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities. The findings and conclusions presented herein are based primarily upon the analyses of test results from the soil and/or water and/or air samples during this study. This report has been prepared exclusively for SBC (CLIENT) and other authorized parties for the subject site at a specific point in time, and hence it DOES NOT contain sufficient information for other parties or other uses (with the exception of parties named in the "Reporting Requirements" Section *supra*). CLIENT shall be the sole beneficiary of this agreement, and no third party shall be an intended beneficiary unless so stated in writing. No other third party shall have the right to rely on HI's opinions rendered in connection with this report without HI's written consent. This report is also for the use and review of the jurisdictional regulatory agency(s) as named in the "Reporting Requirements" Section *supra.* This report shall not create any rights or benefits to parties other than CLIENT, HI and other expressly named parties. The conclusions and recommendations included in this report are based on information contained or referenced herein, and our best judgment. No other warranty, expressed or implied, is made as to the professional advice contained in this report. No right or interest in the contract associated with this report may be assigned by either HI or CLIENT without the written permission of the other party, and any attempted assignment shall be wholly void and totally ineffective for all purposes. No delegation of any duty owed by either HI or CLIENT may be made without the written permission of the other party. This report is prepared subject to the terms and conditions in the contract related to this report and which was expressly negotiated, agreed to and acknowledged by CLIENT.

All work has been conducted in accordance with generally accepted practices in the fields of environmental engineering, geology, and hydrogeology that exist in this or similar localities at this time. No other warranty, either expressed or implied, is made. The fact that HI finds no recognized environmental conditions after performing the work described herein does not constitute a warranty by HI that this property is free of contamination. HI's opinion about the condition of this Site does not constitute a warranty of any kind. It is impossible to guarantee that any property is free from contamination without testing every square inch of the property for every conceivable hazardous substance, which would obviously be prohibitively expensive. Due to the inherent limits of time and cost, some uncertainty about Site conditions will always remain.

\\triton\projects\REPORTS\SBC\Juanita\Phase2\workplan.wells.doc

FIGURES



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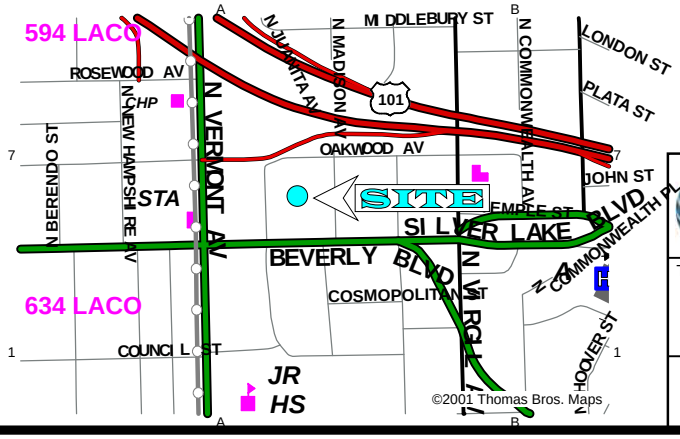

LOCATION

316 N JUANITA AVE
LOS ANGELES CA 90004

TITLE	FIGURE NUMBER
SITE LOCATION MAP	1

hydrologue, Inc.
Consulting Engineers & Geologists

PROJECT 2898-01

m
yds
10 20 30 40
15 30 45

N

USGS

Image courtesy of the U.S. Geological Survey

at&t

LOCATION
316 N JUANITA AVE
LOS ANGELES CA 90004

TITLE
AERIAL MAP

FIGURE NUMBER
2

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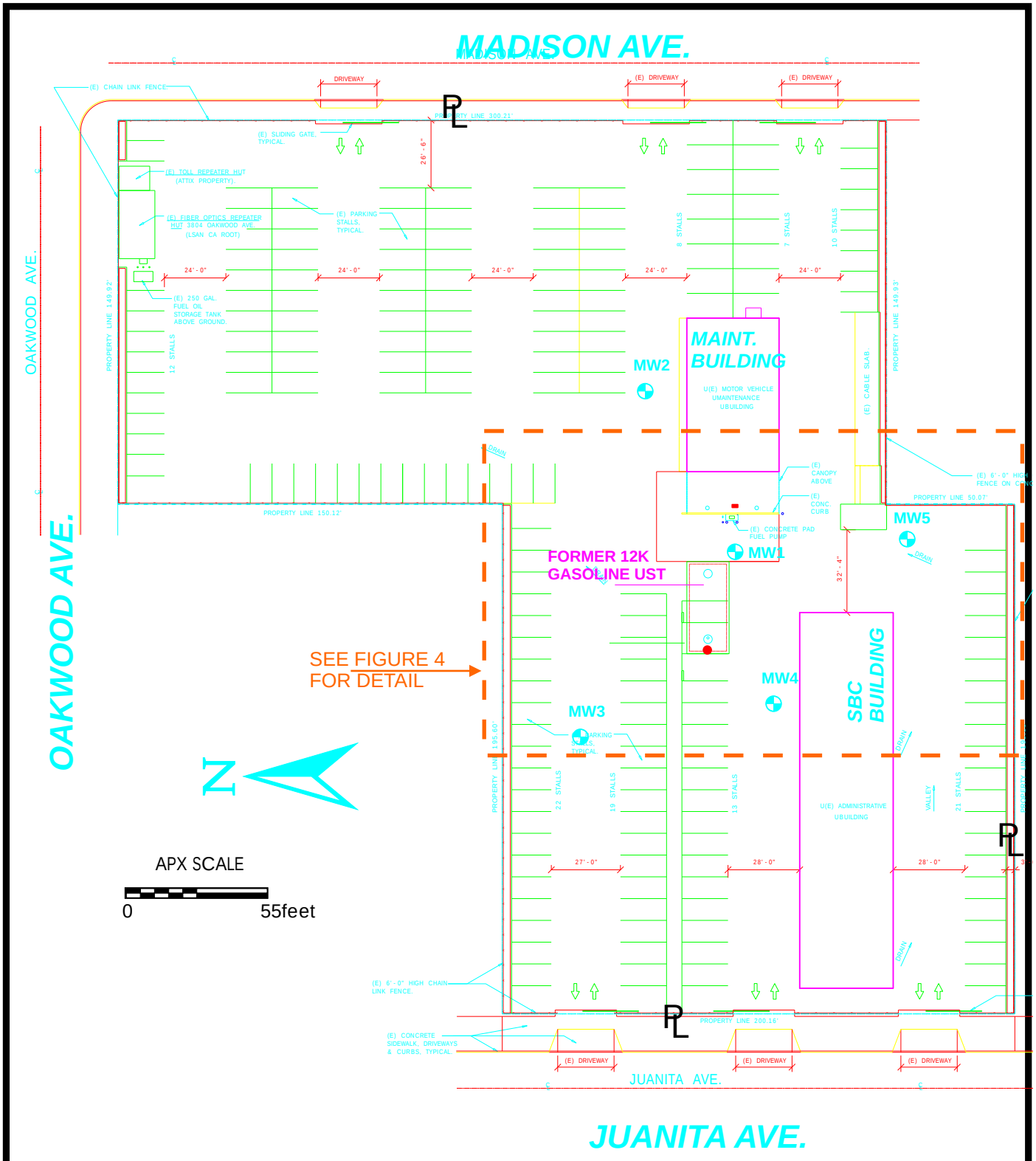
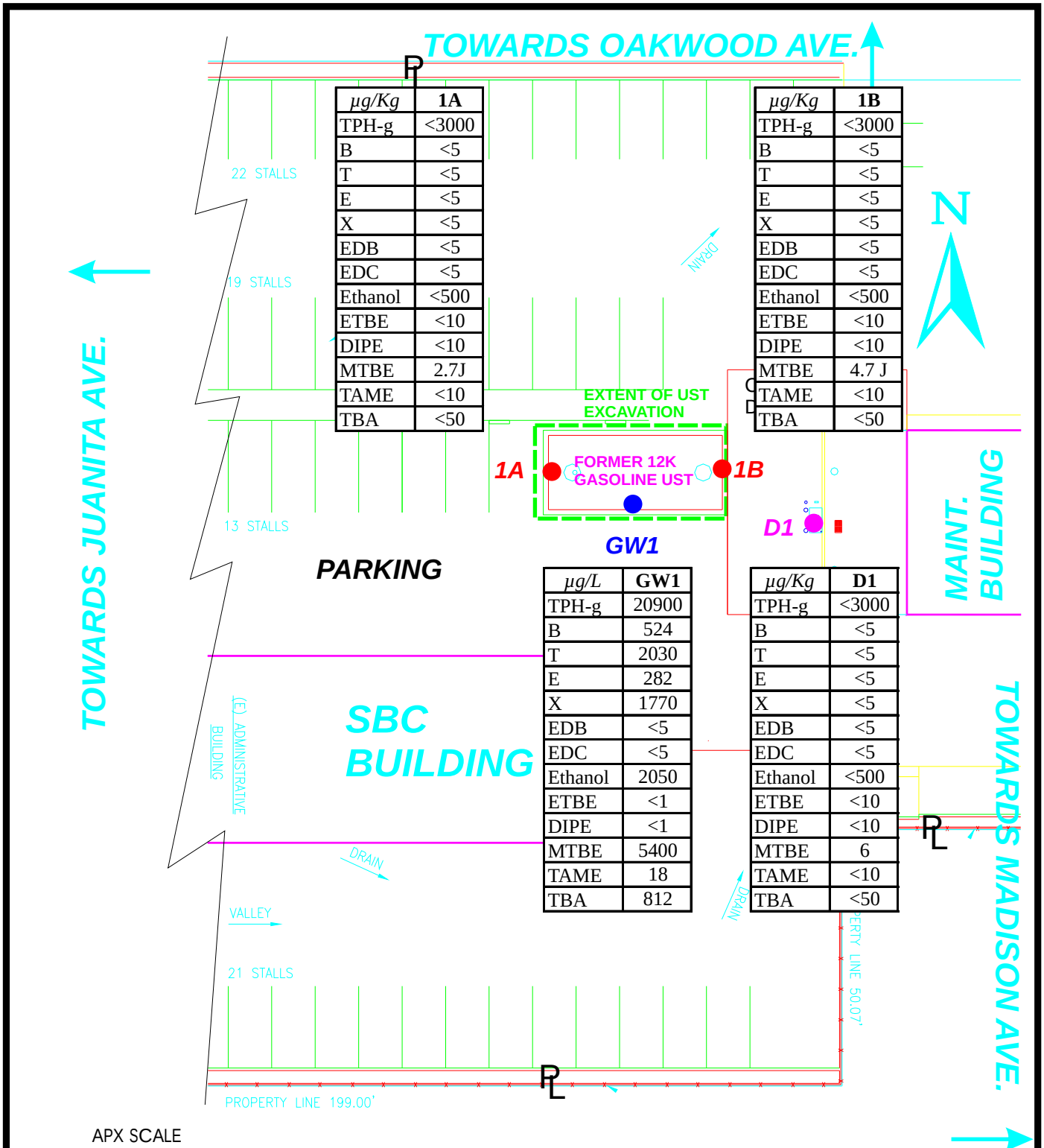
PROJECT
2898-01



MW1 PROPOSED GROUNDWATER MONITORING WELL

at&t	LOCATION 316 N JUANITA AVE LOS ANGELES CA 90004
TITLE SITE PLAN	FIGURE NUMBER 3
hydrologue, Inc. *Consulting Engineers & Geologists*	PROJECT 2898-01



µg/Kg	1A
TPH-g	<3000
B	<5
T	<5
E	<5
X	<5
EDB	<5
EDC	<5
Ethanol	<500
ETBE	<10
DIPE	<10
MTBE	2.7J
TAME	<10
TBA	<50

µg/Kg	1B
TPH-g	<3000
B	<5
T	<5
E	<5
X	<5
EDB	<5
EDC	<5
Ethanol	<500
ETBE	<10
DIPE	<10
MTBE	4.7 J
TAME	<10
TBA	<50

µg/L	GW1
TPH-g	20900
B	524
T	2030
E	282
X	1770
EDB	<5
EDC	<5
Ethanol	2050
ETBE	<1
DIPE	<1
MTBE	5400
TAME	18
TBA	812

µg/Kg	D1
TPH-g	<3000
B	<5
T	<5
E	<5
X	<5
EDB	<5
EDC	<5
Ethanol	<500
ETBE	<10
DIPE	<10
MTBE	6
TAME	<10
TBA	<50

APX SCALE

0 28 feet

1A ● SOIL SAMPLE FROM UST EXCAVATION

P1 ● SOIL SAMPLE FROM BELOW FORMER PRODUCT PIPING

GW1 ● SAMPLE COLLECTED FROM PONDED WATER IN UST EXCAVATION AT APX 12 FEET BGS

at&t

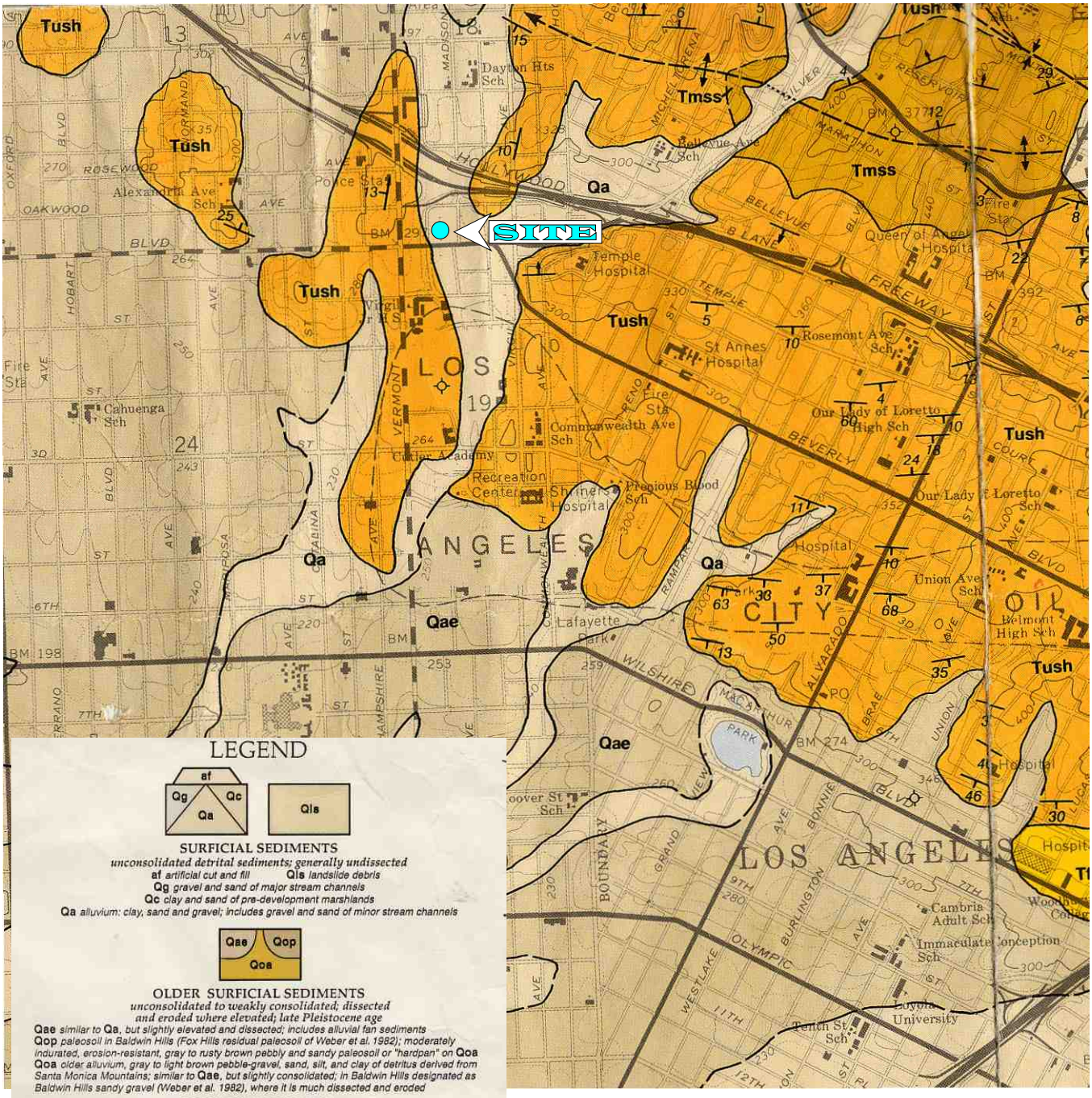
LOCATION
316 N JUANITA AVE
LOS ANGELES CA 90004

TITLE
2004 ANALYTICAL TESTING RESULTS AFTER UST REMOVAL

FIGURE NUMBER
4

hydrologue, Inc.
Consulting Engineers & Geologists

PROJECT
2898-01



LEGEND

af / Qg / Qc / Qa — Qls

SURFICIAL SEDIMENTS

unconsolidated detrital sediments; generally undissected

af *artificial cut and fill* **Qls** *landslide debris*

Qg *gravel and sand of major stream channels*

Qc *clay and sand of pre-development marshlands*

Qa *alluvium: clay, sand and gravel; includes gravel and sand of minor stream channels*

Qae / Qop / Qoa

OLDER SURFICIAL SEDIMENTS

unconsolidated to weakly consolidated; dissected and eroded where elevated; late Pleistocene age

Qae *similar to* **Qa**, *but slightly elevated and dissected; includes alluvial fan sediments*

Qop *paleosoil in Baldwin Hills (Fox Hills residual paleosoil of Weber et al. 1982); moderately indurated, erosion-resistant, gray to rusty brown pebbly and sandy paleosoil or "hardpan" on* **Qoa**

Qoa *older alluvium, gray to light brown pebble-gravel, sand, silt, and clay of detritus derived from Santa Monica Mountains; similar to* **Qae**, *but slightly consolidated; in Baldwin Hills designated as Baldwin Hills sandy gravel (Weber et al. 1982), where it is much dissected and eroded*

—UNCONFORMITY—
in mountain areas

Tush

UNNAMED SHALE

(included in Puente Formation by Lamar 1970, and Weber 1980; equivalent to upper Modelo Formation of Hoots 1931; upper Modelo Formation of Durrell 1954, in Santa Monica Mountains; and to Sisquoc Shale of Dibblee 1989, in Ventura Basin)

marine clastic; late Miocene age("Delmontian" and upper Mohnian Stages)

Tush *gray to light brown, thin-bedded silty clay shale, soft and crumbly; locally contains scattered hard calcareous nodules; in places contains laminae of fine grained soft sandstone*

Tm / Tmss

MONTEREY FORMATION

(included in Puente Formation by Lamar 1970, and Weber 1980; lower member of Modelo Formation of Hoots 1931, and lower Modelo Formation of Durrell 1954, in Santa Monica Mountains; equivalent to Monterey Formation of Dibblee 1989, in Ventura Basin)

marine biogenic and clastic; mostly late Miocene age (Mohnian Stage)

Tm *white-weathering, thin bedded, platy siliceous shale, hard to semi-chalky; at Griffith Park directly overlies granodiorite basement rocks if not in fault(?) contact*

Tmss *tan to light gray semi-friable sandstone; includes thin interbeds of micaceous silty clay shale; forms Elysian deep sea fan of Dibblee 1989*

N

APX SCALE

0 2000 feet

Source:
Dibblee Geology Map, Hollywood Quadrangle, 1991

LOCATION
316 N JUANITA AVE
LOS ANGELES CA 90004

TITLE
GEOLOGY MAP

FIGURE NUMBER
5

hydrologue, inc.
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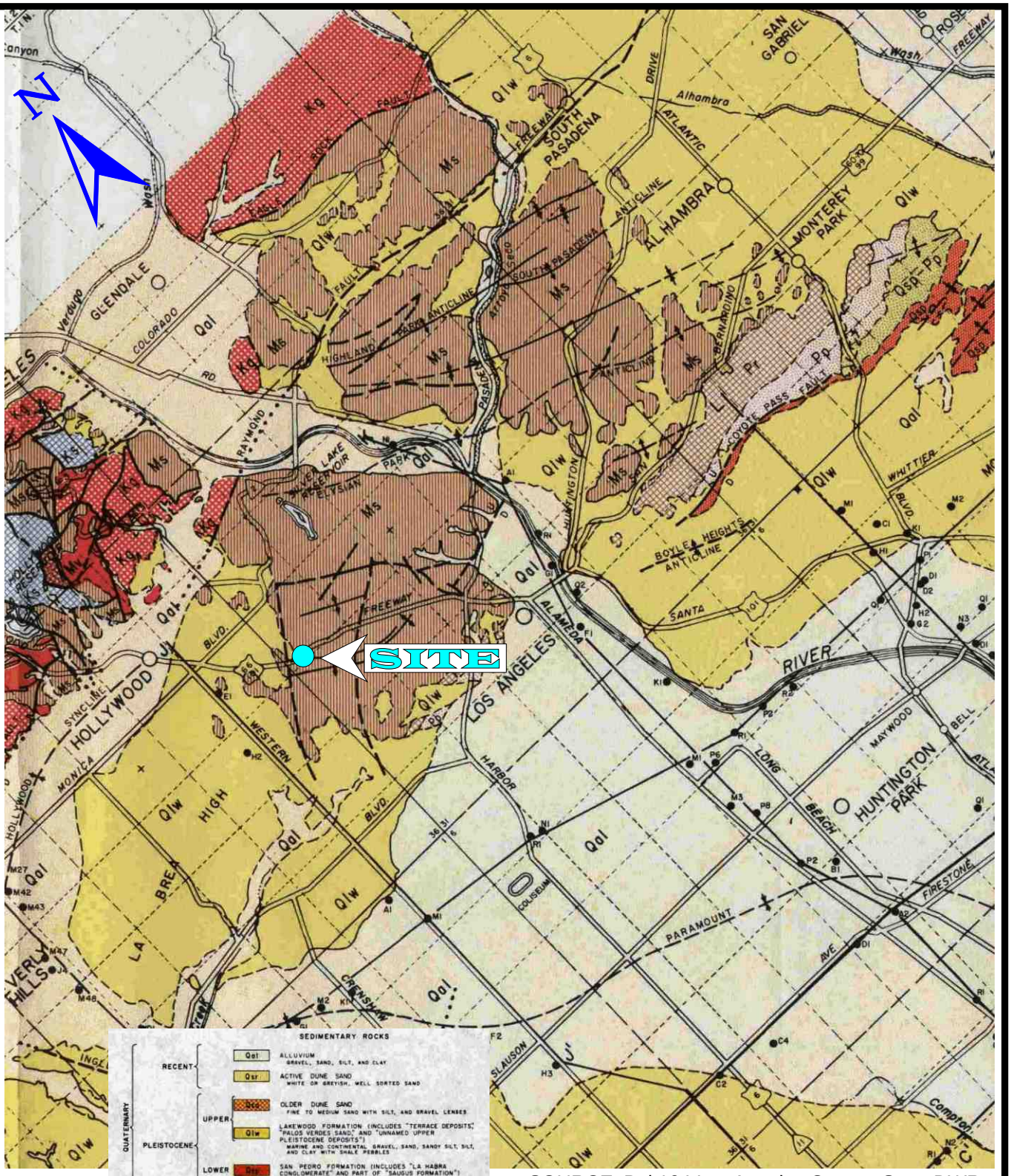
PROJECT
2898-01



APX SCALE

0 1 mile

SOURCE: Bul 104 Los Angeles County. State DWR

LOCATION

at&t

316 N JUANITA AVE
LOS ANGELES CA 90004

TITLE

REGIONAL AREAL GEOLOGY MAP

FIGURE NUMBER

6

hydrologue, Inc.
Consulting Engineers & Geologists

PROJECT

2898-01

APX SCALE

0 1 mile

N

LOCATION

316 N JUANITA AVE
LOS ANGELES CA 90004

TITLE

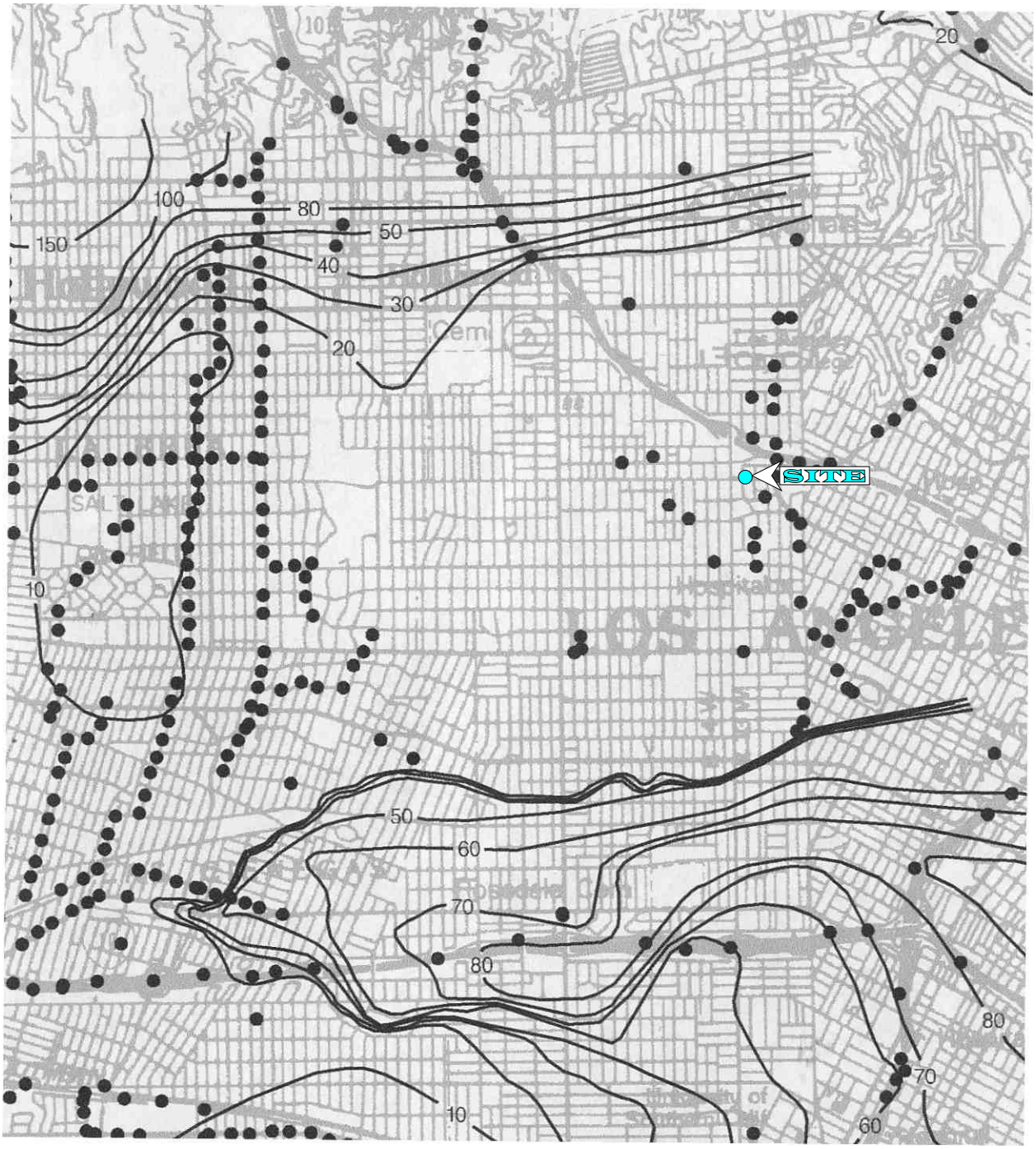
QUATERNARY GEOLOGIC MAP

FIGURE NUMBER 7

hydrologue, Inc.
Consulting Engineers & Geologists

PROJECT 2898-01

Source:
Seismic Hazard Evaluation Report
Hollywood Quadrangle, OFR 98-17, 1998



APX SCALE

0 1 mile

N

Source:
Seismic Hazard Evaluation Report
Hollywood Quadrangle, OFR 98-17, 1998

LOCATION
316 N JUANITA AVE
LOS ANGELES CA 90004

TITLE
HISTORICALLY HIGHEST GROUND WATER CONTOURS AND BOREHOLE LOG DATA LOCATIONS

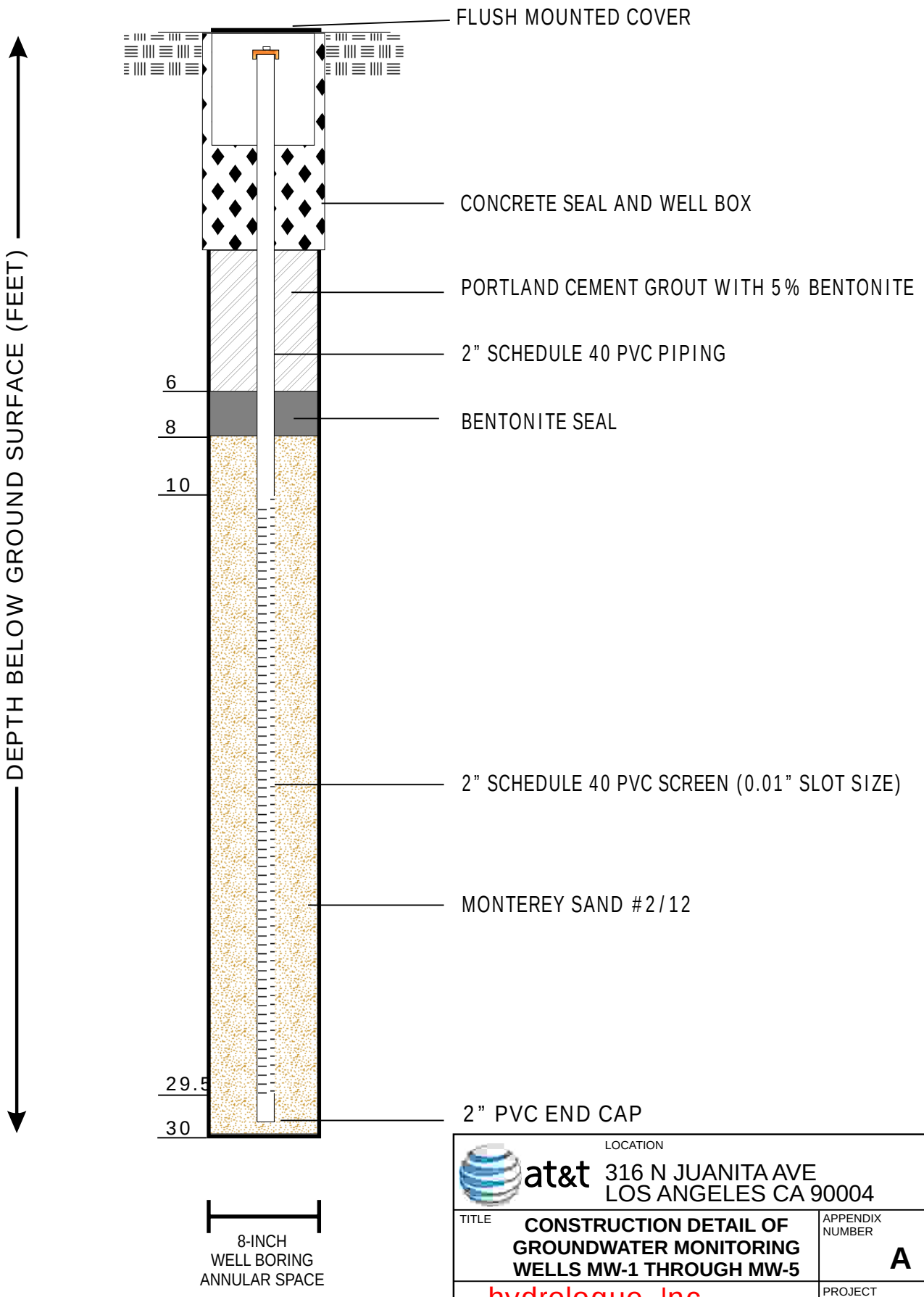
FIGURE NUMBER
8

hydrologue, Inc.
Consulting Engineers & Geologists

PROJECT
2898-01

APPENDIX A

Well Construction Details



LOCATION

at&t 316 N JUANITA AVE
LOS ANGELES CA 90004

TITLE	APPENDIX NUMBER
CONSTRUCTION DETAIL OF GROUNDWATER MONITORING WELLS MW-1 THROUGH MW-5	**A**
hydrologue, Inc. *Consulting Engineers & Geologists*	PROJECT 2898-01

601 W 5th St Ste 760
Los Angeles CA 90071-2004
Tel: 213-623-4175
Fax: 213-947-4183

RMT

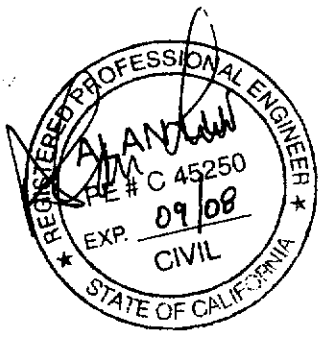
Phase II Environmental Site Assessment Report

RWQCB Case #900040225A
LAFD Permit #12134

AT&T G1118 (LSANCA86) Facility
316 N Juanita Ave
Los Angeles, CA 90004

November 29, 2007

RMT Project Number 00-06644.04



Alan Lui 11-29-07

Alan Lui, P.E.
Principal Engineer

Christopher D'Sa
Project Manager

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Section 1
Introduction

1.1 Introduction

RMT, Inc. (RMT) has been retained by AT&T Services, Inc. (AT&T), the current property owner and occupant to implement the Work Plan which was approved on August 9, 2007 by the Los Angeles Regional Water Quality Control Board (RWQCB). The Site is a current Pacific Bell Telephone Co. d/b/a AT&T G1118 (LSANCA86) Fleet Yard located at 316 N. Juanita Avenue, Los Angeles, California 90004 (Site) (See Figure 1).

1.2 Objective

The results of the previous underground storage tank (UST) removal at the Site have indicated that groundwater beneath the Site may have been impacted with hydrocarbons. The RWQCB has determined that further action is warranted and has directed AT&T to conduct a soil and groundwater investigation beneath the Site.

1.3 Scope of Work

In accordance with the RWQCB approved and amended work plan, and the Site-Specific Risk Analysis and Health and Safety Plan, RMT performed a vadose zone soil-matrix and groundwater investigation described in more detail in Sections 3 through 5.

All work was completed under the responsible charge of Mr. Alan Lui, a California Professional Civil Engineer (PE) experienced in environmental investigations. Mr. Lui supervised all work associated with the project within the purview of the professional, as defined in the Professional Engineers Act of the California Code of Regulations.

Section 2
Summary of Site Conditions

2.1 Site Location

The "Site" is defined as the real property located at 316 N. Juanita Avenue, Los Angeles, Los Angeles County, California, 90004. The property is bordered by private property to the south, private property and Oakwood Avenue on the north, Madison Avenue to the east and Juanita Avenue to the west.

The Site consists of two buildings utilized for general office use, equipment storage and vehicle maintenance. The remainder of the Site is used for parking of AT&T fleet and personal vehicles.

The vicinity around the Site has been developed for mixed industrial, commercial, and residential use. The Site is generally surrounded by other commercial and industrial sites. Figures 1 & 3 show the location of the Site.

2.2 Site History

On November 10, 2004, a 12,000-gallon gasoline UST was removed from the Site. Following removal of the 12,000-gallon UST, two soil samples were collected from the base of the tank excavation and one soil sample was collected from beneath the location of the former fuel dispenser. The only constituent detected in the three soil samples was methyl tert butyl ether (MTBE) at concentrations of 2.7 micrograms per kilogram (ug/kg), 4.7 ug/kg, and 6.0 ug/kg. However, water accumulating in the excavation was sampled and analyzed with the following concentrations of chemicals detected: 20,900 ug/L Total Petroleum Hydrocarbons (TPH) – Gasoline (TPH-GRO); 524 ug/L benzene; 2,030 ug/L toluene; 282 ug/L ethylbenzene; 1,770 ug/L total xylenes; 5,400 ug/L MTBE; 2,050 ug/L ethanol; 18 ug/L tert-amyl methyl ether (TAME); and 812 ug/L tert-butanol (TBA). The UST Removal Report, dated November 17, 2004, was submitted by Hydrologue Inc. (HI, 2004) to the Los Angeles Fire Department (LAFD).

On January 12, 2006, the LAFD requested an investigation work plan, which was prepared and submitted to the LAFD on January 18, 2006. Upon the request of the LAFD, an Unauthorized Release form was submitted on April 18, 2007, and on April 19, 2007, the LAFD referred the case to the RWQCB. The RWQCB requested additional background information for their review of the investigation work plan on May 22, 2007, which was submitted on July 12, 2007. The January 18, 2006 Work Plan was approved with comments by the RWQCB on August 9, 2007,

and a deadline of October 15, 2007 was set for completion of the investigation and submittal of a report. This deadline was extended to December 15, 2007 by Ms. Mercedes Hsu on September 10, 2007.

2.3 Topography

The site and surrounding properties gently slope to the east. According to the United States Geologic Survey (USGS) Hollywood, CA. 7.5 Minute Series topographic map, the Site elevation is 297 feet above mean sea level (msl).

2.4 Geology & Hydrogeology

The following section is extracted from the previously submitted work plan. The Site is located in the northern portion of the Los Angeles Coastal Plain approximately three miles south of the Santa Monica Mountains and five miles northeast of the Baldwin Hills. The Silver Lake Reservoir, located approximately three miles northeast of the site and the Hollywood Reservoir, located approximately four miles northwest of the site, are the closest perennial surface water bodies. The Site is located in the La Brea Plain of the Los Angeles Central Basin, and is underlain primarily by recent alluvial sediments consisting of clay, sand and gravel. According to the California Department of Water Resources, the Exposition Aquifer extends from approximately 40 feet below ground surface (bgs) to ground surface in the region of the Site (HI, 2006).

The La Brea Plain is located east of the Newport-Inglewood belt of hills and west of the Elysian Hills. A surface was originally cut by the sea during Pleistocene time on lower Pleistocene and older formations. On this eroded surface, 90 to 200 feet of alluvial sediments have been deposited, the top of which now forms the La Brea Plain. The La Brea Plain has apparently been warped into an east-west anticlinal structure extending westerly from the Elysian Hills. Because of this warping and partial uplifting, the plain is being dissected and removed by erosion. A younger series of alluvial fans forming the Hollywood piedmont slope have buried the La Brea Plain from the north. Poland, et al., (Poland, 1956) described the La Brea Plain and the Santa Monica Plain as being of similar origin, and additional exposures and close study of the land forms indicate that both of these forms are related in age to the Ocean Park Plain and the Torrance Plain (HI, 2006).

The oldest geologic unit mapped in the Hollywood Quadrangle is the Cretaceous granodiorite and quartz diorite (Kgr), which is exposed in the northern part of the map area in the Santa Monica Mountains. Locally, at the surface, the granitic rocks are soft and crumbly due to weathering. The Tertiary bedrock formations exposed on hills at the vicinity of the Site (Tush

and Tmms) are assigned to deep-marine biogenic and clastic rocks of the upper Miocene Modelo Formation and upper Miocene Puente Formation. The Modelo Formation is composed of interbedded shale, siltstone, and sandstone (Tush). Tush consists of gray to light brown, thin bedded, silty clay shale, and locally contains scattered large calcareous nodules; in places, it also contains thin interbeds of fine-grained sandstone; the lower part locally contains thin lenses of light tan, platy, semi-siliceous or diatomaceous shale. These formations are prone to slope failure where bedding planes are inclined in the same direction as the slope (HI, 2006).

The Elysian Park Hills are primarily composed of deep-marine clastic and biogenic rocks of the upper Miocene Puente/Monterey Formation. These rocks consist of interbedded and interfingering siltstone and fine sandstone (Tpnl), siliceous shale and siltstone (Tpn2), diatomaceous shale and siltstone (Tpn3), and fine- to coarse-grained, thinly laminated to thick-bedded sandstone (Tpn4). The southern end of the Elysian Park Hills is composed of massive, soft, micaceous marine siltstone of the Pliocene Fernando Formation (TO). Tmss consists of tan to light gray semi-friable arkosic sandstone that includes some inter-bedded silty shale. The Quaternary unit mapped beneath the Site is Pleistocene alluvial deposits (Qoa). These old Quaternary sedimentary deposits are exposed over much of the center of the Hollywood Quadrangle and within, and adjacent to, the Baldwin Hills in the southeast corner. In general, older alluvium in the Hollywood Quadrangle consists of layers of fine to coarse clayey sand and sandy clay with a lesser amount of silt (HI, 2006).

A map of regional geology is presented in Figure 2.

2.5 Regional Groundwater Quality

The site is located in an area which has been in commercial use for at least 75 years, primarily associated with industrial uses. RMT conducted a review of certain RWQCB files, particularly for the former ARCO facility, which is located to the south of the subject site. RMT also reviewed records available through Geotracker, a database maintained by the RWQCB.

This review identified the former ARCO site, which has been impacted by hydrocarbons, and is located to the south and cross-gradient of the subject site:

- **Former ARCO (LUFT # T0603700432; ID 900040098)** – The Former Arco site located at 3737 Beverly Blvd. W, Los Angeles, CA 90004 is located immediately adjacent to the south of the AT&T Site. This site has had a fueling service station since at least 1950. Several gasoline and diesel USTs have been determined to be leaking from the late 1980's and 1990's and have been removed. A review of the quarterly monitoring data show that elevated levels of TPH-GRO, BTEX and

MTBE have been encountered below the former Arco Site. Remediation has been ongoing. The historical site assessment reports for this site have also reported "*near saturated gasoline contaminated soil*" just south of the AT&T site. However, the current groundwater monitoring results show that the groundwater monitoring wells close to the AT&T property line show low levels of hydrocarbon contamination.

The subject site is located cross-gradient of the significant impacts to regional groundwater from the former ARCO site.

2.6 Chemicals of Potential Concern

Based on information regarding the history of the Site and discussions with the RWQCB, the following contaminants of concern have been identified and addressed as part of this Investigation. The primary contaminants of concern are hydrocarbons (TPH, MTBE, BTEX, TAME and TBA) and ethanol, which were detected in the UST removal.

Section 3
Field Work

3.1 Sampling Strategy & Approach

The field sampling investigation consisted of two components: a vadose zone soil and a groundwater sampling investigation.

The following sections describe the sampling rationale, investigative methods and procedures, sample analysis program, sample handling, decontamination procedures, and management of investigation derived wastes (IDW).

3.2 Sampling Strategy

3.2.1 Vadose Zone Soil Sampling

The soil sampling locations and existing on-Site features are presented on Figure 4. Vadose zone soil sampling was conducted at five (5) locations to characterize the on-Site soil.

3.2.2 Groundwater Sampling

After the soil borings were converted to groundwater monitoring wells, the wells were developed, purged and sampled. The groundwater samples from the five onsite monitoring wells were analytically tested. The methods, procedures and results are presented in the concurrently submitted, *Fourth Quarter 2007 Groundwater Monitoring Report* for the Site.

3.3 Health and Safety

All activities were conducted in accordance with the Site Specific Health and Safety Plan (HSP), a copy of which was submitted to the RWQCB. The HSP identifies Site hazards and mitigations measures to reduce exposure of Site workers to those hazards.

Field activities were performed in accordance with the safety requirements outlined in the Site-specific HSP. RMT field personnel reviewed the HSP before performing any field work and conducted daily health and safety tailgate meetings with subcontractors working at the Site.

3.4 Utility Clearance

Prior to commencement of field activities, Underground Services Alert (USA) was notified of RMT's intent to conduct subsurface investigations at least 48 hours prior to initiation of intrusive field sampling. All proposed boring locations were clearly marked with white paint as required by USA. USA contacted all utility owners of record within the site vicinity and notified them of RMT's intention to conduct subsurface investigations in proximity to buried utilities. All utility owners of record, or their designated agents, marked the position of their utilities on the ground surface throughout the area designated for investigation.

3.5 Vadose Zone Soil Sampling

Vadose zone soil sampling was conducted at five (5) locations to characterize the on-Site soil. At each onsite location, soil samples were collected from depths of 5, 10 and 15 feet below ground surface (bgs) as shown in Table 1. The boring locations are shown on Figure 4. Vadose zone soil sampling was conducted on November 1 and 2, 2007, by JDK Drilling Inc (JDK), a California Water Well Drilling Contractor C-57 # 887038, of Covina, California, using a CME -75 hollow-stem auger drilling rig to assess soil and groundwater conditions beneath the site.

The soil boring locations are shown on Figure 4. The soil borings were advanced to approximately 30 feet bgs. RMT observed the soil during drilling and collected soil samples at 5-foot depth intervals, approximately, from the boring using a California Modified split-spoon soil sampler.

During drilling operation, an organic vapor monitor (OVM) was used to monitor the soil for the presence and level of organic vapors in the borings and to screen soil samples. These organic vapor readings were recorded on boring logs, prepared by the field geologist during drilling activities. The presence of any volatile hydrocarbons emanating from the soil was determined using a properly calibrated handheld OVM. The soil was collected from each sampling interval and was placed in a sealed Ziploc™ plastic bag and allowed to equilibrate for approximately 15 minutes prior to placing the probe tip into the container.

The boring logs recorded the following sampling information:

- boring number and location;
- sample identification numbers;
- date and time;
- sample depth;

- lithologic description in accordance with the Unified Soils Classification System (USCS);
- description of any visible evidence of soil contamination (i.e., odor, staining); and
- organic vapor monitor readings.

The following section describes type of vadose zone soil sampling methodology that was used at the site.

Soil Sample Collection: A hollow-stem auger rig was used for drilling and sample collection. The soil borings were sampled at discrete depths. Discrete soil samples were collected using an 18-inch long modified California sampler lined with 2-inch new stainless steel liners. Samples were collected in 6-inch long, 2-inch diameter stainless steel sleeves. The sampler was driven 18 inches with a standard 30-inch drop of a 140-pound hammer. The hammer blow counts were recorded on the boring logs. Selected sleeves were then sealed for chemical analysis. The remaining soil was then used for lithologic description. After decontamination and adding new sleeves, the sample barrel was lowered back into the augers, additional 5-foot sections of auger were added, and the process was repeated until the desired depth was reached.

Sample Preparation & Preservation: After sample recovery, the ends of that portion of the sleeve selected for analytical testing were covered with Teflon and plastic caps taped over the ends. The samples were properly labeled with the sample identification, date and time of sampling and project number. The samples were immediately placed into an ice chest chilled using frozen blue and/or crushed ice.

Soil samples requiring VOC analysis were manually cored using an EPA SW5035 Method. The sampling and preservation protocols used the ESS Lock N' Load 5035 Soil Syringe Sampler. The Soil Syringe Sampler is a one-time use tool, which collects approximately 5 grams of soil. The soil collected from the Soil Syringe Sampler was then transferred into pre-weighed 40-mL vials with appropriate preservatives. Two ESS LowBleed Septa 40-mL vials were prepared using Sodium Bisulfate solution preservative for low concentration testing and one ESS LowBleed Septa 40-mL vial was prepared using methanol preservative for high concentration testing.

Equipment Decontamination: All drilling rods were steam-cleaned prior to drilling at each boring location. Following sample collection, all sampling equipment were brushed clean in a solution of non-phosphate cleanser and rinsed with tap water and distilled water, and then shaken to remove excess moisture.

QA/QC Samples: A field/equipment blank was prepared, along with the collected soil samples for field quality assurance/quality control (QA/QC) purposes to demonstrate whether the field

sampling procedures have any interference on the analytical results. One field equipment blank water sample was collected after completion of drilling activities by pouring laboratory provided Ultra Pure Blank Water over decontaminated drilling equipment, such as a sampling barrel. The water was collected in laboratory provided 40-ml vials. The aforementioned QA/QC blanks were handled and processed in exactly the same manner as other samples, as described above. Additionally, the laboratory performed matrix spikes, matrix spike duplicates, method blanks, check samples and standards in accordance with the RWQCB guidelines to provide a measure of the potential positive interference introduced by laboratory procedures and analytical testing methods. The containers were handled in the same fashion as other samples (i.e. placed in a chilled cooler and identified on the COC) and delivered to the laboratory for analysis with other samples collected the same day.

3.6 Field Instrument Calibration

An OVM was used for health and safety monitoring and field screening during soil sampling. The data was used as an immediate indicator of volatile organic vapors in subsurface materials. A handheld Thermo OVM 580B Portable VOC Photo Ionization Detector (PID) calibrated against an Isobutylene gas standard was employed at the Site.

The handheld (PID) calibrated against an Isobutylene gas standard displayed VOCs concentration in units equivalent to parts per million (ppm). Isobutylene gas standard, containing a known concentration of isobutylene, was used to set the sensitivity. Isobutylene at 100 ppm in air was used for calibration purposes. The instrument was calibrated as follows:

1. Connect the calibration adapter to the gas inlet tube of the PID, and connect the calibration adapter to the isobutylene Gas cylinder. Hand tighten the fittings.

2. Turn the flow controller knob counter-clockwise about half a turn to start the flow of gas. The pump noise should change indicating that the gas has started to flow.

3. Wait for the instrument reading to stabilize within ±0.1 ppm. This usually takes about 30 to 40 seconds. When the last digit of the reading stops changing for a few seconds, press the [enter] key to complete the procedure.

4. Turn the flow controller knob fully clockwise to turn off the flow of gas. Disconnect the calibration adapter from the PID.

One may press the [menu] key at any time before pressing the [enter] key in Step 3 to abort the calibration. In this case, the previously stored calibration data is not changed.

The instruments were calibrated at a minimum of once per day. The OVM which was used at the Site was equipped with a lamp energy of 10.6 eV.

3.7 Boring Logs

A lithologic description of the materials encountered and collected was maintained on boring logs compiled by the field geologist. Soils were classified in accordance with the Unified Soils Classification System (USCS), and descriptions included soil type, particle size and distribution, color, moisture content, and evidence of contamination (discoloration, unusual odors, etc.). The soil samples were screened for the presence of elevated organic vapor concentrations using an OVM and the measurements were recorded on the boring log.

3.8 Decontamination Procedures

All equipment that came into contact with potentially contaminated soil or water was decontaminated consistently to assure the quality of samples collected. Disposable equipment intended for one time use was not decontaminated, but packaged for appropriate disposal. Decontamination occurred prior to and after each use of a piece of equipment. All drilling and sampling devices used were decontaminated using the following procedures:

- Non-phosphate detergent and tap water wash, using a brush if necessary;
- Tap-water rinse;
- Initial deionized/distilled water rinse; and
- Final deionized/distilled water rinse.

Equipment was decontaminated in a designated area on pallets or plastic sheeting, and clean bulky equipment stored on plastic sheeting in uncontaminated areas. Cleaned small equipment was stored in plastic bags. Materials to be stored more than a few hours was also covered.

3.9 Investigation Derived Waste

All equipment that came into contact with potentially contaminated soil or water was decontaminated consistently to assure the quality of samples collected. Disposable equipment (if any) intended for one time use was not decontaminated, but packaged for appropriate disposal. Decontamination occurred prior to and after each use of a piece of equipment. All drilling and sampling devices used were decontaminated in a pre-designated area using the following procedures:

- Non-phosphate detergent and tap water wash and brush;

- Tap water rinse;
- Initial deionized/distilled water rinse; and
- Final deionized/distilled water rinse.

Soils generated during drilling and decontamination fluids were placed and sealed in U.S. Department of Transportation (DOT) approved 55 gallon drums for temporary storage pending disposal. The drums were labeled with the boring number, date of waste generation, type of waste, Site and project name, and the name and phone number of the Site owner. The IDW (decontamination water and soil cuttings) were disposed at appropriate disposal/ treatment/ recycling facilities by Belshire Environmental. All shipping documents (hazardous waste manifests and bills of lading) are attached in Appendix I.

Section 4
Installation of Monitoring Wells

4.1 Well Permits

Prior to installation of the new wells, monitoring well permits were obtained from the Los Angeles Department of Health Services (LADHS). Copies of these permits are included in Appendix G.

4.2 Drilling of Groundwater Monitoring Wells

On the same day of drilling, the soil borings MW1, MW2, MW3, MW4 and MW5 were converted into groundwater monitoring wells under the direction of a RMT geologist. Each borehole was drilled to a depth of approximately 30 feet bgs. Upon completion of soil borings, wells were constructed in the boreholes through the hollow stem auger. JDK Drilling Inc a California Water Well Drilling Contractor C-57 # 887038, of Covina completed the groundwater monitoring well installation using a hollow stem drilling rig (Figure 4 and Appendix B).

4.3 Well Construction

Provided below is a description of well construction activities with specific well construction details included in Appendix B.

Groundwater monitoring wells were constructed by using 2 inch diameter flush-threaded Schedule (Sch) 40 polyvinyl chloride (PVC) well screen casing and material. The well screen section was constructed using 20 ft lengths of 0.010 slotted Sch 40 PVC and sand filter pack. Each well head was constructed with flush-mounted traffic-rated well boxes designed to reduce the infiltration of surface water. The monitoring well casings were secured with a locking slip cap fitted with a water resistant lock.

The casing and screen assembly was suspended by wire-line during the installation of the filter pack, bentonite seal, and grout to keep the casing straight in the borehole. Annular materials were placed in the borehole from the top of the open HSA. Sand pack (Monterey #2/12) was installed from the bottom of the borehole to 2-feet above the top of screen.

The wells were surged and bailed after sand placement, and the depth to the filter pack was checked for settlement. A bentonite seal (Enviroplug medium chips) with a thickness of

approximately 3 feet was installed above the sand filter pack and hydrated. The remaining annular space was backfilled with bentonite/cement grout to approximately 2 ft bgs. The remaining annular space was sealed using concrete. Well construction details are included in Appendix B. The locations of these new wells are shown on Figure 4. The well string materials were steam-cleaned prior to installation.

4.4 Well Survey

A California-licensed land surveyor, William L. Meagher of WM Surveys Inc. (PLS # 5948) of Ventura, California, surveyed the elevation of the ground surface and the measuring point (top of casing) at each well location relative to mean sea level for all groundwater monitoring wells on November 6, 2007. The survey was completed using a state benchmark as the control. Well survey coordinates and the well survey data are provided in Appendix F. The GEO_XY and GEO_Z survey data have been uploaded into Geotracker.

4.5 Well Development

The monitoring wells were developed under observation by the RMT geologist on the day of the drilling after installing the filter pack, but before placing the seal by the drilling rig crew. This procedure allows fluids to flow more freely into the well. Prior to well development, the wells were surged approximately 10 minutes. This method involved surging the groundwater in the well with a surge block to induce the entry of sediments from the sand pack into the well casing. A stainless steel bailer was then used to remove water and sediments from the well and to move water through the well screen. Surging and bailing continued until the produced water was free of visible sediment and the pH, temperature, and specific conductance of the produced water had stabilized. Stabilization of the physical parameters indicated that water in the groundwater monitoring well was representative of the water in the formation. Development continued until at least five casing volumes were removed, sediment was reasonably cleared from the well, and the turbidity of the development water was low.

Well development logs are included in Appendix E.

On November 8, 2007, all groundwater monitoring wells were again developed by pumping a minimum of 5 to 10 well volumes of groundwater using a Grundfos RediFlo 2 submersible pump. Development continued until sediment was reasonably cleared from the well, and the turbidity of the development water was low.

4.6 Groundwater Monitoring Summary

Groundwater monitoring field activities were conducted on November 15, 2007. See Appendix E for the groundwater Sampling Procedures and Field Sheets

4.6.1 Current Field Activities

Groundwater monitoring frequency	Quarterly
Activity date	November 15, 2007
Field subcontractor	RMT Inc.
Purging method	Submersible pump
Purging subcontractor	RMT Inc
Disposal method/facility	Hauled offsite by Belshire Environmental
Gallons of groundwater purged:	Approximately 40 gallons
Number of groundwater wells total	5
Number of groundwater wells offsite	0
Number of wells sampled this period	5
Number of wells with Product	None.

4.6.2 Site Hydrology

Average groundwater elevation (of wells gauged):	259.29 feet above MSL
Average groundwater elevation change from previous quarter:	n/a
Approximate groundwater flow direction:	east-southeast
Approximate hydraulic gradient:	0.05 foot/foot

4.6.3 Groundwater Conditions

Maximum TPH-DRO concentration:	7.9 mg/L – MW3
Minimum TPH- DRO concentration:	ND
Historical maximum TPH- DRO concentration:	7.9 mg/L – MW3 (11/15/2007)
Maximum MTBE concentration:	6.8 ug/L – MW2
Minimum MTBE concentration:	5.1 – MW1
Historical maximum MTBE concentration:	6.8 ug/L – MW2 (11/15/2007)

Section 5
Laboratory Analysis & Sample Preservation

5.1 Analysis Methods

All soil samples were logged on requisite Chain-of-Custody record and delivered to American Scientific Laboratories (Certification No. 2200), Los Angeles California, a State certified laboratory for hazardous waste testing.

A total of 15 soil samples were collected from MW1, MW2, MW3, MW4 and MW5 soil borings along with a field equipment blank, and were analytically tested for:

- TPH-DRO (Extractable Diesel Range Organics C28 to C40) using EPA Method 8015B;
- TPH-ORO (Heavy Extractable Range Organics C28 +) using EPA Method 8015B;
- TPH-GRO (Gasoline Range Organics C6 to C10) using EPA Method 8260B;
- BTEX using EPA Method 8260B;
- Ethanol using EPA Method 8260B; and
- 5 Fuel Oxygenates: methyl-t-butyl ether (MTBE), di-isopropyl ether (DIPE), ethyl-t-butyl ether (ETBE), tert-amyl methyl ether (TAME), tert-butanol (TBA) using EPA Method 8260B.

The soil samples were collected and preserved using EPA Method SW5035.

5.2 Sample Containers and Preservation

Sample containers for trip and equipment blanks for the specified analyses were provided by the laboratory immediately prior to the sampling event. The pre-cleaned containers were not rinsed prior to sample collection. Any requisite preservatives were added to the containers by the laboratory prior to shipment of the sample containers to the sample collector.

The labeled and sealed soil sample sleeves were placed into clear plastic Ziploc bags, and then placed into an ice chest filled with ice for transport to a California certified analytical laboratory. Soil samples were logged on a Chain-of-Custody form. The Chain-of-Custody forms were also placed into a clear plastic Ziploc bag, and then placed inside the ice chest. One ice chest per day was used to hold all of the soil samples.

5.3 Sample Labels and Identification System

A sample label was placed on each sample container and had the following information:

- Project number
- Site name and location
- Boring number
- Sample identification number
- Sampler's initials
- Date and time of collection
- Preservative, if any.

Soil samples were given an identification starting with MW, followed by the location number, followed by "d" and the depth (feet bgs) at which they are taken, for example MW1d05 or MW1d10. Field Blanks were labeled QCEB.

5.4 Sample Packaging and Shipment

Following collection and labeling, the following protocol was followed for soil sample packaging:

1. A self-adhesive custody seal was placed across the lid of each sample container.

2. Sample containers were placed in clear, plastic, leak-resistant bags prior to placement in the ice chest. Caps were checked for tightness, prior to placing the sample in the bag.

3. Samples to be shipped were placed in the cooler and packed with packaging materials to minimize the potential for disturbance and/or breakage of the sample containers.

4. Ice and "Blue Ice" packs were placed in leak-resistant plastic bags and included in the coolers to keep samples at a chilled temperature during transport to the analytical laboratory. When ice is used, the drain plug of the cooler was secured with fiberglass tape to prevent melting ice from leaking out of the cooler.

5. The chain-of-custody form was placed in a water-resistant plastic bag and taped on the inside of the lid of the cooler.

6. Strapping tape was placed around all coolers prior to transport to the laboratory.

A temperature blank consisting of a 40-milliliter glass vial of distilled water was included in each cooler sent to the analytical laboratory. The purpose of the temperature blank was to allow the analytical laboratory to obtain a representative measurement of the temperature of samples enclosed in a cooler without disturbing the actual samples. The field team packaged and labeled

the temperature blank like a regular water sample; however, the analytical laboratory only measured the temperature of the blank.

Every effort was made to transport the samples to the analytical laboratory at the end of each sampling day. However, if the sampling runs late and the laboratory closes, the samples were stored overnight in a secured location (e.g., at the office) under appropriate chain-of-custody procedures, and the samples were delivered to the laboratory the next day. Prior to overnight storage, the cooler(s) were restocked with new ice or blue ice to maintain the samples in a chilled state. The temperature blank inside each cooler was checked by the sample collector at the beginning of the evening and in the morning and the temperature readings were recorded in the field logbook.

5.5 Chain-of-Custody Records

Chain-of-custody (COC) records were used to document sample collection and shipment to laboratory for analysis. All sample shipments for analyses were be accompanied by a COC record. Form(s) were completed and sent with the samples for each laboratory and each shipment. If multiple coolers are sent to a single laboratory on a single day, COC form(s) were completed and sent with the samples for each cooler. The COC record identified the contents of each shipment and maintained the custodial integrity of the samples. Generally, a sample is considered to be in someone's custody if it is either in someone's physical possession, in someone's view, locked up, or kept in a secured area that is restricted to authorized personnel. Until receipt by the laboratory, the custody of the samples were the responsibility of the sample collector. A self-adhesive custody seal was placed across the lid of each sample, except for VOC samples (which need to avoid adhesives). The shipping containers in which samples are stored (usually a sturdy picnic cooler or ice chest) was also sealed with self-adhesive custody seals any time they are not in someone's possession or view before shipping. All custody seals were signed and dated.

Section 6
Results of Investigation

6.1 Site Geology

Soil encountered in borings MW1 through MW5 consists of heterogeneous, interbedded clay, silty clay and/or clayey sand to a depth of approximately 30 feet bgs (the maximum depth explored). Descriptions of the conditions encountered in the soil borings are presented on the soil boring logs in Appendix B.

6.2 Soil Characterization Results

6.2.1 TPH

- TPH-DRO was not detected in the soil samples.
- TPH-ORO was only detected in the sample from MW2 at 10 feet bgs at 140 mg/Kg.
- TPH-GRO was not detected in the soil samples.

6.2.2 BTEX & Fuel Oxygenates

- MTBE was only detected in soil boring MW1 at 5 feet (16 ug/kg), 10 feet (51 ug/kg) and 15 feet (7.4 ug/kg) bgs.
- Benzene was not detected in the soil samples.
- Ethylbenzene was not detected in the soil samples.
- Toluene was not detected in the soil samples.
- Total xylenes were not detected in the soil samples.
- DIPE was not detected in the soil samples.
- ETBE was not detected in the soil samples.
- TAME was not detected in the soil samples.

- TBA was not detected in the soil samples.

6.2.3 Ethanol

- Ethanol was not detected in the soil samples.

The analytical testing results of laboratory QA/QC samples, which include matrix spike/matrix spike duplicates, check blank, method blanks, continuing calibration verification, laboratory control sample/laboratory control sample duplicate, calibration standards, and reference standards, are also found in the laboratory reports and generally fell within acceptable ranges (see Appendix C).

6.3 Groundwater Characterization Results

6.3.1 TPH

- TPH-DRO was only detected in monitoring well MW3 at 7.9 mg/L.
- TPH-ORO was not detected in the groundwater samples
- TPH-GRO was not detected in the groundwater samples.

6.3.2 BTEX & Fuel Oxygenates

- MTBE was only detected in two monitoring wells, MW1 (5.1 ug/L) and MW2 (6.8 ug/ L).
- Benzene was not detected in the groundwater samples.
- Ethylbenzene was not detected in the groundwater samples.
- Toluene was not detected in the groundwater samples.
- Total xylenes were not detected in the groundwater samples.
- DIPE was not detected in the groundwater samples.
- ETBE was not detected in the groundwater samples.
- TAME was not detected in the groundwater samples.
- TBA was not detected in the groundwater samples.

6.3.3 Ethanol

- Ethanol was not detected in the groundwater samples.

The analytical testing results of laboratory QA/QC samples, which include matrix spike/matrix spike duplicates, check blank, method blanks, continuing calibration verification, laboratory control sample/laboratory control sample duplicate, calibration standards, and reference standards, are also found in the laboratory reports and generally fell within acceptable ranges (see Appendix D).

Section 7
Summary

Based on the results of this investigation, RMT is providing the following summary and conclusions:

- Five soil borings (MW1, MW2, MW3, MW4 and MW5) were drilled to a termination depth of 30 feet bgs, using hollow stem auger drilling techniques. Soil samples were collected at five foot intervals in from each boring until 15 feet bgs.
- No visual, olfactory, or PID indications of contamination were encountered in the soil borings.
- The soil samples were collected and preserved using EPA Method SW5035.
- The soil borings were converted into groundwater monitoring wells (MW1, MW2, MW3, MW4 and MW5). The installed groundwater monitoring wells were then surveyed by a licensed surveyor, developed, and sampled.
- Soil encountered in borings MW1 through MW5 consists of heterogeneous, inter-bedded clay, silty clay and/or clayey sand to a depth of approximately 30 feet bgs (the maximum depth explored). Based on the low permeability of the saturated zone, the groundwater wells can be classified as low recovery wells.
- The laboratory analytical results of soil samples collected from the soil borings show that TPH-DRO, TPH-GRO, Benzene, Ethylbenzene, Toluene, Xylenes, DIPE, ETBE, TAME, TBA, or ethanol were not detected above laboratory reporting limits in any of the soil samples collected. TPH-ORO was only detected in one sample from MW2 at 10 feet bgs at 140 mg/Kg. MTBE was only detected in one soil boring MW1 at 5 feet (16 ug/kg), 10 feet (51 ug/kg) and 15 feet (7.4 ug/kg) bgs.
- The laboratory analytical results of groundwater samples collected from the five monitoring wells show that TPH-ORO, TPH-GRO, Benzene, Ethylbenzene, Toluene, Xylenes, DIPE, ETBE, TAME, TBA, or ethanol were not detected above laboratory reporting limits in any of the groundwater samples collected. TPH-DRO was only detected in one monitoring well, MW3 at 7.9 mg/L. MTBE was only detected in two monitoring wells, MW1 (5.1 ug/L) and MW2 (6.8 ug/ L).
- The former Arco site located at 3737 Beverly Blvd W, Los Angeles, CA 90004 is located immediately adjacent to the south of the AT&T Site. The former ARCO site has had a fueling service station since at least 1950. Several gasoline and diesel USTs have been

determined to be leaking from the late 1980's and 1990's and have been removed. A review of the quarterly monitoring data show that the elevated levels of TPH-GRO, BTEX and MTBE have been encountered below the former Arco Site. Remediation has been ongoing. The historical site assessment reports for this site have also reported "*near saturated gasoline contaminated soil*" just south of the AT&T site. Other sites in the vicinity cannot be ruled out as a source for hydrocarbon concentrations detected in the groundwater in the area.

- The California Primary Maximum Contaminant Level (MCL) for MTBE is 13 ug/L. The highest MTBE detected in the groundwater is 6.8 ug/L in MW2. The highest TPH-DRO detected in groundwater is 7.9 mg/L in MW3. The minor residual contamination could be potentially unrelated to the former gasoline UST which is the subject of this investigation. The current concentrations in both soil and groundwater do not warrant further investigations and/or corrective action.

- The analytical testing COELT/ EDF data have been uploaded to the State of California Geotracker database website in compliance with California's electronic reporting requirements.

Based on the current and previous investigations, RMT recommends that this Site be granted No Further Action status by the Los Angeles Regional Water Quality Control Board if groundwater monitoring for three more quarters confirm that the concentrations of contaminants of concern decrease or remain stable at the Site.

Section 8
Document Distribution

RMT recommends that copies of this document be submitted to the following agency:

Los Angeles Regional Water Quality Control Board
Mercedes S. Hsu
320 W. 4th Street, Suite 200
Los Angeles, CA 90013
Phone: (213) 576-6712

Section 9
References

- California Department of Water Resources, 1961, Planned Utilization of the Ground Water Basins of the Coastal Plain of Los Angeles County; Bulletin No. 104, June 1961 (DWR, 1961).
- California Regional Water Quality Control Board, Los Angeles Region, 1994, Water Quality Control Plan, Los Angeles Region, June 13, 1994 (RWQCB, 1994).
- Correspondence from California Regional Water Quality Control Board, regarding Underground Storage Tanks Program, Pacific Bell Telephone Company, AT&T, 316 North Juanita Avenue, Los Angeles CA, August 9, 2007
- DTSC & LARWQCB, January 2003, "*Advisory-Active Soil Gas Investigation"*
- Hydrologue Inc, *UST Removal Report / Soils Report for Permit #12134 LAFD facility #1768* dated November 17, 2004 (HI, 2004).
- Hydrologue Inc, *Workplan for Site Assessment* dated January 18, 2006 (HI, 2006)
- Poland, J. F., Piper, A. M., and others. "*Ground Water Geology of the Coastal Zone Long Beach - Santa Ana Area, California*". USGS Water Supply Paper 1109 (Poland, 1956)
- United States Geological Survey, 1966, Hollywood 7.5-Minute Series Quadrangle Map, photorevised 1981 (USGS, 1966).

Tables

The following Notes & Abbreviations apply to the following tables:

ND	Not Detected
NA	Not Analyzed
ug/L	Micrograms per liter
ug/Kg	Micrograms per kilogram
mg/L	Milligrams per liter
mg/Kg	Milligrams per kilogram
TPH-DRO	Total Petroleum Hydrocarbons for Extractable Diesel Range Organics (C10 to C28)
TPH-ORO	Total Petroleum Hydrocarbons for Heavy Extractable Oil Range Organics (C28+)
TPH-GRO	Total Petroleum Hydrocarbons Gasoline Range Organics (C6 to C10)
MTBE	methyl-t-butyl ether
DIPE	di-isopropyl ether
ETBE	ethyl-t-butyl ether
TAME	tert-amyl methyl ether
TBA	tert-butanol

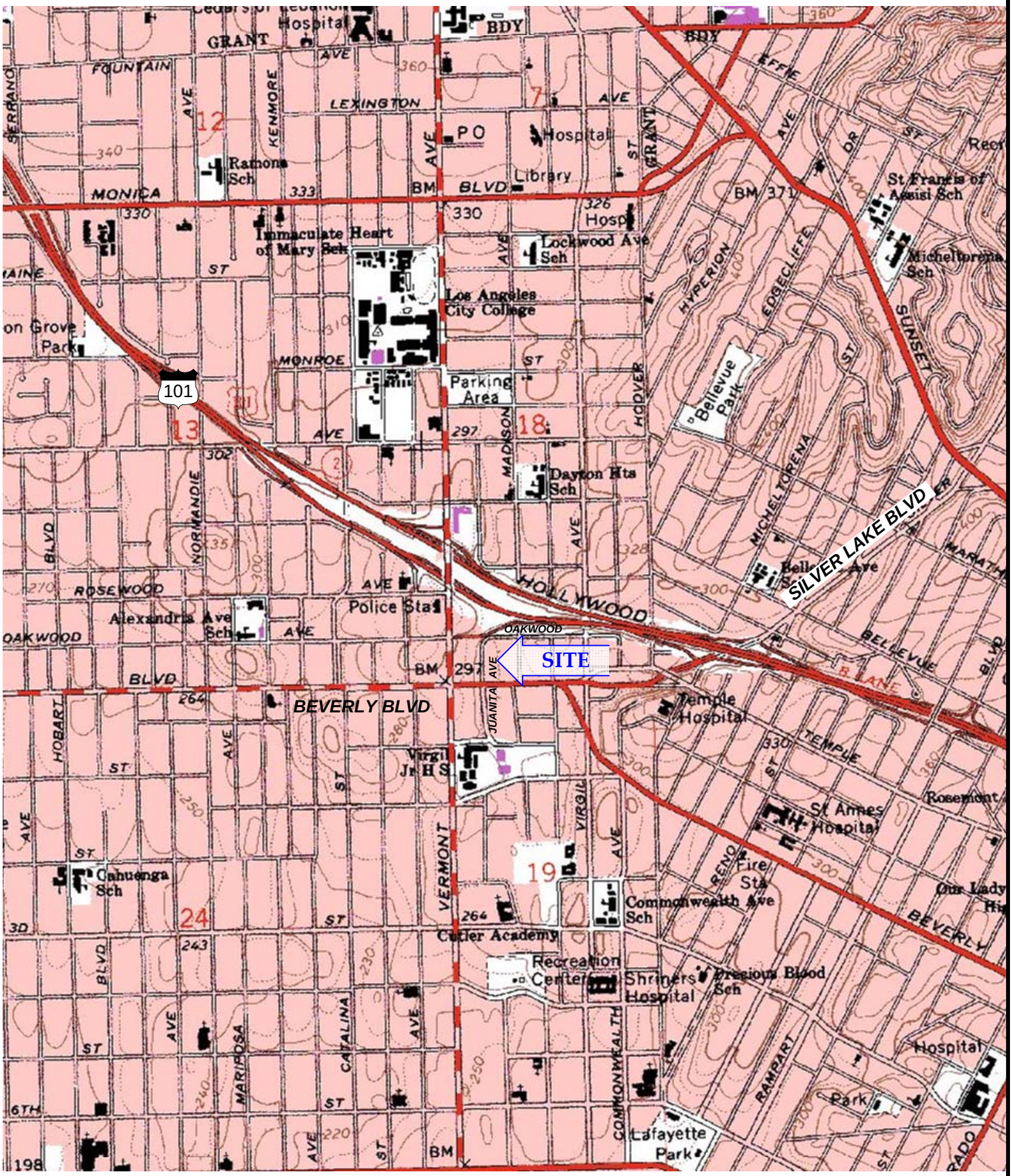
TABLE 1
Analytical Testing Results for Soil Samples
Milligrams per kilogram (mg/Kg)
November 1 - 2, 2007

	TPH-DRO	TPH-ORO	TPH-GRO	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	ETBE, DIPE, TAME	TBA	Ethanol
MW1d05	<10	<50	<0.5	**0.016**	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW1d10	<10	<50	<0.5	**0.051**	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW1d15	<10	<50	<0.5	**0.0074**	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW2d05	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW2d10	<10	**140**	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW2d15	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW3d05	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW3d10	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW3d15	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW4d05	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW4d10	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW4d15	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW5d05	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW5d10	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW5d15	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5

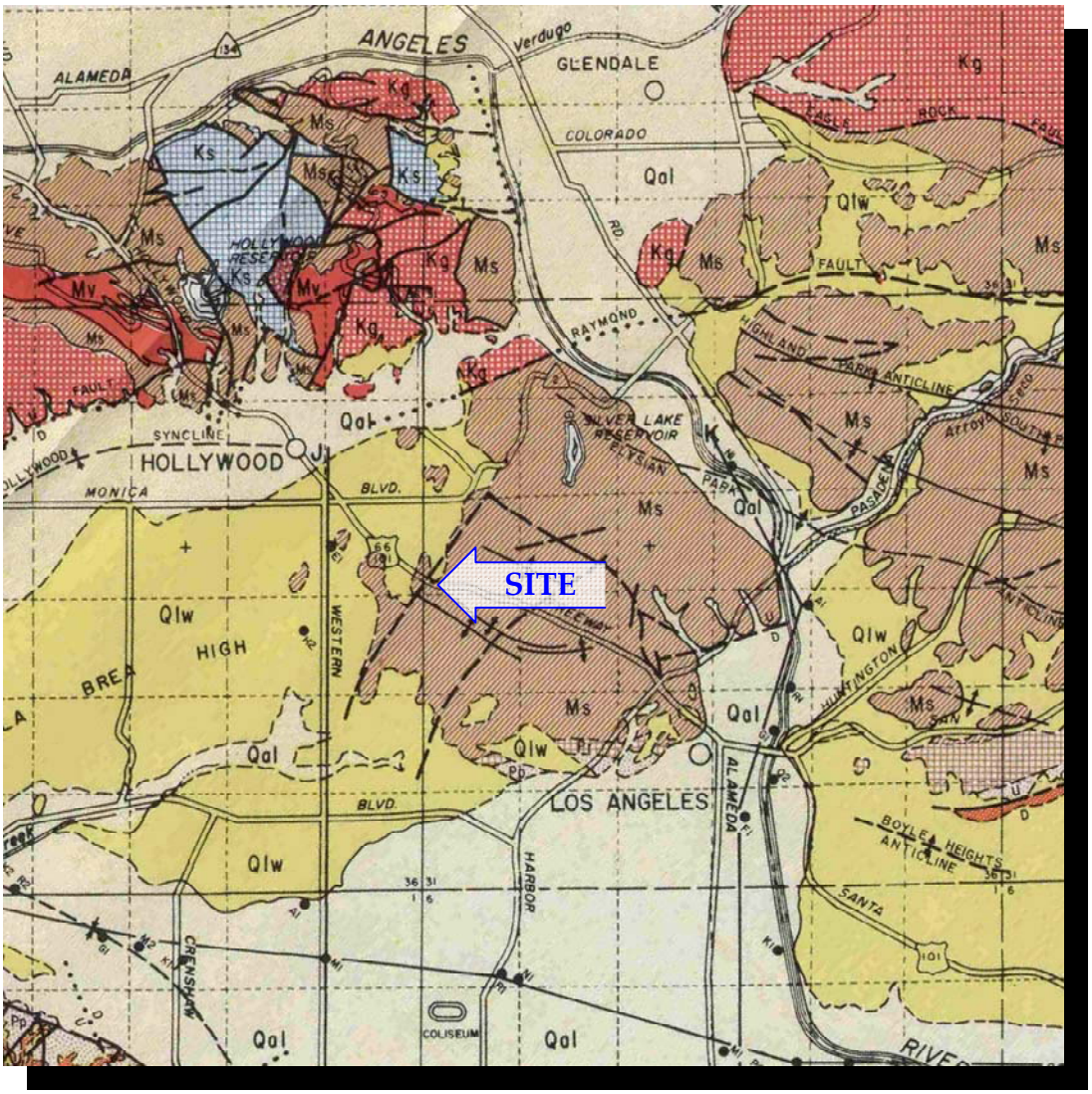
CURRENT
GROUNDWATER ELEVATION
ANALYTICAL DATA

RMT	Ref Elevation (TOC)	Depth to Water	Free Phase Liquid	Groundwater Elevation	TPH-DRO	TPH-ORO	TPH-GRO	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	ETBE, DIPE, TAME	TBA	Ethanol
Well ID	ft, MSL	ft/bgs	amt (ft)	ft, MSL	Groundwater Analytical Results (ug/L)										
Date Sampled:	**11/15/2007**														
MW1	270.03	9.66		260.37	<500	<500	<50	**5.1**	<1	<1	<1	<2	<2	<10	<500
MW2	268.90	9.84		259.06	<500	<500	<50	**6.8**	<1	<1	<1	<2	<2	<10	<500
MW3	272.92	12.21	odor	260.71	**7,900**	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
MW4	270.64	10.27		260.37	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
MW5	269.14	13.18		255.96	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500

Figures



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	PROJECT 316 N Juanita Ave, Los Angeles CA 90004	USGS HOLLYWOOD QUADRANGLE ID# o34118a3 DOQQ		
DRAWN CPD APPROVED BY: KB		SIZE A	CLIENT at&t	SHEET TITLE SITE LOCATION MAP
SCALE 0 0.09 0.18 0.27 0.36 mi	PROJECT 00-06644.04	MP_JUAN_LM.VSD	FIGURE NO 1	REV N



Qal	ALLUVIUM GRAVEL, SAND, SILT, AND CLAY	
Qsr	ACTIVE DUNE SAND WHITE OR GREYISH, WELL SORTED SAND	
Qso	OLDER DUNE SAND FINE TO MEDIUM SAND WITH SILT, AND GRAVEL LENSES	UPPER
Qlw	LAKEWOOD FORMATION (INCLUDES "TERRACE DEPOSITS," "PALOS VERDES SAND," AND "UNNAMED UPPER PLEISTOCENE DEPOSITS") MARINE AND CONTINENTAL GRAVEL, SAND, SANDY SILT, SILT, AND CLAY WITH SHALE PEBBLES	UPPER
Qsp	SAN PEDRO FORMATION (INCLUDES "LA HABRA CONGLOMERATE" AND PART OF "SAUGUS FORMATION") MARINE AND CONTINENTAL GRAVEL, SAND, SANDY SILT, SILT, AND CLAY	LOWER
Ms	(SANTA MONICA MOUNTAINS) MODELO FORMATION MARINE CONGLOMERATIC SANDSTONE, SANDSTONE, AND SHALE TOPANGA FORMATION MARINE CONGLOMERATE, SANDSTONE, AND SHALE (PALOS VERDES HILLS) MONTEREY FORMATION MUDSTONE, DIATOMITE, AND SHALE	

SOURCE: Plate 3A, Bulletin 104 Los Angeles County. California DWR

RMT
601 W 5th St Ste 760
Los Angeles CA 90071

PROJECT
316 N Juanita Ave,
Los Angeles CA 90004

DRAWN CPD APPROVED BY: KB

SIZE A

CLIENT at&t

SHEET TITLE
REGIONAL GEOLOGY MAP

REV

SCALE 0 mile 1 mile 2 miles (0.0 in. 0.6 in. 1.0 in. 2.0 in.)

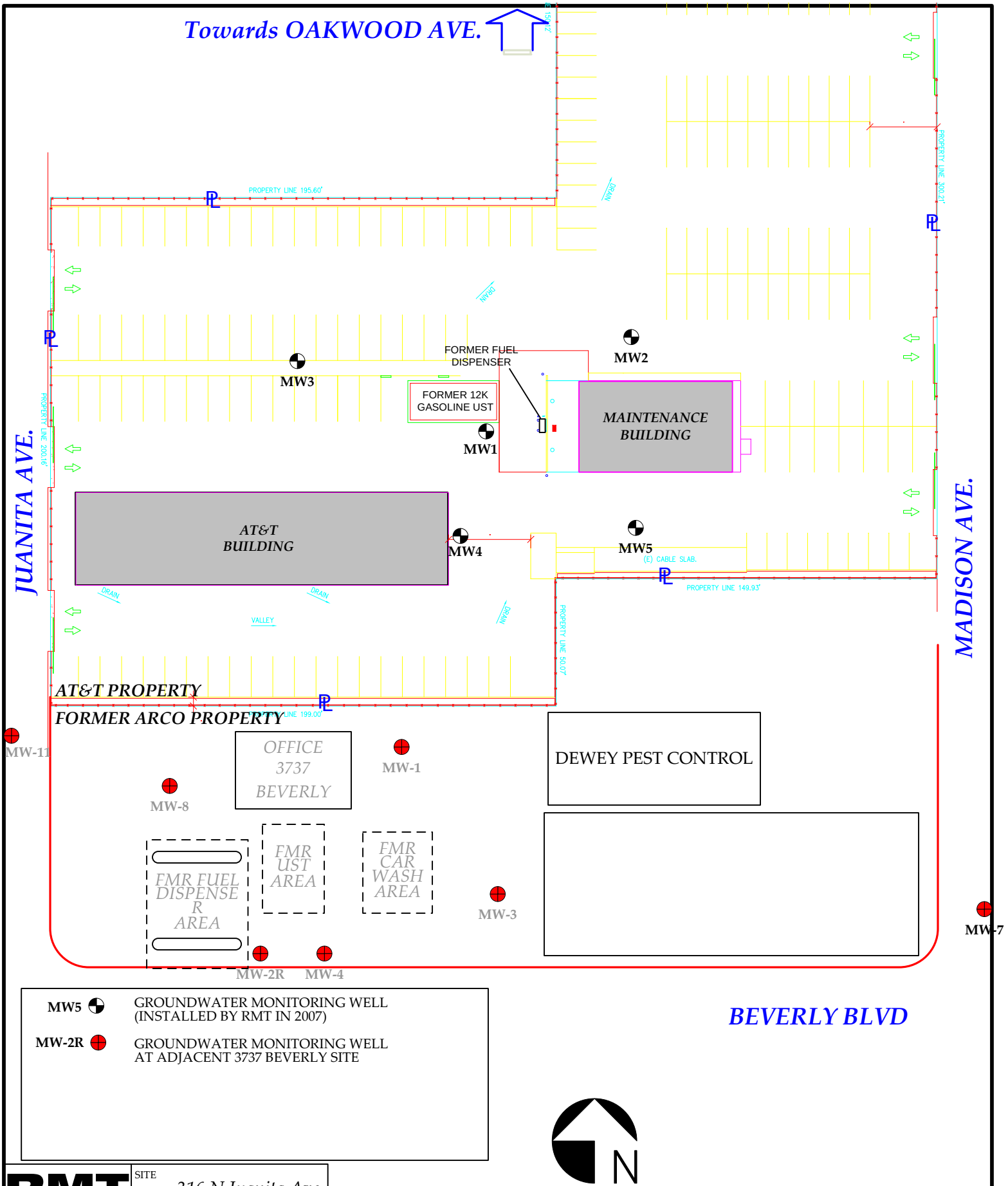
PROJECT 00-06644.04

MP_JUAN_LM.VSD

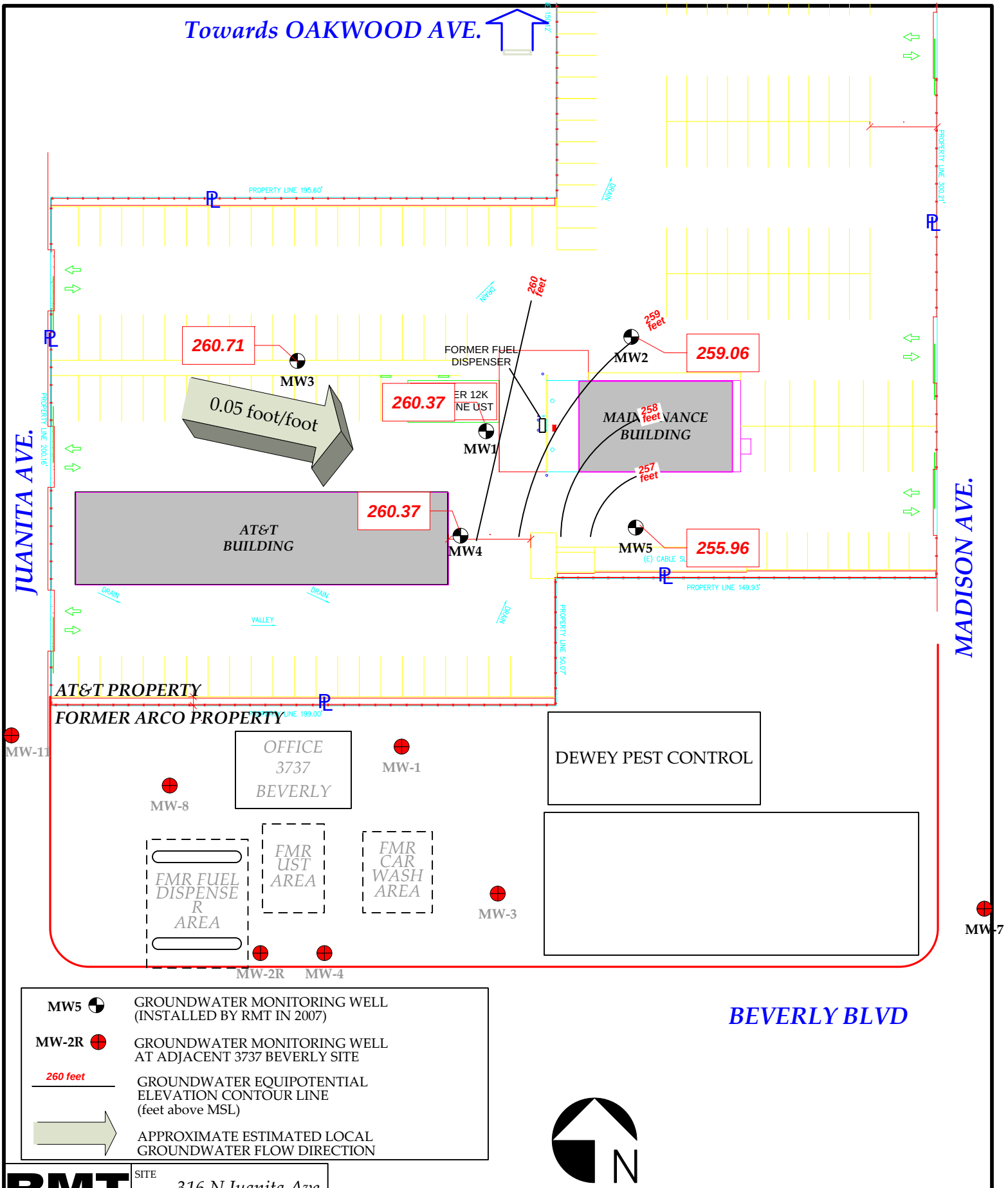
FIGURE NO 2

N

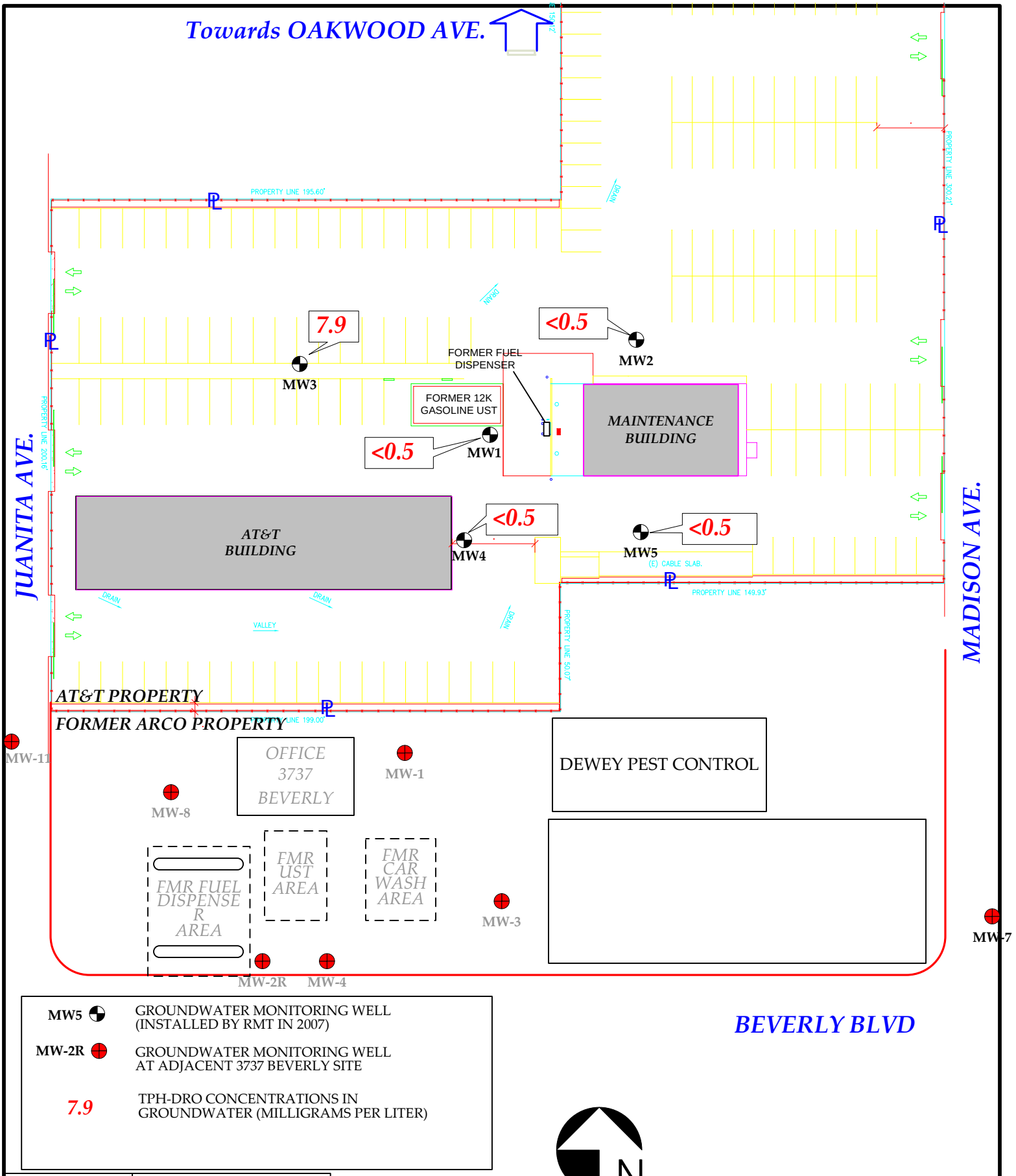
RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE 316 N Juanita Ave, Los Angeles CA 90004	SIZE A	CLIENT at&t	SHEET TITLE AERIAL SITE PLAN
DRAWN CPD APPROVED BY: AL				REV
SCALE 0.0 in. 0.6 in. 1.0 in. 2.0 in. 0 ft 44 ft 88 ft	PROJECT 00-06644.04	2007_Q4_FIG_JUANITA.VSD	FIGURE NO 3	



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE: 316 N Juanita Ave, Los Angeles CA 90004	SIZE: A	CLIENT: at&t	SHEET TITLE: SITE PLAN / REV
DRAWN: CPD	APPROVED BY: AL			
SCALE: 0 ft – 50 ft – 100 ft	PROJECT: 00-06644.04	2007_Q4_FIG_JUANITA.VSD	FIGURE NO: 4	

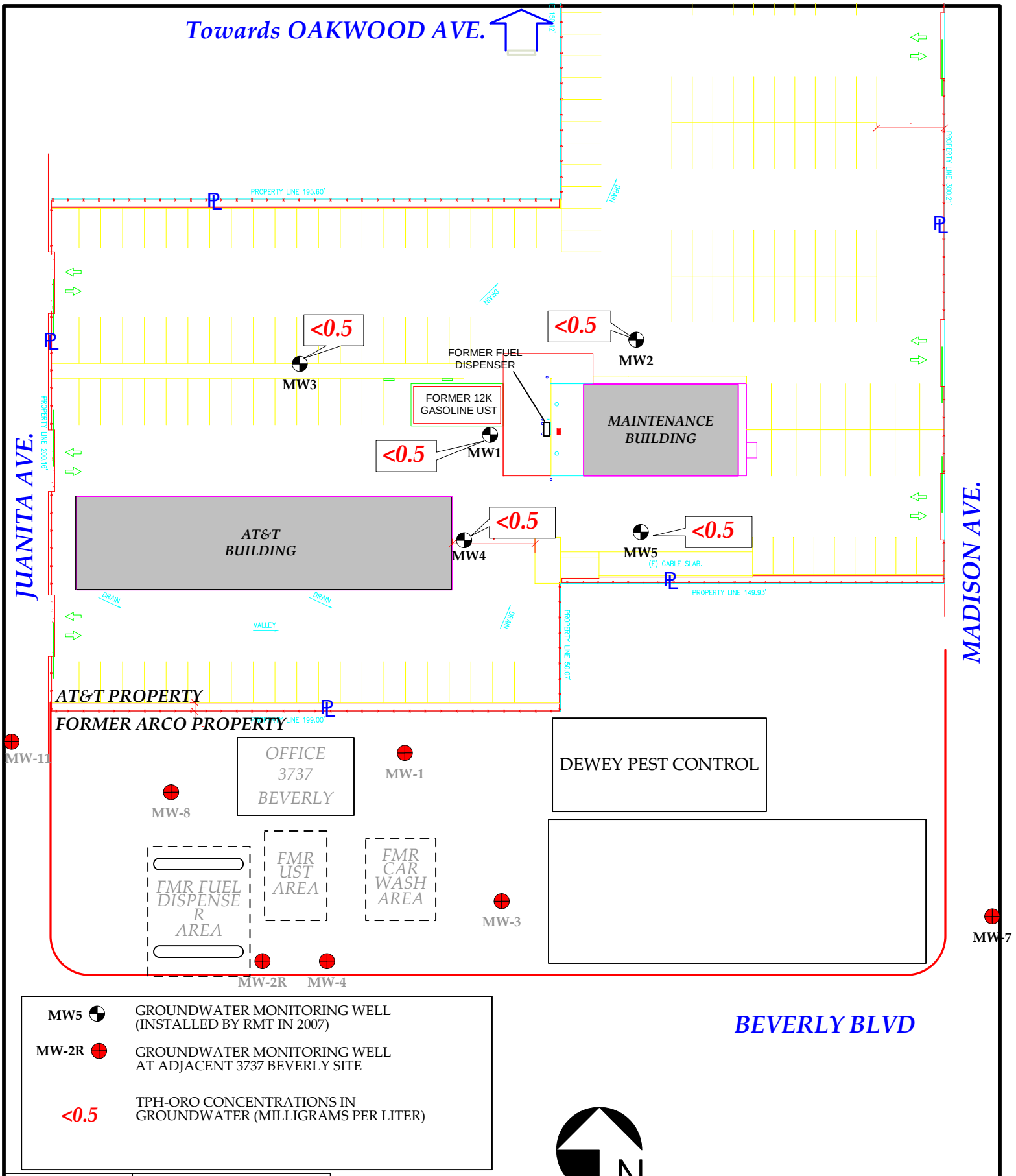


RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE: 316 N Juanita Ave, Los Angeles CA 90004	SIZE: A	CLIENT: at&t	SHEET TITLE: GROUNDWATER CONTOUR MAP NOVEMBER 15, 2007
DRAWN: CPD	APPROVED BY: AL			REV
SCALE: 0 ft 50 ft 100 ft	PROJECT: 00-06644.04	2007_Q4_FIG_JUANITA.VSD	FIGURE NO: 5	

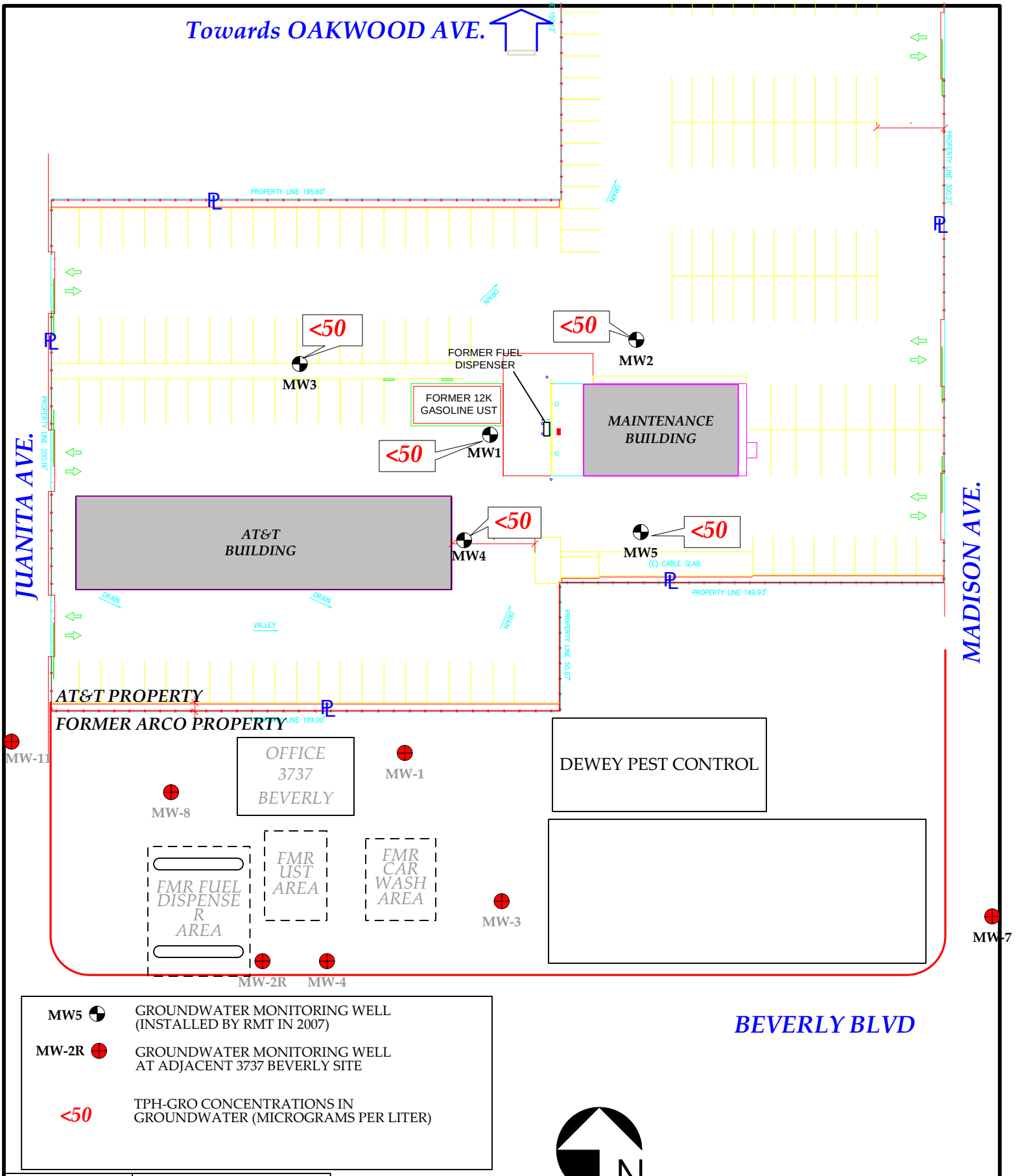


MW5	GROUNDWATER MONITORING WELL (INSTALLED BY RMT IN 2007)
MW-2R	GROUNDWATER MONITORING WELL AT ADJACENT 3737 BEVERLY SITE
7.9	TPH-DRO CONCENTRATIONS IN GROUNDWATER (MILLIGRAMS PER LITER)

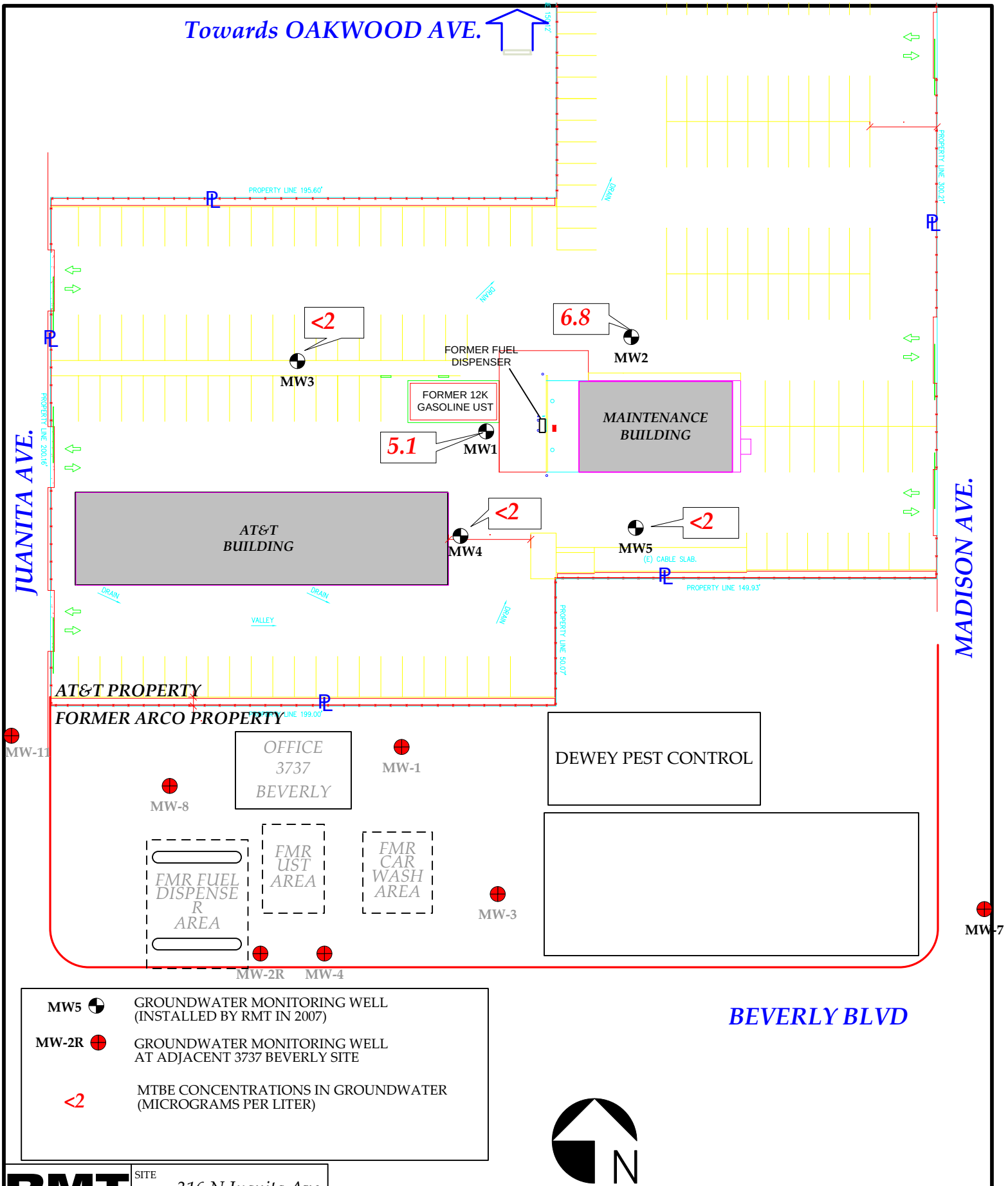
RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE: 316 N Juanita Ave, Los Angeles CA 90004	SIZE: A	CLIENT: at&t	SHEET TITLE: TPH-DRO CONCENTRATIONS IN GROUNDWATER NOVEMBER 15, 2007
DRAWN: CPD	APPROVED BY: AL			REV
SCALE: 0 ft 50 ft 100 ft	PROJECT: 00-06644.04	2007_Q4_FIG_JUANITA.VSD	FIGURE NO: 6	



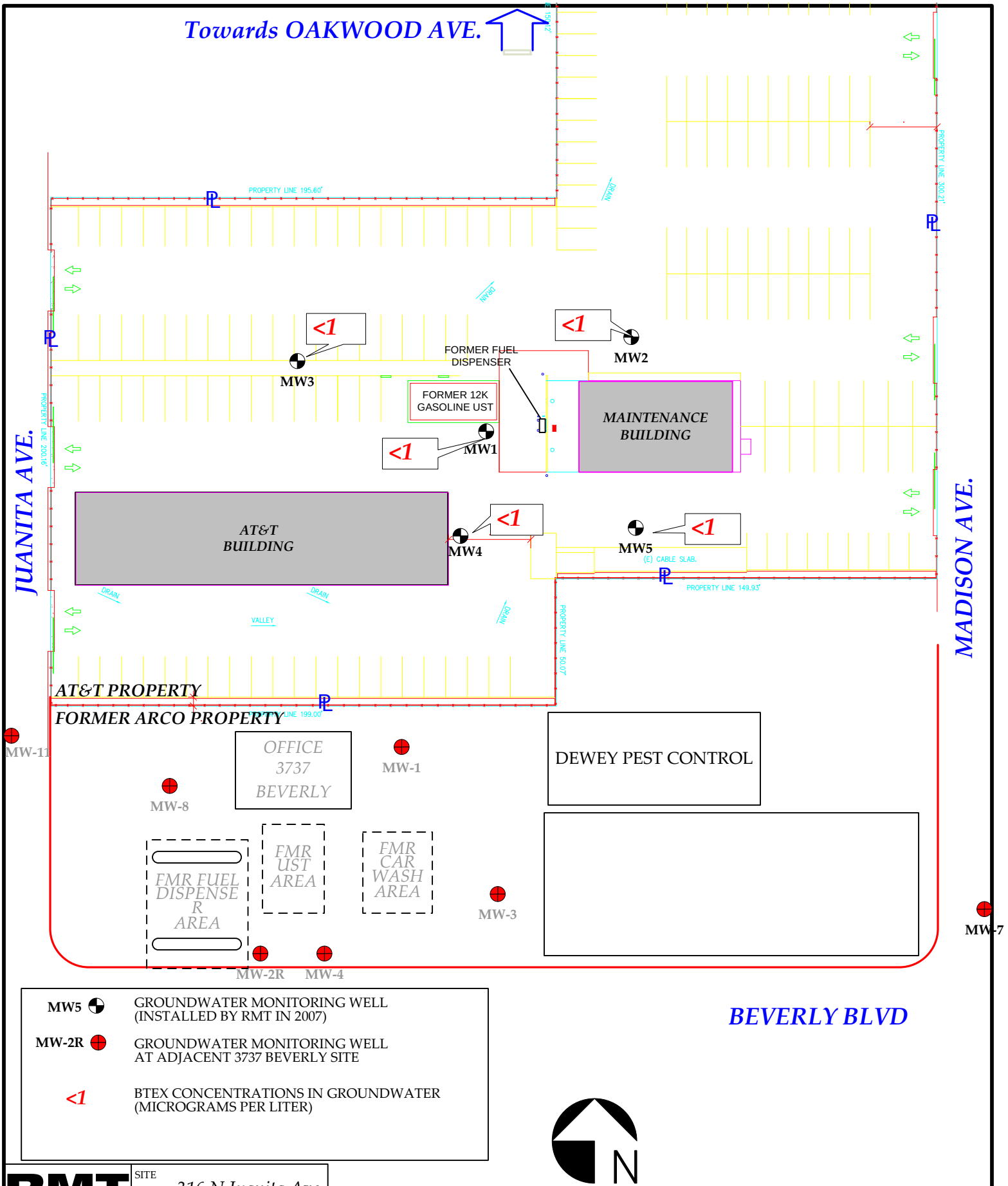
RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE: 316 N Juanita Ave, Los Angeles CA 90004	SIZE: A	CLIENT: at&t	SHEET TITLE: TPH-ORO CONCENTRATIONS IN GROUNDWATER NOVEMBER 15, 2007
DRAWN: CPD	APPROVED BY: AL			REV
SCALE: 0 ft 50 ft 100 ft	PROJECT: 00-06644.04	2007_Q4_FIG_JUANITA.VSD	FIGURE NO: 7	



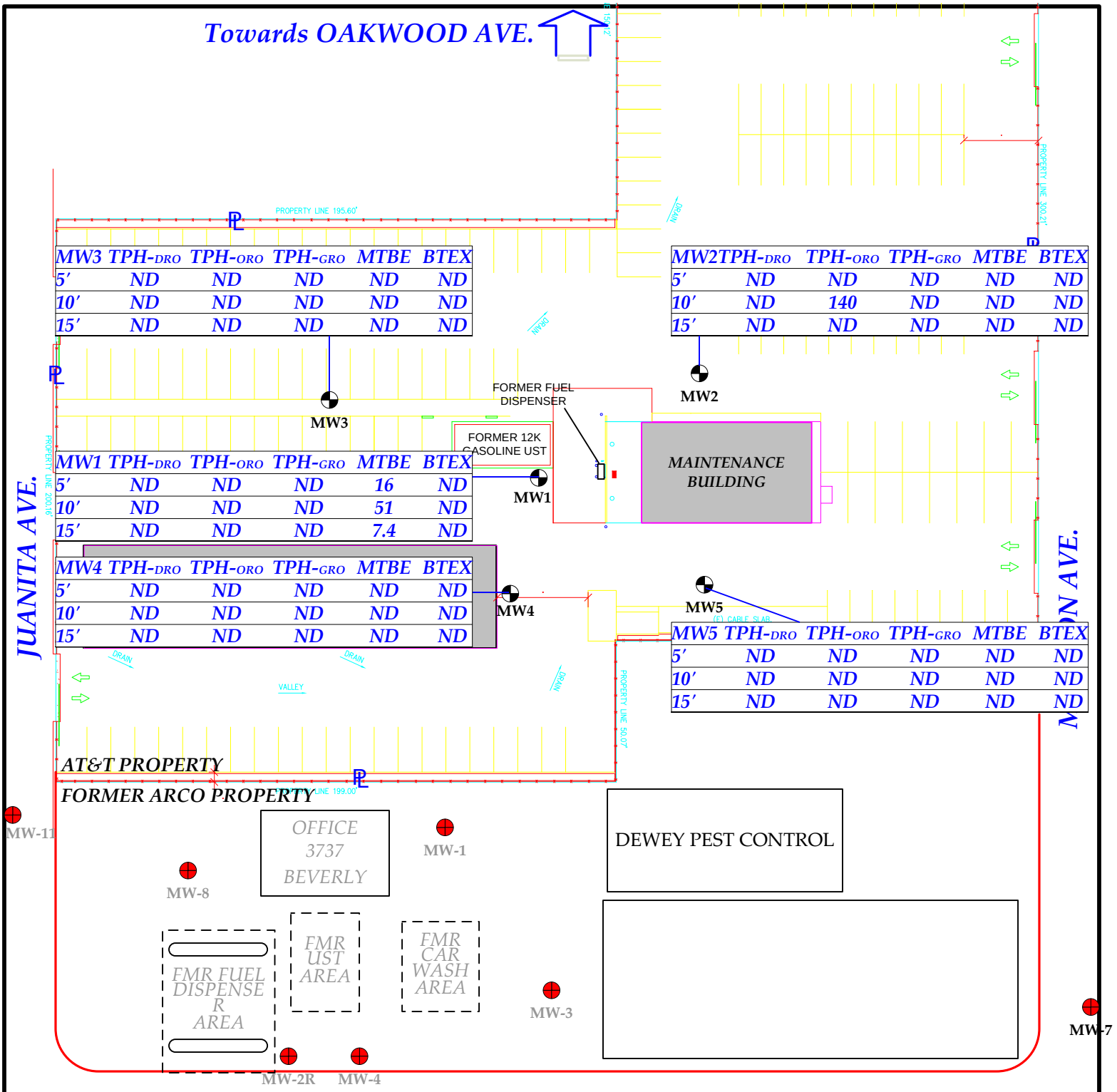
RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE: 316 N Juanita Ave, Los Angeles CA 90004	SIZE: A	CLIENT: at&t	SHEET TITLE: TPH-GRO CONCENTRATIONS IN GROUNDWATER NOVEMBER 15, 2007
DRAWN: CPD	APPROVED BY: AL			REV
SCALE: 0.0 in. 0.6 in. 1.0 in. 2.0 in. / 0 ft 50 ft 100 ft	PROJECT: 00-06644.04	2007_Q4_FIG_JUANITA.VSD	FIGURE NO: 8	



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE: 316 N Juanita Ave, Los Angeles CA 90004	SIZE: A	CLIENT: at&t	SHEET TITLE: MTBE CONCENTRATIONS IN GROUNDWATER NOVEMBER 15, 2007
DRAWN: CPD APPROVED BY: AL				REV
SCALE: 0 ft 50 ft 100 ft	PROJECT: 00-06644.04	2007_Q4_FIG_JUANITA.VSD	FIGURE NO: 9	



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE: 316 N Juanita Ave, Los Angeles CA 90004	SIZE: A	CLIENT: at&t	SHEET TITLE: BTEX CONCENTRATIONS IN GROUNDWATER NOVEMBER 15, 2007
DRAWN: CPD	APPROVED BY: AL			REV
SCALE: 0 ft 50 ft 100 ft	PROJECT: 00-06644.04	2007_Q4_FIG_JUANITA.VSD	FIGURE NO: 10	



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE 316 N Juanita Ave, Los Angeles CA 90004	SIZE A	CLIENT at&t	SHEET TITLE SUMMARY OF ANALYTICAL RESULTS IN SOIL SAMPLES	REV
DRAWN CPD	APPROVED BY: AL				
SCALE 0 ft 50 ft 100 ft	PROJECT 00-06644.04	2007_Q4_FIG_JUANITA.VSD	FIGURE NO 11		

Appendix A
Excerpts from
2004 UST Removal Report

3.0 ANALYTICAL TESTING

Soil samples were submitted to Associated Laboratories (AL) for analysis, which is State certified for hazardous waste testing (Certification No. 1338) using a 24-hour turn-around-time. Analytical laboratory results are provided on Figure 4 and laboratory reports are provided in Appendix A.

Samples were submitted for the following analysis:

- Total petroleum hydrocarbons as gasoline (TPH-g) using EPA Method 8015(m).
- Benzene (B), Toluene (T), Ethylbenzene (E), and Total Xylenes (X) using EPA Method 8260B (collectively BTEX).
- 5 Oxygenates: Methyl-t-butyl ether (MtBE), Di-isopropyl ether (DIPE), Ethyl-t-butyl ether (EtBE), Tert-amyl methyl ether (TAME), and Tert-butanol (TBA) using EPA Method 8260B.
- 1,2-Dibromoethane (EDB), and 1,2-Dichloroethane (EDC) using EPA Method 8260B.
- Methanol using EPA Method 8015M.
- Ethanol using EPA Method 8260B.
- The samples were collected and preserved using EPA Method SW5035.
- The analytical testing COELT/EDF data has been uploaded to the Geotracker website in compliance with AB2886 requirements.

TABLE 1

Analytical Testing Results
November 10, 2004

SAMPLE ID	1A	1B	D1		GW1
	Sample from below UST	Sample from below UST	Sample from below fuel dispenser		Water from Excavation
UNITS	*µg/Kg*	*µg/Kg*	*µg/Kg*		*µg/L*
TPH-g	<3,000	<3,000	<3,000		20,900
Benzene	<5	<5	<5		524
Toluene	<5	<5	<5		2,030
Ethyl benzene	<5	<5	<5		282
Xylenes, total	<5	<5	<5		1,770
EDB	<5	<5	<5		<5
EDC	<5	<5	<5		<5
Ethanol	<500	<500	<500		2,050
ETBE	<10	<10	<10		<1
DIPE	<10	<10	<10		<1
MTBE	2.7J	4.7 J	6.0		5,400
TAME	<10	<10	<10		18
TBA	<50	<50	<50		812

µg/L – Micrograms per Liter
µg/Kg – Micrograms per Kilograms

4.0 DEPTH TO GROUNDWATER

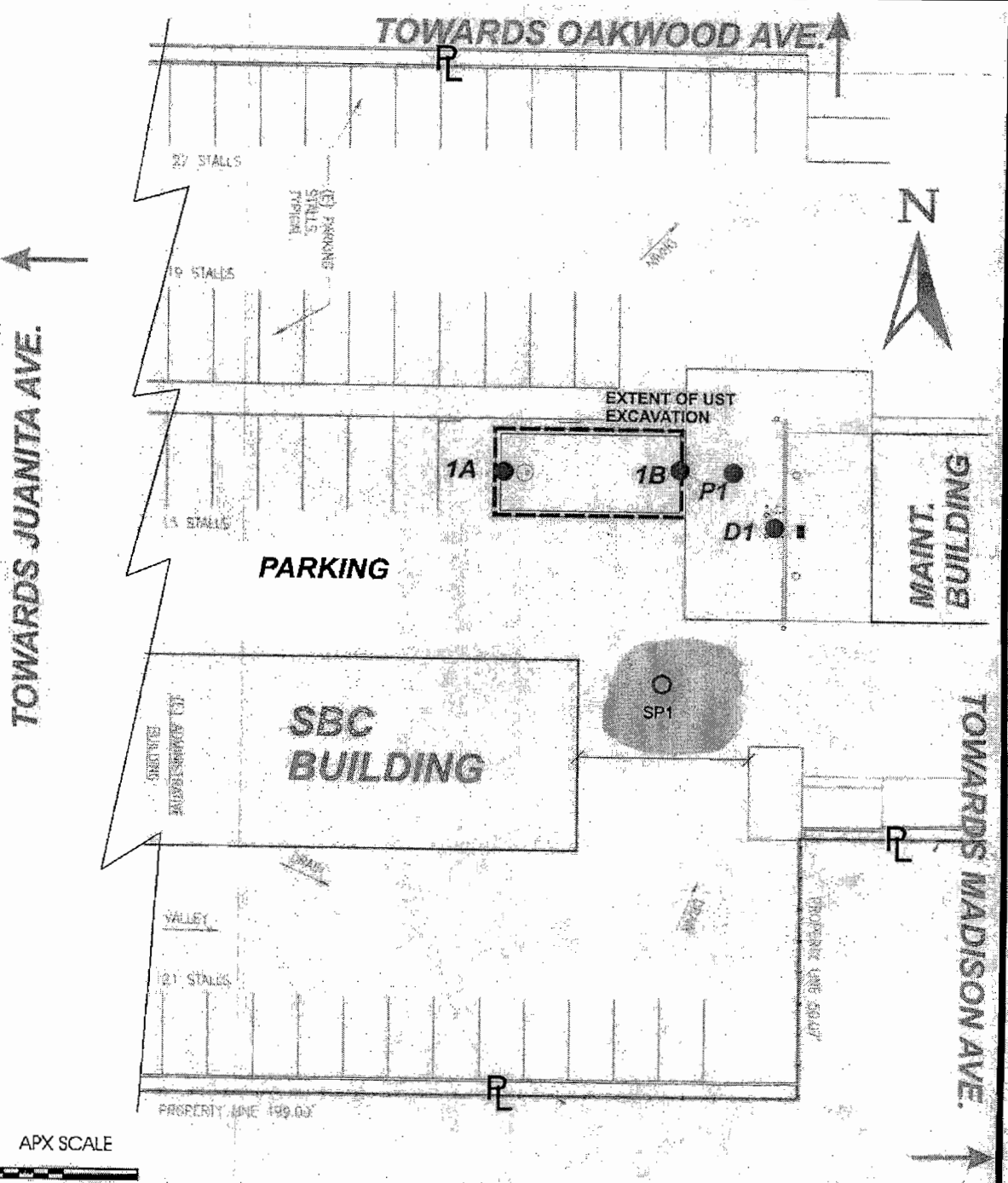
Publicly available information indicates that the depth to usable groundwater in the vicinity of the Site is 19.1 feet bgs. This is based on information from Well #2671A (ground surface elevation of 283.6.1 feet above MSL) located on Melrose and El Centro (just to the north-west of the Site) last measured on May 20, 2004. The depth to usable groundwater in the vicinity of the Site in another well is 6.5 feet bgs. This is based on information from Well #2692C (ground surface elevation of 242 feet above MSL) located on Kingsley and 1st (just to the west of the Site) last measured on April 5, 1978 (personal communication with Brian Hill, County of Los Angeles Department of Public Works, Hydrology Division, November 17, 2004).

5.0 CONCLUSIONS

Based on the data contained in this report, the following are concluded:

- ☐ One 12,000-gallon gasoline double-walled Modern Welding Glassteel UST was properly removed from the Site and disposed under state and local regulations.
- ☐ The results of the analytical testing show that **NO** TPH-g, BTEX, DIPE, TAME, ETBE, TBA, EDB, EDC, Ethanol were detected above the method detection limits in the soil samples collected beneath the UST and the former fuel dispenser. Minor MTBE at 2.7 J µg/Kg, 4.7 J µg/Kg, 6 µg/Kg, slightly above the detection limit was detected in samples 1A, 1B and D1 only.
- ☐ Elevated concentrations of TPH-g (20,900 µg/L), BTEX, Ethanol (2,050 µg/L), MTBE (5,400 µg/L), TAME (18 µg/L), TBA (812 µg/L) were detected in the accumulated water within the excavation.
- ☐ All soil samples were collected and preserved using EPA Method SW5035.

Preliminary research indicates that there was a previous onsite leak reported in or around 1989. Closure for the Site was granted by the RWQCB or the LAFD in 1996. The current data is insufficient at this time to conclude if the current levels of elevated concentrations detected in the accumulated water sample collected from the base of the excavation are related to the current UST; the 1989 UST, or another source. Therefore, additional assessment is required to assess quality and any potential impact of groundwater underlying the Site.



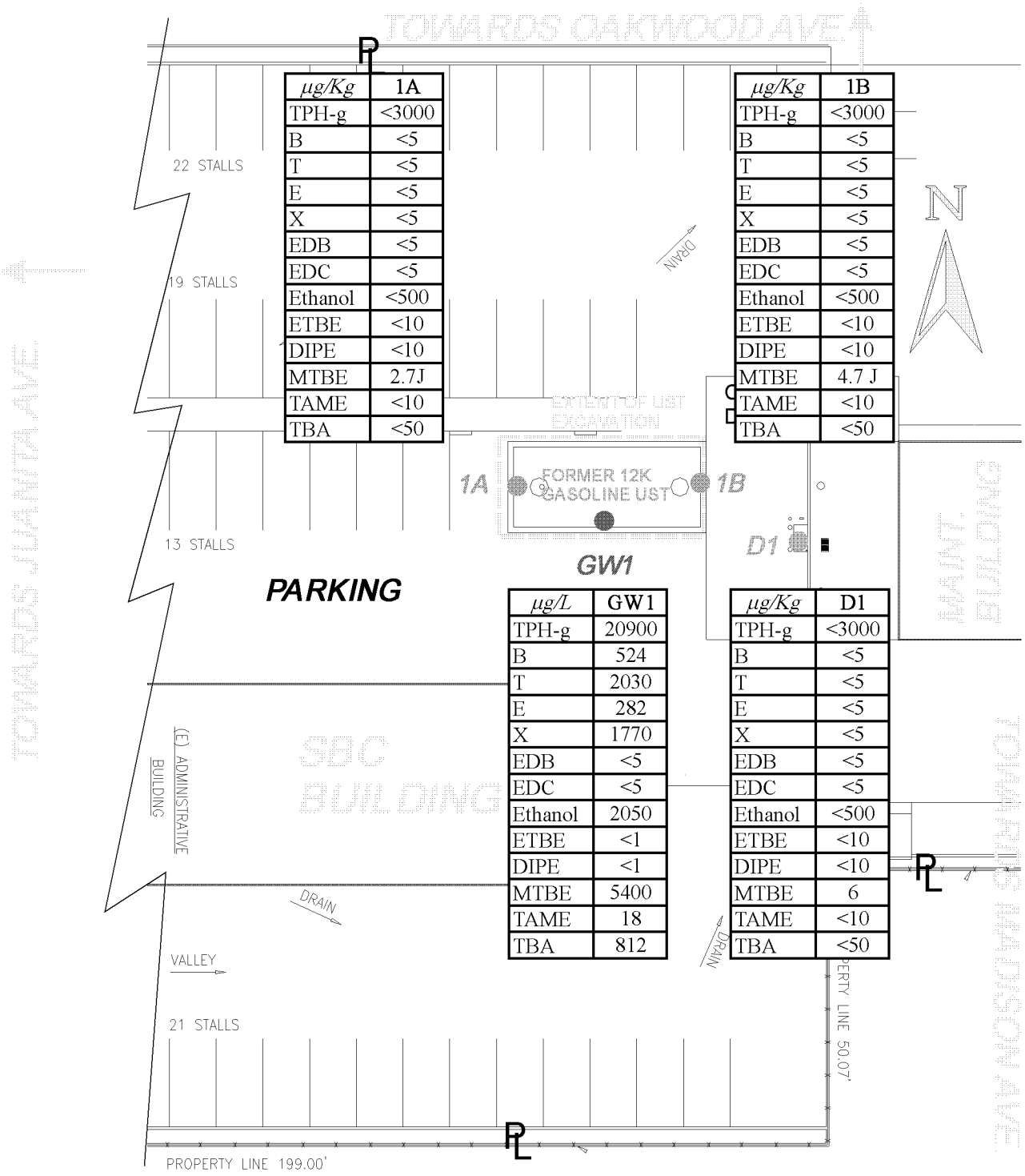
APX SCALE

0 28 feet

- SOIL STOCKPILE LOCATION (SIZE/ LOCATION SCHEMATIC ONLY)
- 1A SOIL SAMPLE FROM UST EXCAVATION
- P1 SOIL SAMPLE FROM BELOW FORMER PRODUCT PIPING
- SP1 STOCKPILE SAMPLE LOCATION

LOCATION	316 N JUANITA AVE LOS ANGELES CA 90004-3502
TITLE	UST EXCAVATION SAMPLING LOCATIONS
FIGURE NUMBER	2
PROJECT	2898-00

hydrologue, Inc.
Consulting Engineers & Geologists



µg/Kg	1A
TPH-g	<3000
B	<5
T	<5
E	<5
X	<5
EDB	<5
EDC	<5
Ethanol	<500
ETBE	<10
DIPE	<10
MTBE	2.7J
TAME	<10
TBA	<50

µg/Kg	1B
TPH-g	<3000
B	<5
T	<5
E	<5
X	<5
EDB	<5
EDC	<5
Ethanol	<500
ETBE	<10
DIPE	<10
MTBE	4.7 J
TAME	<10
TBA	<50

µg/L	GW1
TPH-g	20900
B	524
T	2030
E	282
X	1770
EDB	<5
EDC	<5
Ethanol	2050
ETBE	<1
DIPE	<1
MTBE	5400
TAME	18
TBA	812

µg/Kg	D1
TPH-g	<3000
B	<5
T	<5
E	<5
X	<5
EDB	<5
EDC	<5
Ethanol	<500
ETBE	<10
DIPE	<10
MTBE	6
TAME	<10
TBA	<50

APX SCALE

0 28 feet

1A SOIL SAMPLE FROM UST EXCAVATION

P1 SOIL SAMPLE FROM BELOW FORMER PRODUCT PIPING

GW1 SAMPLE COLLECTED FROM PONDED WATER IN UST EXCAVATION AT APX 12 FEET BGS

at&t

LOCATION
316 N JUANITA AVE
LOS ANGELES CA 90004

TITLE
2004 ANALYTICAL TESTING RESULTS AFTER UST REMOVAL

FIGURE NUMBER
4

hydrologue, Inc.
Consulting Engineers & Geologists

PROJECT
2898-01

Appendix B
Boring Logs

PROJECT NAME:	AT&T LSANCA86 (G1118) FACILITY
PROJECT NUMBER:	00-06644.04
PROJECT MANAGER:	CHRIS D'SA
SITE LOCATION:	316 NORTH JUANITA AVENUE LOS ANGELES, CA
DATES OF FIELDWORK:	11/1/2007 TO 11/2/2007
PURPOSE OF FIELDWORK:	
WORK PERFORMED BY:	Alejandra Lopez (AL)

REGISTERED PROFESSIONAL ENGINEER
ALAN LUI
PE # C 45250
EXP. 9/30/08
CIVIL
STATE OF CALIFORNIA

Alan Lui 11-28-07
SIGNED DATE

ALAN LUI 11-28-07
CHECKED BY DATE

GENERAL NOTES

PROJECT NAME:	AT&T LSANCA86 (G1118) FA	DATE:	TIME ARRIVED:
PROJECT NUMBER:	00-06644.04	AUTHOR: AL	TIME LEFT:

WEATHER		
TEMPERATURE: °F	WIND: MPH	VISIBILITY:

WORK / SAMPLING PERFORMED
Install five soil borings to depth of 30 ft. in the location of the former UST pit.
A hollow stem auger drill rig was used.
Soil samples were collected at 5 ft. intervals to groundwater. Samples were analyzed for TPH diesel,
TPH gasoline, BTEX, MTBE, DIPE, ETBE, TAME, TBA and ethanol.
Borings were converted into 2" diameter pvc monitoring wells.
Soil cuttings and purge water are stored onsite temporarily until shipped out for offsite disposal.

PROBLEMS ENCOUNTERED	CORRECTIVE ACTION TAKEN

COMMUNICATION		
NAME	REPRESENTING	SUBJECT / COMMENTS

REGISTERED PROFESSIONAL ENGINEER
ALAN LUI
PE # C 45250
EXP. 9/30/08
CIVIL
STATE OF CALIFORNIA

Alan Lui 11-28-07
SIGNED DATE

ALAN LUI 11-28-07
CHECKED BY DATE

EQUIPMENT SUMMARY

PROJECT NAME:	AT&T LSANCA86 (G1118) F	SAMPLER NAME:	AL
PROJECT NO.:	00-06644.04		

WATER LEVEL MEASUREMENTS COLLECTED WITH:

NAME AND MODEL OF INSTRUMENT	SERIAL NUMBER (IF APPLICABLE)

PRODUCT LEVEL MEASUREMENTS COLLECTED WITH:

NAME AND MODEL OF INSTRUMENT	SERIAL NUMBER (IF APPLICABLE)
NA	

DEPTH TO BOTTOM OF WELL MEASUREMENTS COLLECTED WITH:

NAME AND MODEL OF INSTRUMENT	SERIAL NUMBER (IF APPLICABLE)
NA	

PURGING METHOD

NAME AND MODEL OF PUMP OR TYPE OF BAILER	SERIAL NUMBER (IF APPLICABLE)
BAILER (DISPOSABLE)	

SAMPLING METHOD

NAME AND MODEL OF PUMP OR TYPE OF BAILER	SERIAL NUMBER (IF APPLICABLE)
BAILER (DISPOSABLE)	NA

NAME AND MODEL OF FILTERATION DEVICE	FILTER TYPE AND SIZE
GEOTECH DISPOSABLE FILTER	NA

TUBING TYPE

☑ LOW-FLOW SAMPLING EVENT

REGISTERED PROFESSIONAL ENGINEER
PE # C 45250
EXP. 9/30/08
CIVIL
STATE OF CALIFORNIA

PURGE WATER DISPOSAL METHOD

☐ GROUND ☑ DRUM ☐ POTW ☐ POLYTANK ☐ OTHER _____

DECONTAMINATION AND FIELD BLANK WATER SOURCE

POTABLE WATER SOURCE	DI WATER SOURCE
STORE BOUGHT	STORE BOUGHT

SIGNED	DATE	CHECKED BY	DATE
Alan Lui	11-28-07	ALAN LUI	11-28-07

PID FIELD CALIBRATION LOG

PROJECT NAME:	AT&T LSANCA86 (G1118) FAC	MODEL:	
PROJECT NUMBER.:	00-06644.04	LAMP VOLTAGE:	
SAMPLER NAME:	AL	SERIAL NO.:	

PID CALIBRATION CHECK

	DATE: TIME: INITIALS:	DATE: TIME: INITIALS:	DATE: TIME: INITIALS:	DATE: TIME: INITIALS:	DATE: TIME: INITIALS:
BATTERY CHECK	☐	☐	☐	☐	☐
ZERO GAS	/	/	/	/	/
SPAN GAS	/	/	/	/	/
AUDIBLE FAN MOTOR CHECK	☐	☐	☐	☐	☐
RESPONSE CHECK	☐	☐	☐	☐	☐

PROBLEMS ENCOUNTERED

CORRECTIVE ACTION

REGISTERED PRO. ALAN LUI RE# C 49250 EXP. 9/30/08 CIVIL STATE OF CALIFORNIA ENGINEER

Alan Lui 11-28-07
SIGNED DATE

Alan Lui 11-28-07
CHECKED DATE

RMT

LOG OF SOIL BORING

PROJECT NAME: AT&T LSANCA86 (G1118) FACILITY		SOIL BORING ID: MW-1	
PROJECT NUMBER: 00-06644.04		LOCATION:	SHEET 1 OF 2
LOGGED BY: AL		NORTHING:	SURFACE ELEV.:
PROJECT LOCATION: 316 NORTH JUANITA AVENUE		EASTING:	DATE STARTED: 11/1/2007
DRILLED BY: JDK Drill	DRILLER NAME: Kevin, Pablo, Troy		DATE COMPLETED: 11/1/2007

NO.	TYPE	%	BLOWS	PID	DEPTH	VISUAL CLASSIFICATION AND OBSERVATIONS	COMMENT
						4 " asphalt layer	
					2.5	Compacted fill material	
			9 9 13	1.0	5		
					7.5	SC - Clayey sand, moist, brown, with dark green areas.	
			10 11 15	1.0	10		
					12.5	CH - Clay with little sand. Moist, brown/black.	
			13 16 17	1.0	15		
					17.5	SM - Silty sand, moist, gray/green color.	
					20		

REGISTERED PROFESSIONAL ENGINEER
ALAN LUI
RE# 45250
EXP. 9/30/08
CIVIL
STATE OF CALIFORNIA

DRILLING METHOD	HOLLOW STEM AUGER
DRILL RIG	
BORING DIAMETER	8-INCH

WATER LEVEL OBSERVATIONS

FIRST OCCURRENCE:

DATE	TIME	DEPTH TO WATER	DEPTH TO CAVE-IN
11/1/2007	14:00	17.87	
11/2/2007	9:00	9.63	

Alan Lui 11-28-07
SIGNED DATE

ALAN LUI 11-28-07
CHECKED DATE

LOG OF SOIL BORING

SHEET 2 OF 2

PROJECT NAME: AT&T LSANCA86 (G1118) FACILITY | SOIL BORING ID: MW-1

NO.	TYPE	%	BLOWS	PID	DEPTH	VISUAL CLASSIFICATION AND OBSERVATIONS	COMMENT
					22.5		
					25	CL- Sandy clay. Dark brown and saturated.	
					27.5		
				3.1	30	END of BORING Total boring depth is 30.10' bgs.	No soil sample was collected.
					32.5		
					35		
					37.5		
					40		
					42.5		
					45		

REGISTERED PROFESSIONAL ENGINEER
PE # C 45250
EXP. 9/30/08
CIVIL
STATE OF CALIFORNIA

Alan Lu 11-28-07
SIGNED DATE

ALAN LUI 11-28-07
CHECKED DATE

RMT

LOG OF SOIL BORING

PROJECT NAME:	AT&T LSANCA86 (G1118) FACILITY	SOIL BORING ID:	MW-2		
PROJECT NUMBER:	00-06644.04	LOCATION:	SHEET 1	OF	2
LOGGED BY:	AL	NORTHING:	SURFACE ELEV.:		
PROJECT LOCATION:	316 NORTH JUANITA AVENUE	EASTING:	DATE STARTED:		11/2/2007
DRILLED BY:	JDK Drill	DRILLER NAME: Kevin, Pablo, Troy	DATE COMPLETED:		11/2/2007

NO.	TYPE	%	BLOWS	PID	DEPTH	VISUAL CLASSIFICATION AND OBSERVATIONS	COMMENT
						4 " asphalt layer	
					2.5	Compacted fill material	
			7 10 14	1.0	5		
					7.5	CL - Sandy clay, moist, and gray/brown.	
			9 15 17	1.0	10		
					12.5	CL - Sandy clay, moist, dark brown, with small gravel.	
			11 16 17	2.0	15		
					17.5	CL - Sandy Clay with some gravel. Moist, gray/green color. Some organic material.	
					20		

REGISTERED PROFESSIONAL ENGINEER
ALAN LIN
PE # C 45250
EXP. 9/30/08
CIVIL
STATE OF CALIFORNIA

DRILLING METHOD
HOLLOW STEM AUGER
DRILL RIG
BORING DIAMETER
8-INCH

WATER LEVEL OBSERVATIONS

FIRST OCCURRENCE:

DATE	TIME	DEPTH TO WATER	DEPTH TO CAVE-IN
11/2/2007	11:05	10.95'	
11/2/2007	12:17	10.10'	

Alan Lin 11-28-07
SIGNED DATE

Alan Lin 11-28-07
CHECKED DATE

RMT

LOG OF SOIL BORING

SHEET 2 OF 2

PROJECT NAME: AT&T LSANCA86 (G1118) FACILITY

SOIL BORING ID: MW-2

NO.	TYPE	%	BLOWS	PID	DEPTH	VISUAL CLASSIFICATION AND OBSERVATIONS	COMMENT
				2.0	22.5		
					25	CH - Silty clay with some sand and gravel. Moist and dark brown/black color.	
					27.5		
				22.7	30	END of BORING Total boring depth is 30.0' bgs.	
					32.5		
					35		
					37.5		
					40		
					42.5		
					45		

REGISTERED PROFESSIONAL ENGINEER
ALAN LUI
PE # C 45250
EXP. 9/30/08
CIVIL
STATE OF CALIFORNIA

Alan Lui 11-28-07
SIGNED DATE

ALAN LUI 11-28-07
CHECKED DATE

RMT

LOG OF SOIL BORING

PROJECT NAME:	AT&T LSANCA86 (G1118) FACILITY	SOIL BORING ID:	MW-3
PROJECT NUMBER:	00-06644.04	LOCATION:	SHEET 1 OF 2
LOGGED BY:	AL	NORTHING:	SURFACE ELEV.:
PROJECT LOCATION:	316 NORTH JUANITA AVENUE	EASTING:	DATE STARTED: 11/1/2007
DRILLED BY:	JDK Drill	DRILLER NAME: Kevin, Pablo, Troy	DATE COMPLETED: 11/1/2007

NO.	TYPE	%	BLOWS	PID	DEPTH	VISUAL CLASSIFICATION AND OBSERVATIONS	COMMENT
						4 " asphalt layer	
					2.5	Compacted fill material	
			7 9 15	1.0	5		
					7.5	ML - Silt, moist, dark brown with some sands, slight clay.	
			12 14 20	1.0	10		
					12.5	SM - Fine sands with silt and some clay. Moist and golden brown.	
			11 17 19	1.0	15		
					17.5	SW - Coarse to fine grained sand with some gray/green clay. Saturated.	
					20		

REGISTERED PROFESSIONAL ENGINEER
PE # C 45250
EXP. 9/30/08
CIVIL
STATE OF CALIFORNIA

DRILLING METHOD	HOLLOW STEM AUGER
DRILL RIG	
BORING DIAMETER	8-INCH

WATER LEVEL OBSERVATIONS

FIRST OCCURRENCE:

DATE	TIME	DEPTH TO WATER	DEPTH TO CAVE-IN
11/1/2007	4:30	11.88	
11/2/2007	8:50	12.12	

SIGNED 1-28-07 DATE

CHECKED 1-28-07 DATE

LOG OF SOIL BORING

SHEET 2 OF 2

PROJECT NAME: AT&T LSANCA86 (G1118) FACILITY

SOIL BORING ID: MW-3

NO.	TYPE	%	BLOWS	PID	DEPTH	VISUAL CLASSIFICATION AND OBSERVATIONS	COMMENT
					22.5		
				1.0	25	SC - Clayey sand. Saturated, gray, with fine grained sands. Saturated.	
					27.5		
				1.0	30	END of BORING Total boring depth is 30.0' bgs.	
					32.5		
					35		
					37.5		
					40		
					42.5		
					45		

REGISTERED PROFESSIONAL ENGINEER
ALAN LUI
PE # C 45250
EXP. 9/30/08
CIVIL
STATE OF CALIFORNIA

Alan Lui 11-28-07
SIGNED DATE

ALAN LUI 11-28-07
CHECKED DATE

RMT

LOG OF SOIL BORING

PROJECT NAME:	AT&T LSANCA86 (G1118) FACILITY	SOIL BORING ID:	MW-4		
PROJECT NUMBER:	00-06644.04	LOCATION:		SHEET 1 OF 2	
LOGGED BY:	AL	NORTHING:		SURFACE ELEV.:	
PROJECT LOCATION:	316 NORTH JUANITA AVENUE	EASTING:		DATE STARTED:	11/1/2007
DRILLED BY:	JDK Drill	DRILLER NAME:	Kevin, Pablo, Troy	DATE COMPLETED:	11/1/2007

NO.	TYPE	%	BLOWS	PID	DEPTH	VISUAL CLASSIFICATION AND OBSERVATIONS	COMMENT
						4 " asphalt layer	
					2.5	Compacted fill material	
			6 9 11	0.0	5		
					7.5	SM - Silty sand with brown fine to medium grain sands. Slightly moist.	
			10 10 12	0.0	10		
					12.5	CL - Clay. Some sand and gravel. Moist organic clay mixed with some dry sandy brown clay.	
			9 10 15	0.0	15		
					17.5	CL - Sitly clay with few coarse grain sands with some gravel. Moist with a green/brown color.	
				0.0	20	SM - Silty sand with fine grained sands. Moist and dark brown.	

REGISTERED PROFESSIONAL ENGINEER ★ ALAN LI ★ PE# C 45250 EXP. 9/30/08 CIVIL ★ STATE OF CALIFORNIA ★

DRILLING METHOD	HOLLOW STEM AUGER
DRILL RIG	
BORING DIAMETER	8-INCH

WATER LEVEL OBSERVATIONS

FIRST OCCURRENCE:

DATE	TIME	DEPTH TO WATER	DEPTH TO CAVE-IN
11/1/2007	10:50	27.8	
11/1/2007	12:00	16.00	

Alan Li 11-28-07
SIGNED DATE

Alan Li 11-28-07
CHECKED DATE

LOG OF SOIL BORING

SHEET 2 OF 2

PROJECT NAME: AT&T LSANCA86 (G1118) FACILITY

SOIL BORING ID: MW-4

NO.	TYPE	%	BLOWS	PID	DEPTH	VISUAL CLASSIFICATION AND OBSERVATIONS	COMMENT
					22.5		
			17 21 26	2.0	25	ML - Silt. Moist, dark brown with very fine sands, slight clay.	
					27.5		
			13 17 19	19.6	30	END of BORING Total boring depth is 30.0' bgs.	
					32.5		
					35		
					37.5		
					40		
					42.5		
					45		

REGISTERED PROFESSIONAL ENGINEER
ALAN LUI
PE # C 45250
EXP. 9/30/08
CIVIL
STATE OF CALIFORNIA

SIGNED 11-28-07 DATE

ALAN LUI 11-28-07
CHECKED DATE

RMT

LOG OF SOIL BORING

PROJECT NAME:	AT&T LSANCA86 (G1118) FACILITY	SOIL BORING ID:	MW-5
PROJECT NUMBER:	00-06644.04	LOCATION:	SHEET 1 OF 2
LOGGED BY:	AL	NORTHING:	SURFACE ELEV.:
PROJECT LOCATION:	316 NORTH JUANITA AVENUE	EASTING:	DATE STARTED: 11/2/2007
DRILLED BY:	JDK Drill	DRILLER NAME: Kevin, Pablo, Troy	DATE COMPLETED: 11/2/2007

NO.	TYPE	%	BLOWS	PID	DEPTH	VISUAL CLASSIFICATION AND OBSERVATIONS	COMMENT
						4 " asphalt layer	
					2.5	Compacted fill material	
			7 8 13	1.0	5		
					7.5	ML - Silt with some sand. Moist and dark brown. Sight clay.	
			10 11 14	1.0	10		
					12.5	CL - Sandy clay with some gravel. Moist and dark brown.	
			11 13 15	1.0	15		
					17.5	CL - Sandy clay with some coarse to fine grained sand. Moist and brown.	
				2.0	20	CL - Sandy clay, moist and brown.	

REGISTERED PROFESSIONAL ENGINEER
PE # C 45250
EXP. 9/30/08
CIVIL
STATE OF CALIFORNIA

DRILLING METHOD	HOLLOW STEM AUGER
DRILL RIG	
BORING DIAMETER	8-INCH

WATER LEVEL OBSERVATIONS

FIRST OCCURRENCE:

DATE	TIME	DEPTH TO WATER	DEPTH TO CAVE-IN
11/2/2007	11:09	13.19	
11/2/2007	12:00	13.30	

Alan Lui 11-28-07
SIGNED DATE

ALAN LUI 11-28-07
CHECKED DATE

LOG OF SOIL BORING

SHEET 2 OF 2

PROJECT NAME: AT&T LSANCA86 (G1118) FACILITY

SOIL BORING ID: MW-5

NO.	TYPE	%	BLOWS	PID	DEPTH	VISUAL CLASSIFICATION AND OBSERVATIONS	COMMENT
				2.0	22.5		
					25	CL - Sandy clay with some gravel. Moist and dark brown.	
					27.5		
				3.1	30	END of BORING Total boring depth is 30.0' bgs.	
					32.5		
					35		
					37.5		
					40		
					42.5		
					45		

REGISTERED PROFESSIONAL ENGINEER
ALAN LUM
RE # C 45250
EXP. 9/30/08
CIVIL
STATE OF CALIFORNIA

SIGNED [signature] DATE 11-28-07

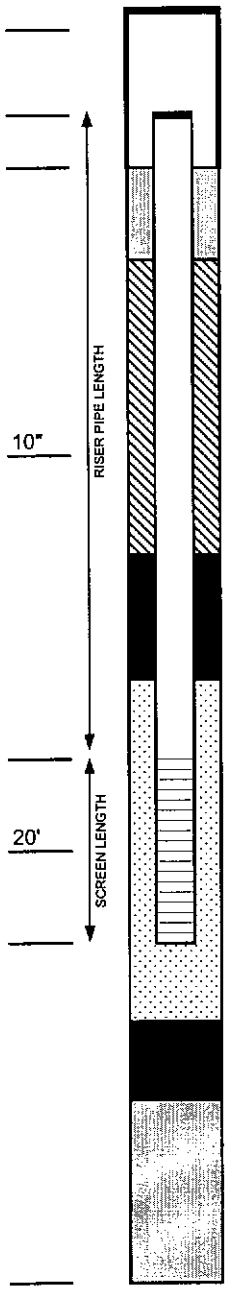
CHECKED ALAN LUM DATE 11-28-07

F-204A (R 10/2004)

WELL CONSTRUCTION DIAGRAM

PROJ. NAME: AT&T LSANCA86 (G1118) FACILITY			WELL ID: MW-1 to MW-5
PROJ. NO: 00-06644.04	DATE INSTALLED: 11/1/2007	INSTALLED BY: AL	CHECKED BY:

ELEVATION (BENCHMARK: USGS)	DEPTH BELOW OR ABOVE GROUND SURFACE (FEET)



0 GROUND SURFACE

0.3 TOP OF CASING

1 CEMENT SURFACE PLUG

4 Bags

GROUT/BACKFILL MATERIAL

BENTONITE/CEMENT SLURRY

GROUT/BACKFILL METHOD

FILL FROM ABOVE

2 bags

6 GROUT

BENTONITE SEAL MATERIAL

MEDIUM CHIPS

8 BENTONITE SEAL

10 TOP OF SCREEN

FILTER PACK MATERIAL

MEDIUM, WASHED SAND

(7 Bags)

30' BOTTOM OF SCREEN

30' BOTTOM OF FILTER PACK

N/A BENTONITE PLUG

BACKFILL MATERIAL

30' HOLE BOTTOM

NOTES:

CASING AND SCREEN DETAILS

TYPE OF RISER: 2-INCH PVC

PIPE SCHEDULE: 40

PIPE JOINTS: THREADED O-RINGS

SOLVENT USED? NO

SCREEN TYPE: 2-INCH PVC

SCR. SLOT SIZE: 0.01-INCH INCH

BOREHOLE DIAMETER: 8 IN. FROM 0 TO 30 FT.
____ IN. FROM ____ TO ____ FT.

SURF. CASING DIAMETER: ____ IN. FROM ____ TO ____ FT.
____ IN. FROM ____ TO ____ FT.

WELL DEVELOPMENT

DEVELOPMENT METHOD: SURGE AND BAIL

TIME DEVELOPING: 0.5 HOURS PER WELL

WATER REMOVED: 10 TO 20 GALLONS

WATER ADDED: 0 GALLONS

WATER CLARITY BEFORE / AFTER DEVELOPMENT

CLARITY BEFORE:

COLOR BEFORE:

CLARITY AFTER:

COLOR AFTER:

ODOR (IF PRESENT):

REGISTERED PROFESSIONAL ENGINEER
ALAN LUI
No. 45250
EXP. 9/30/08
CIVIL
STATE OF CALIFORNIA

WATER LEVEL SUMMARY

SWE MEASUREMENT		DATE	TIME
BEFORE DEVELOPING:	T/PVC		
AFTER DEVELOPING:	T/PVC		
OTHER	T/PVC		
OTHER	T/PVC		

PROTECTIVE COVER AND LOCK INSTALLED? ☑ YES ☐ NO

PERMANENT, LEGIBLE WELL LABEL ADDED? ☑ YES ☐ NO

Appendix C
Analytical Reports – Soil Matrix

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

Ordered By

RMT Inc.
601 W. 5th St. Ste 760
Los Angeles, CA 90071-2004

Telephone (310)570-7069
Attn Chris D'Sa

Number of Pages 19
Date Received 11/02/2007
Date Reported 11/09/2007

Job Number	Ordered	Client
35764	11/02/2007	RMT

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility
Site: 316 N. Juanita Ave.
Los Angeles, CA 90004

Enclosed are the results of analyses on 16 samples analyzed as specified on attached chain of custody.

Wendy Lu
Organics Supervisor

Rojert G. Araghi
Laboratory Director

American Scientific Laboratories, LLC (ASL) accepts sample materials from clients for analysis with the assumption that all of the information provided to ASL verbally or in writing by our clients (and/or their agents), regarding samples being submitted to ASL, is complete and accurate. ASL accepts all samples subject to the following conditions:

1) ASL is not responsible for verifying any client-provided information regarding any samples submitted to the laboratory.
2) ASL is not responsible for any consequences resulting from any inaccuracies, omissions, or misrepresentations contained in client-provided information regarding samples submitted to the laboratory.

LAB: RMT

☐ C&T
☑ ASL - :(323) 223-9700
☐ Kiff - (530) 297-4800

COC# 14408 ASL JOB# 35764

Chain Of Custody Record

SAMPLING COMPANY: **RMT Inc.** 601 W 5th St Ste 760, Los Angeles CA 90071-2004

PROJECT ID: 00-06644.04

DATE: 2-Nov-2007

PAGE: 1 of 1

PROJECT CONTACT (Hardcopy or PDF Report to): Chris D'Sa

GLOBAL ID NO.: T0603797875

SITE ADDRESS: Street and City: 316 NORTH JUANITA AVENUE LOS ANGELES CA 90004

PROJECT NAME: AT&T LSANCA86 (G1118) FACILITY

TELEPHONE: 310-570-7069

FAX: 213-947-4183

E-MAIL: chris.dsa@rmtinc.com

SAMPLER NAME(S) (Print): CHRIS D'SA / ALEJANDRA LOPEZ

LAB USE ONLY

TURNAROUND TIME (STANDARD IS 10 CALENDAR DAYS): ☑ STD ☐ 5 DAY ☐ 3 DAY ☑ 2 DAY ☐ 24 HOURS ☐ RESULTS NEEDED ON WEEKEND

☑ LA - RWQCB REPORT FORMAT ☑ UST AGENCY: LA-RWQCB

GC/MS MTBE CONFIRMATION: HIGHEST _____ HIGHEST per BORING _____ ALL _____

SPECIAL INSTRUCTIONS OR NOTES: CHECK BOX IF EDD IS NOT NEEDED ☐

Please email EDD (excel spreadsheet), PDF (incl COC) & EDF analytical to Chris d'Sa at chris.dsa@rmtinc.com

RECEIPT VERIFICATION REQUESTED ☑

REQUESTED ANALYSIS

LAB USE ONLY	Field Sample Identification	SAMPLING DATE	SAMPLING TIME	MATRIX	NO. OF CONT.	TPH-DIESEL (8015m)	TPH - Gas (DHS LUFT)	TPH-Purgeable GAS (8260B)	BTEX + MTBE (8260B)	5 Fuel Oxygenates (8260B)	Ethanol (8260B)	TBA (8260B)	DIPE (8260B)	TAME (8260B)	ETBE (8260B)	1,2 DCA (8260B)	EDB (8260B)	Ethanol (8260B)	Ethanol (8015)	EPA 6035 Extraction for Volatiles	TRPH (418.1)	Methanol (8016M)	CAM Metals on Composites	5 Oxygenates (8260B)		FIELD NOTES: Container/Preservative or PID Readings or Laboratory Notes
																										TEMPERATURE ON RECEIPT C°
1	MW1d05	11/1/07	1150	soil	4	X		X	X	X	X									X						1 sleeve + 2 vials NaSO4 + 1 vial MeOH 207652
2	MW1d10	11/1/07	1200	soil	4	X		X	X	X	X									X						207653
3	MW1d15	11/1/07	1205	soil	4	X		X	X	X	X									X						207654
4	MW2d05	11/2/07	0740	soil	4	X		X	X	X	X									X						207655
5	MW2d10	11/2/07	0755	soil	4	X		X	X	X	X									X						207656
6	MW2d15	11/2/07	0800	soil	4	X		X	X	X	X									X						207657
7	MW3d05	11/1/07	1500	soil	4	X		X	X	X	X									X						207658
8	MW3d10	11/1/07	1505	soil	4	X		X	X	X	X									X						207659
9	MW3d15	11/1/07	1510	soil	4	X		X	X	X	X									X						207660
10	MW4d05	11/1/07	0950	soil	4	X		X	X	X	X									X						207661
11	MW4d10	11/1/07	0955	soil	4	X		X	X	X	X									X						207662
12	MW4d15	11/1/07	1000	soil	4	X		X	X	X	X									X						207663
	MW4d20	11/1/07	1010	soil	4	HOLD		HOLD		HOLD										X						HOLD
	MW4d25	11/1/07	1015	soil	4	HOLD		HOLD		HOLD										X						HOLD
13	MW5d05	11/2/07	0935	soil	4	X		X	X	X	X									X						207664
14	MW5d10	11/2/07	0940	soil	4	X		X	X	X	X									X						207665
15	MW5d15	11/2/07	0945	soil	4	X		X	X	X	X									X						207666
16	QCEB	11/2/07	1000	water	3			X	X	X	X															3 VOA vials 207667

Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:
[signature]	[signature]	11/2/07	11:55
Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:
Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:

2/14/07 Revision

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

RMT Inc.
601 W. 5th St. Ste 760
Los Angeles, CA 90071-2004

Telephone: (310)570-7069
Attn: Chris D'Sa

Site

316 N. Juanita Ave.
Los Angeles, CA 90004

Page: **2**

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35764	11/02/2007	RMT

Method: 8015B, TPH DROs and OROs (Diesel and Oil Range Organics)

QC Batch No: 110507-1D

Our Lab I.D.		Method Blank	207652	207658	207659	207660
Client Sample I.D.			MW1d05	MW3d05	MW3d10	MW3d15
Date Sampled			11/01/2007	11/01/2007	11/01/2007	11/01/2007
Date Prepared		11/05/2007	11/05/2007	11/05/2007	11/05/2007	11/05/2007
Preparation Method		3550B	3550B	3550B	3550B	3550B
Date Analyzed		11/05/2007	11/05/2007	11/05/2007	11/05/2007	11/05/2007
Matrix		Soil	Soil	Soil	Soil	Soil
Units		mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Dilution Factor		1	1	1	1	1
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
TPH DROs (C10 to C28)	10	ND	ND	ND	ND	ND
TPH OROs (C28+)	50	ND	ND	ND	ND	ND

Our Lab I.D.			207652	207658	207659	207660
Surrogates	% Rec.Limit	% Rec.	% Rec.	% Rec.	% Rec.	% Rec.
Surrogate Percent Recovery						
Chlorobenzene	70-120	109	76	81	99	73

QUALITY CONTROL REPORT

QC Batch No: 110507-1D

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Diesel	100	100	<1	75-120	<20					

AMERICAN SCIENTIFIC LABORATORIES, LLC
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316 N. Juanita Ave.
Los Angeles, CA 90004

Page: **3**

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35764	11/02/2007	RMT

Method: 8015B, TPH DROs and OROs (Diesel and Oil Range Organics)

QC Batch No: 110507-1D

Our Lab I.D.		207661	207662	207663	207665	207666
Client Sample I.D.		MW4d05	MW4d10	MW4d15	MW5d10	MW5d15
Date Sampled		11/01/2007	11/01/2007	11/01/2007	11/02/2007	11/02/2007
Date Prepared		11/05/2007	11/05/2007	11/05/2007	11/05/2007	11/05/2007
Preparation Method		3550B	3550B	3550B	3550B	3550B
Date Analyzed		11/05/2007	11/05/2007	11/05/2007	11/05/2007	11/05/2007
Matrix		Soil	Soil	Soil	Soil	Soil
Units		mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Dilution Factor		1	1	1	1	1
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
TPH DROs (C10 to C28)	10	ND	ND	ND	ND	ND
TPH OROs (C28+)	50	ND	ND	ND	ND	ND

Our Lab I.D.		207661	207662	207663	207665	207666
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Surrogate Percent Recovery						
Chlorobenzene	70-120	89	86	70	85	84

QUALITY CONTROL REPORT

QC Batch No: 110507-1D

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Diesel	100	100	<1	75-120	<20					

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
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ANALYTICAL RESULTS

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Site

316 N. Juanita Ave.
Los Angeles, CA 90004

Page: **4**

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35764	11/02/2007	RMT

Method: 8015B, TPH DROs and OROs (Diesel and Oil Range Organics)

QC Batch No: 110507-2D

Our Lab I.D.		207654	207656	207657	207664	
Client Sample I.D.		MW1d15	MW2d10	MW2d15	MW5d05	
Date Sampled		11/01/2007	11/02/2007	11/02/2007	11/02/2007	
Date Prepared		11/05/2007	11/05/2007	11/05/2007	11/05/2007	
Preparation Method		3550B	3550B	3550B	3550B	
Date Analyzed		11/06/2007	11/06/2007	11/06/2007	11/06/2007	
Matrix		Soil	Soil	Soil	Soil	
Units		mg/Kg	mg/Kg	mg/Kg	mg/Kg	
Dilution Factor		1	1	1	1	
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	
TPH DROs (C10 to C28)	10	ND	ND	ND	ND	
TPH OROs (C28+)	50	ND	140	ND	ND	

Our Lab I.D.		207654	207656	207657	207664	
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	
Surrogate Percent Recovery						
Chlorobenzene	70-120	75	80	82	90	

QUALITY CONTROL REPORT

QC Batch No: 110507-2D

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Diesel	98	101	3.0	75-120	<20					

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
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ANALYTICAL RESULTS

Ordered By

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Los Angeles, CA 90071-2004

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Site

316 N. Juanita Ave.
Los Angeles, CA 90004

Page: **5**

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35764	11/02/2007	RMT

Method: 8015B, TPH DROs and OROs (Diesel and Oil Range Organics)

QC Batch No: 110807-1D

Our Lab I.D.		207653	207655			
Client Sample I.D.		MW1d10	MW2d05			
Date Sampled		11/01/2007	11/02/2007			
Date Prepared		11/08/2007	11/08/2007			
Preparation Method		3550B	3550B			
Date Analyzed		11/08/2007	11/08/2007			
Matrix		Soil	Soil			
Units		mg/Kg	mg/Kg			
Dilution Factor		1	1			
Analytes	**PQL**	**Results**	**Results**			
TPH DROs (C10 to C28)	10	ND	ND			
TPH OROs (C28+)	50	ND	ND			

Our Lab I.D.		207653	207655			
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**			
Surrogate Percent Recovery						
Chlorobenzene	70-120	70	110			

QUALITY CONTROL REPORT

QC Batch No: 110807-1D

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Diesel	98	99	1.0	75-120	<20					

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316 N. Juanita Ave.
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Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35764	11/02/2007	RMT

Method: 8260B, Ethanol

QC Batch No: 110507-1C

Our Lab I.D.		Method Blank	**207652**			
Client Sample I.D.			MW1d05			
Date Sampled			**11/01/2007**			
Date Prepared		**11/05/2007**	**11/05/2007**			
Preparation Method		**5035**	**5035**			
Date Analyzed		**11/05/2007**	**11/05/2007**			
Matrix		Soil	Soil			
Units		ug/kg	ug/kg			
Dilution Factor		1	1			
Analytes	**PQL**	**Results**	**Results**			
Ethanol	**500**	**ND**	**ND**			

Our Lab I.D.			**207652**			
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**			
Surrogate Percent Recovery						
Bromofluorobenzene	**70-120**	**90**	**95**			
Dibromofluoromethane	**70-120**	**95**	**117**			
Toluene-d8	**70-120**	**100**	**101**			

QUALITY CONTROL REPORT

QC Batch No: 110507-1C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	**98**	**96**	**2.1**	**75-120**	**15**					
Chlorobenzene	**102**	**100**	**2.0**	**75-120**	**15**					
1,1-Dichloroethene (1,1-Dichloroethylene)	**98**	**100**	**2.0**	**75-120**	**15**					
Toluene (Methyl benzene)	**95**	**94**	**1.1**	**75-120**	**15**					
Trichloroethene (TCE)	**104**	**101**	**2.9**	**75-120**	**15**					

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Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35764	11/02/2007	RMT

Method: 8260B, Ethanol

QC Batch No: 110507-2C

Our Lab I.D.		207654	207655	207656	207658	
Client Sample I.D.		MW1d15	MW2d05	MW2d10	MW3d05	
Date Sampled		11/01/2007	11/02/2007	11/02/2007	11/01/2007	
Date Prepared		11/06/2007	11/06/2007	11/06/2007	11/06/2007	
Preparation Method		5035	5035	5035	5035	
Date Analyzed		11/06/2007	11/06/2007	11/06/2007	11/06/2007	
Matrix		Soil	Soil	Soil	Soil	
Units		ug/kg	ug/kg	ug/kg	ug/kg	
Dilution Factor		1	1	1	1	
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	
Ethanol	500	ND	ND	ND	ND	

Our Lab I.D.		207654	207655	207656	207658	
Surrogates	% Rec.Limit	% Rec.	% Rec.	% Rec.	% Rec.	
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	97	104	119	108	
Dibromofluoromethane	70-120	119	119	118	118	
Toluene-d8	70-120	103	100	92	100	

QUALITY CONTROL REPORT

QC Batch No: 110507-2C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	101	94	7.2	75-120	15					
Chlorobenzene	156	96	47.6	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	102	97	5.0	75-120	15					
Toluene (Methyl benzene)	99	92	7.3	75-120	15					
Trichloroethene (TCE)	108	96	11.8	75-120	15					

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Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35764	11/02/2007	RMT

Method: 8260B, Ethanol

QC Batch No: 110607-1C

Our Lab I.D.		207659	207660	207661	207662	207663
Client Sample I.D.		MW3d10	MW3d15	MW4d05	MW4d10	MW4d15
Date Sampled		11/01/2007	11/01/2007	11/01/2007	11/01/2007	11/01/2007
Date Prepared		11/06/2007	11/06/2007	11/06/2007	11/06/2007	11/06/2007
Preparation Method		5035	5035	5035	5035	5035
Date Analyzed		11/06/2007	11/06/2007	11/06/2007	11/06/2007	11/06/2007
Matrix		Soil	Soil	Soil	Soil	Soil
Units		ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
Dilution Factor		1	1	1	1	1
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
Ethanol	500	ND	ND	ND	ND	ND

Our Lab I.D.		207659	207660	207661	207662	207663
Surrogates	% Rec.Limit	% Rec.	% Rec.	% Rec.	% Rec.	% Rec.
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	97	96	101	112	97
Dibromofluoromethane	70-120	112	110	112	107	103
Toluene-d8	70-120	102	103	102	99	101

QUALITY CONTROL REPORT

QC Batch No: 110607-1C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	102	93	9.2	75-120	15					
Chlorobenzene	101	97	4.0	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	93	89	4.4	75-120	15					
Toluene (Methyl benzene)	102	90	12.5	75-120	15					
Trichloroethene (TCE)	101	95	6.1	75-120	15					

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Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35764	11/02/2007	RMT

Method: 8260B, Ethanol

QC Batch No: 110607-1C

Our Lab I.D.		207665	207666			
Client Sample I.D.		MW5d10	MW5d15			
Date Sampled		11/02/2007	11/02/2007			
Date Prepared		11/06/2007	11/06/2007			
Preparation Method		5035	5035			
Date Analyzed		11/06/2007	11/06/2007			
Matrix		Soil	Soil			
Units		ug/kg	ug/kg			
Dilution Factor		1	1			
Analytes	**PQL**	**Results**	**Results**			
Ethanol	500	ND	ND			

Our Lab I.D.		207665	207666			
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**			
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	109	113			
Dibromofluoromethane	70-120	117	114			
Toluene-d8	70-120	100	101			

QUALITY CONTROL REPORT

QC Batch No: 110607-1C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	102	93	9.2	75-120	15					
Chlorobenzene	101	97	4.0	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	93	89	4.4	75-120	15					
Toluene (Methyl benzene)	102	90	12.5	75-120	15					
Trichloroethene (TCE)	101	95	6.1	75-120	15					

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Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35764	11/02/2007	RMT

Method: 8260B, Ethanol

QC Batch No: 110707-1C

Our Lab I.D.		207657	207664			
Client Sample I.D.		MW2d15	MW5d05			
Date Sampled		11/02/2007	11/02/2007			
Date Prepared		11/07/2007	11/07/2007			
Preparation Method		5035	5035			
Date Analyzed		11/07/2007	11/07/2007			
Matrix		Soil	Soil			
Units		ug/kg	ug/kg			
Dilution Factor		1	1			
Analytes	**PQL**	**Results**	**Results**			
Ethanol	500	ND	ND			

Our Lab I.D.		207657	207664			
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**			
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	116	120			
Dibromofluoromethane	70-120	120	116			
Toluene-d8	70-120	97	83			

QUALITY CONTROL REPORT

QC Batch No: 110707-1C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	95	91	4.3	75-120	15					
Chlorobenzene	102	99	3.0	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	106	98	7.8	75-120	15					
Toluene (Methyl benzene)	95	90	5.4	75-120	15					
Trichloroethene (TCE)	102	98	4.0	75-120	15					

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Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35764	11/02/2007	RMT

Method: 8260B, Ethanol

QC Batch No: 110907-1C

Our Lab I.D.		**207653**				
Client Sample I.D.		MW1d10				
Date Sampled		**11/01/2007**				
Date Prepared		**11/09/2007**				
Preparation Method		**5035**				
Date Analyzed		**11/09/2007**				
Matrix		Soil				
Units		ug/kg				
Dilution Factor		1				
Analytes	**PQL**	**Results**				
Ethanol	**500**	**ND**				

Our Lab I.D.		**207653**				
Surrogates	**% Rec.Limit**	**% Rec.**				
Surrogate Percent Recovery						
Bromofluorobenzene	**70-120**	**117**				
Dibromofluoromethane	**70-120**	**120**				
Toluene-d8	**70-120**	**105**				

QUALITY CONTROL REPORT

QC Batch No: 110907-1C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	**98**	**98**	**<1**	**75-120**	**15**					
Chlorobenzene	**102**	**98**	**4.0**	**75-120**	**15**					
1,1-Dichloroethene (1,1-Dichloroethylene)	**118**	**116**	**1.7**	**75-120**	**15**					
Toluene (Methyl benzene)	**112**	**114**	**1.8**	**75-120**	**15**					
Trichloroethene (TCE)	**118**	**114**	**3.4**	**75-120**	**15**					

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Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35764	11/02/2007	RMT

Method: 8260B, Gas/BTEX and Oxygenates

QC Batch No: 110507-1C

Our Lab I.D.		Method Blank	**207652**			
Client Sample I.D.			MW1d05			
Date Sampled			**11/01/2007**			
Date Prepared		**11/05/2007**	**11/05/2007**			
Preparation Method		**5035**	**5035**			
Date Analyzed		**11/05/2007**	**11/05/2007**			
Matrix		Soil	Soil			
Units		ug/kg	ug/kg			
Dilution Factor		1	1			
Analytes	**PQL**	**Results**	**Results**			
Benzene	**2.00**	**ND**	**ND**			
DIPE	**5.00**	**ND**	**ND**			
ETBE	**5.00**	**ND**	**ND**			
Ethylbenzene	**2.0**	**ND**	**ND**			
MTBE	**5.00**	**ND**	**16**			
TAME	**5.0**	**ND**	**ND**			
TBA	**20**	**ND**	**ND**			
Toluene (Methyl benzene)	**2.0**	**ND**	**ND**			
o-Xylene	**2.0**	**ND**	**ND**			
m- & p-Xylenes	**4.0**	**ND**	**ND**			
TPH GROs (C6 to C10)	**500**	**ND**	**ND**			

Our Lab I.D.			**207652**			
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**			
Surrogate Percent Recovery						
Bromofluorobenzene	**70-120**	**90**	**95**			
Dibromofluoromethane	**70-120**	**95**	**117**			
Toluene-d8	**70-120**	**100**	**101**			

QUALITY CONTROL REPORT

QC Batch No: 110507-1C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	**98**	**96**	**2.1**	**75-120**	**15**					
MTBE	**95**	**97**	**2.1**	**75-120**	**15**					
Toluene (Methyl benzene)	**95**	**94**	**1.1**	**75-120**	**15**					

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Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35764	11/02/2007	RMT

Method: 8260B, Gas/BTEX and Oxygenates

QC Batch No: 110507-2C

Our Lab I.D.		207654	207655	207656	207658	
Client Sample I.D.		MW1d15	MW2d05	MW2d10	MW3d05	
Date Sampled		11/01/2007	11/02/2007	11/02/2007	11/01/2007	
Date Prepared		11/06/2007	11/06/2007	11/06/2007	11/06/2007	
Preparation Method		5035	5035	5035	5035	
Date Analyzed		11/06/2007	11/06/2007	11/06/2007	11/06/2007	
Matrix		Soil	Soil	Soil	Soil	
Units		ug/kg	ug/kg	ug/kg	ug/kg	
Dilution Factor		1	1	1	1	
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	
Benzene	2.00	ND	ND	ND	ND	
DIPE	5.00	ND	ND	ND	ND	
ETBE	5.00	ND	ND	ND	ND	
Ethylbenzene	2.0	ND	ND	ND	ND	
MTBE	5.00	7.4	ND	ND	ND	
TAME	5.0	ND	ND	ND	ND	
TBA	20	ND	ND	ND	ND	
Toluene (Methyl benzene)	2.0	ND	ND	ND	ND	
o-Xylene	2.0	ND	ND	ND	ND	
m- & p-Xylenes	4.0	ND	ND	ND	ND	
TPH GROs (C6 to C10)	500	ND	ND	ND	ND	

Our Lab I.D.		207654	207655	207656	207658	
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	97	104	119	108	
Dibromofluoromethane	70-120	119	119	118	118	
Toluene-d8	70-120	103	100	92	100	

QUALITY CONTROL REPORT

QC Batch No: 110507-2C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	101	94	7.2	75-120	15					
MTBE	101	91	10.4	75-120	15					
Toluene (Methyl benzene)	99	92	7.3	75-120	15					

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Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35764	11/02/2007	RMT

Method: 8260B, Gas/BTEX and Oxygenates

QC Batch No: 110607-1C

Our Lab I.D.		207659	207660	207661	207662	207663
Client Sample I.D.		MW3d10	MW3d15	MW4d05	MW4d10	MW4d15
Date Sampled		11/01/2007	11/01/2007	11/01/2007	11/01/2007	11/01/2007
Date Prepared		11/06/2007	11/06/2007	11/06/2007	11/06/2007	11/06/2007
Preparation Method		5035	5035	5035	5035	5035
Date Analyzed		11/06/2007	11/06/2007	11/06/2007	11/06/2007	11/06/2007
Matrix		Soil	Soil	Soil	Soil	Soil
Units		ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
Dilution Factor		1	1	1	1	1
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
Benzene	2.00	ND	ND	ND	ND	ND
DIPE	5.00	ND	ND	ND	ND	ND
ETBE	5.00	ND	ND	ND	ND	ND
Ethylbenzene	2.0	ND	ND	ND	ND	ND
MTBE	5.00	ND	ND	ND	ND	ND
TAME	5.0	ND	ND	ND	ND	ND
TBA	20	ND	ND	ND	ND	ND
Toluene (Methyl benzene)	2.0	ND	ND	ND	ND	ND
o-Xylene	2.0	ND	ND	ND	ND	ND
m- & p-Xylenes	4.0	ND	ND	ND	ND	ND
TPH GROs (C6 to C10)	500	ND	ND	ND	ND	ND

Our Lab I.D.		207659	207660	207661	207662	207663
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	97	96	101	112	97
Dibromofluoromethane	70-120	112	110	112	107	103
Toluene-d8	70-120	102	103	101	99	101

QUALITY CONTROL REPORT

QC Batch No: 110607-1C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	102	93	9.2	75-120	15					
MTBE	94	91	3.2	75-120	15					
Toluene (Methyl benzene)	102	90	12.5	75-120	15					

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Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35764	11/02/2007	RMT

Method: 8260B, Gas/BTEX and Oxygenates

QC Batch No: 110607-1C

Our Lab I.D.		207665	207666			
Client Sample I.D.		MW5d10	MW5d15			
Date Sampled		11/02/2007	11/02/2007			
Date Prepared		11/06/2007	11/06/2007			
Preparation Method		5035	5035			
Date Analyzed		11/06/2007	11/06/2007			
Matrix		Soil	Soil			
Units		ug/kg	ug/kg			
Dilution Factor		1	1			
Analytes	**PQL**	**Results**	**Results**			
Benzene	2.00	ND	ND			
DIPE	5.00	ND	ND			
ETBE	5.00	ND	ND			
Ethylbenzene	2.0	ND	ND			
MTBE	5.00	ND	ND			
TAME	5.0	ND	ND			
TBA	20	ND	ND			
Toluene (Methyl benzene)	2.0	ND	ND			
o-Xylene	2.0	ND	ND			
m- & p-Xylenes	4.0	ND	ND			
TPH GROs (C6 to C10)	500	ND	ND			

Our Lab I.D.		207665	207666			
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**			
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	109	113			
Dibromofluoromethane	70-120	117	114			
Toluene-d8	70-120	100	101			

QUALITY CONTROL REPORT

QC Batch No: 110607-1C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	102	93	9.2	75-120	15					
MTBE	94	91	3.2	75-120	15					
Toluene (Methyl benzene)	102	90	12.5	75-120	15					

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Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35764	11/02/2007	RMT

Method: 8260B, Gas/BTEX and Oxygenates

QC Batch No: 110707-1C

Our Lab I.D.		207657	207664			
Client Sample I.D.		MW2d15	MW5d05			
Date Sampled		11/02/2007	11/02/2007			
Date Prepared		11/07/2007	11/07/2007			
Preparation Method		5035	5035			
Date Analyzed		11/07/2007	11/07/2007			
Matrix		Soil	Soil			
Units		ug/kg	ug/kg			
Dilution Factor		1	1			
Analytes	**PQL**	**Results**	**Results**			
Benzene	2.00	ND	ND			
DIPE	5.00	ND	ND			
ETBE	5.00	ND	ND			
Ethylbenzene	2.0	ND	ND			
MTBE	5.00	ND	ND			
TAME	5.0	ND	ND			
TBA	20	ND	ND			
Toluene (Methyl benzene)	2.0	ND	ND			
o-Xylene	2.0	ND	ND			
m- & p-Xylenes	4.0	ND	ND			
TPH GROs (C6 to C10)	500	ND	ND			

Our Lab I.D.		207657	207664			
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**			
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	116	120			
Dibromofluoromethane	70-120	120	116			
Toluene-d8	70-120	97	83			

QUALITY CONTROL REPORT

QC Batch No: 110707-1C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	95	91	4.3	75-120	15					
MTBE	96	92	4.3	75-120	15					
Toluene (Methyl benzene)	95	90	5.4	75-120	15					

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

RMT Inc.
601 W. 5th St. Ste 760
Los Angeles, CA 90071-2004

Telephone: (310)570-7069
Attn: Chris D'Sa

Site

316 N. Juanita Ave.
Los Angeles, CA 90004

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Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35764	11/02/2007	RMT

Method: 8260B, Gas/BTEX and Oxygenates

QC Batch No: 110907-1C

Our Lab I.D.		**207653**				
Client Sample I.D.		MW1d10				
Date Sampled		**11/01/2007**				
Date Prepared		**11/09/2007**				
Preparation Method		**5035**				
Date Analyzed		**11/09/2007**				
Matrix		Soil				
Units		ug/kg				
Dilution Factor		1				
Analytes	**PQL**	**Results**				
Benzene	**2.00**	**ND**				
DIPE	**5.00**	**ND**				
ETBE	**5.00**	**ND**				
Ethylbenzene	**2.0**	**ND**				
MTBE	**5.00**	**51**				
TAME	**5.0**	**ND**				
TBA	**20**	**ND**				
Toluene (Methyl benzene)	**2.0**	**ND**				
o-Xylene	**2.0**	**ND**				
m- & p-Xylenes	**4.0**	**ND**				
TPH GROs (C6 to C10)	**500**	**ND**				

Our Lab I.D.		**207653**				
Surrogates	**% Rec.Limit**	**% Rec.**				
Surrogate Percent Recovery						
Bromofluorobenzene	**70-120**	**117**				
Dibromofluoromethane	**70-120**	**120**				
Toluene-d8	**70-120**	**105**				

QUALITY CONTROL REPORT

QC Batch No: 110907-1C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	**98**	**98**	**<1**	**75-120**	**15**					
MTBE	**116**	**113**	**2.6**	**75-120**	**15**					
Toluene (Methyl benzene)	**112**	**114**	**1.8**	**75-120**	**15**					

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Page: **18**

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35764	11/02/2007	RMT

Method: 8260B, Ethanol

QC Batch No: 110507-1C

Our Lab I.D.		Method Blank	**207667**			
Client Sample I.D.			QCEB			
Date Sampled			**11/02/2007**			
Date Prepared		**11/05/2007**	**11/05/2007**			
Preparation Method		**5030B**	**5030B**			
Date Analyzed		**11/05/2007**	**11/05/2007**			
Matrix		Water	Water			
Units		ug/L	ug/L			
Dilution Factor		1	1			
Analytes	**PQL**	**Results**	**Results**			
Ethanol	**500**	**ND**	**ND**			

Our Lab I.D.			**207667**			
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**			
Surrogate Percent Recovery						
Bromofluorobenzene	**70-120**	**90**	**90**			
Dibromofluoromethane	**70-120**	**95**	**80**			
Toluene-d8	**70-120**	**100**	**100**			

QUALITY CONTROL REPORT

QC Batch No: 110507-1C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	**98**	**96**	**2.1**	**75-120**	**15**					
Chlorobenzene	**102**	**100**	**2.0**	**75-120**	**15**					
1,1-Dichloroethene (1,1-Dichloroethylene)	**98**	**100**	**2.0**	**75-120**	**15**					
Toluene (Methyl benzene)	**95**	**94**	**1.1**	**75-120**	**15**					
Trichloroethene (TCE)	**104**	**101**	**2.9**	**75-120**	**15**					

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Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35764	11/02/2007	RMT

Method: 8260B, Gas/BTEX and Oxygenates

QC Batch No: 110507-1C

Our Lab I.D.		Method Blank	**207667**			
Client Sample I.D.			QCEB			
Date Sampled			**11/02/2007**			
Date Prepared		**11/05/2007**	**11/05/2007**			
Preparation Method		**5030B**	**5030B**			
Date Analyzed		**11/05/2007**	**11/05/2007**			
Matrix		Water	Water			
Units		ug/L	ug/L			
Dilution Factor		1	1			
Analytes	**PQL**	**Results**	**Results**			
Benzene	**1.000**	**ND**	**ND**			
DIPE	**2.000**	**ND**	**ND**			
ETBE	**2.000**	**ND**	**ND**			
Ethylbenzene	**1.000**	**ND**	**ND**			
MTBE	**2.000**	**ND**	**ND**			
TAME	**2.000**	**ND**	**ND**			
TBA	**10.00**	**ND**	**ND**			
Toluene (Methyl benzene)	**1.000**	**ND**	**ND**			
o-Xylene	**1.000**	**ND**	**ND**			
m- & p-Xylenes	**2.000**	**ND**	**ND**			
TPH GROs (C6 to C10)	**50**	**ND**	**ND**			

Our Lab I.D.			**207667**			
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**			
Surrogate Percent Recovery						
Bromofluorobenzene	**70-120**	**90**	**90**			
Dibromofluoromethane	**70-120**	**95**	**80**			
Toluene-d8	**70-120**	**100**	**100**			

QUALITY CONTROL REPORT

QC Batch No: 110507-1C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	**98**	**96**	**2.1**	**75-120**	**15**					
MTBE	**95**	**97**	**2.1**	**75-120**	**15**					
Toluene (Methyl benzene)	**95**	**94**	**1.1**	**75-120**	**15**					

Appendix D
Analytical Reports – Groundwater

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Los Angeles, CA 90071-2004

Telephone (310)570-7069
Attn Chris D'Sa

Number of Pages 7
Date Received 11/15/2007
Date Reported 11/26/2007

Job Number	Ordered	Client
35925	11/15/2007	RMT

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility
Site: 316 North Juanita Ave.
Los Angeles, CA 90004

Enclosed are the results of analyses on 6 samples analyzed as specified on attached chain of custody.

Wendy Lu
Organics Supervisor

Rojert G. Araghi
Laboratory Director

American Scientific Laboratories, LLC (ASL) accepts sample materials from clients for analysis with the assumption that all of the information provided to ASL verbally or in writing by our clients (and/or their agents), regarding samples being submitted to ASL, is complete and accurate. ASL accepts all samples subject to the following conditions:

1) ASL is not responsible for verifying any client-provided information regarding any samples submitted to the laboratory.
2) ASL is not responsible for any consequences resulting from any inaccuracies, omissions, or misrepresentations contained in client-provided information regarding samples submitted to the laboratory.

LAB: ☐ C&T ☑ ASL - :(323) 223-9700 ☐ Kiff - (530) 297-4800

RMT COC# 14447 ASL JOB# 35925 Chain Of Custody Record

SAMPLING COMPANY: **RMT Inc.** 601 W 5th St Ste 760, Los Angeles CA 90071-2004

PROJECT ID: 00-06644.04

DATE: 11/15/2007 PAGE: 1 of 1

PROJECT CONTACT (Hardcopy or PDF Report to): Chris D'Sa

GLOBAL ID NO.: T0603797875

SITE ADDRESS: Street and City: 316 NORTH JUANITA AVENUE LOS ANGELES CA 90004

PROJECT NAME: AT&T LSANCA86 (G1118) FACILITY

TELEPHONE: 310-570-7069 FAX: 213-947-4183

E-MAIL: chris.dsa@rmtinc.com

SAMPLER NAME(S) (Print): Alejandra Lopez

LAB USE ONLY

TURNAROUND TIME (STANDARD IS 10 CALENDAR DAYS): ☑ STD ☐ 5 DAY ☐ 3 DAY ~~☑ 2 DAY~~ ☐ 24 HOURS ☐ RESULTS NEEDED ON WEEKEND

☑ LA - RWQCB REPORT FORMAT ☑ UST AGENCY: LA-RWQCB

GC/MS MTBE CONFIRMATION: HIGHEST _____ HIGHEST per BORING _____ ALL _____

SPECIAL INSTRUCTIONS OR NOTES: CHECK BOX IF EDD IS NOT NEEDED ☐

Please email EDD (excel spreadsheet), PDF (incl COC) & EDF analytical to Chris d'Sa at chris.dsa@rmtinc.com

RECEIPT VERIFICATION REQUESTED ☑

REQUESTED ANALYSIS

LAB USE ONLY	Field Sample Identification	SAMPLING DATE	SAMPLING TIME	MATRIX	NO. OF CONT.	TPH DROs (C10 to C28) + OROs (C28+) (8015m)	TPH - Gas (DHS LUFT)	TPH-Purgeable GAS (8260B)	BTEX + MTBE (8260B)	5 Fuel Oxygenates (8260B)	Ethanol (8260B)	TBA (8260B)	DIPE (8260B)	TAME (8260B)	ETBE (8260B)	1,2 DCA (8260B)	EDB (8260B)	Ethanol (8260B)	Ethanol (8015)	EPA 5035 Extraction for Volatiles	TRPH (418.1)	Methanol (8015M)	CAM Metals on Composites	5 Oxygenates (8260B)		FIELD NOTES: Container/Preservative or PID Readings or Laboratory Notes
																										TEMPERATURE ON RECEIPT C°
	MW1	11/15/07	1005	water	4 3 AL	X		X	X	X	X															3 VOA vials, 1 amber 208344
	MW2	11/15/07	925	water	4 3 AL	X		X	X	X	X															208345
	MW3	11/15/07	1226	water	4 3 AL	X		X	X	X	X															208346
	MW4	11/15/07	1047	water	4 3 AL	X		X	X	X	X															208347
	MW5	11/15/07	1138	water	4 3 AL	X		X	X	X	X															208348
	QCEB	11/15/07	1300	water	4 3 AL	X		X	X	X	X															208349
		11/ /07		water	3	X		X	X	X	X															
		11/ /07		water	3	X		X	X	X	X															
		11/ /07		water	3	X		X	X	X	X															
		11/ /07		water	3	X		X	X	X	X															
		11/ /07		water	3	X		X	X	X	X															
		11/ /07		water	3	X		X	X	X	X															
		11/ /07		water	3			X	X	X	X															

Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:
Alejandra Lopez	Loret Chin 11-15-07 3:55	11/15/07	3:52 PM
Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:
Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:
Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:

2/14/07 Revision

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ANALYTICAL RESULTS

Ordered By

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Site

316 North Juanita Ave.
Los Angeles, CA 90004

Page: **2**

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35925	11/15/2007	RMT

Method: 8015B, TPH DROs and OROs (Diesel and Oil Range Organics)

QC Batch No: 111607-1P

Our Lab I.D.		Method Blank	208344	208345	208346	208347
Client Sample I.D.			MW1	MW2	MW3	MW4
Date Sampled			11/15/2007	11/15/2007	11/15/2007	11/15/2007
Date Prepared		11/16/2007	11/16/2007	11/16/2007	11/16/2007	11/16/2007
Preparation Method		3510C	3510C	3510C	3510C	3510C
Date Analyzed		11/16/2007	11/16/2007	11/16/2007	11/16/2007	11/16/2007
Matrix		Water	Water	Water	Water	Water
Units		mg/L	mg/L	mg/L	mg/L	mg/L
Dilution Factor		1	1	1	1	1
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
TPH DROs (C10 to C28)	0.50	ND	ND	ND	7.9	ND
TPH OROs (C28+)	0.50	ND	ND	ND	ND	ND

Our Lab I.D.			208344	208345	208346	208347
Surrogates	% Rec.Limit	% Rec.	% Rec.	% Rec.	% Rec.	% Rec.
Surrogate Percent Recovery						
Chlorobenzene	70-120	91	110	110	110	110

QUALITY CONTROL REPORT

QC Batch No: 111607-1P

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Diesel	102	99	3.0	70-120	<20					

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ANALYTICAL RESULTS

Ordered By

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Los Angeles, CA 90071-2004

Telephone: (310)570-7069
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Site

316 North Juanita Ave.
Los Angeles, CA 90004

Page: **3**

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35925	11/15/2007	RMT

Method: 8015B, TPH DROs and OROs (Diesel and Oil Range Organics)

QC Batch No: 111607-1P

Our Lab I.D.		**208348**	**208349**			
Client Sample I.D.		MW5	QCEB			
Date Sampled		**11/15/2007**	**11/15/2007**			
Date Prepared		**11/16/2007**	**11/16/2007**			
Preparation Method		**3510C**	**3510C**			
Date Analyzed		**11/16/2007**	**11/16/2007**			
Matrix		Water	Water			
Units		mg/L	mg/L			
Dilution Factor		1	1			
Analytes	**PQL**	**Results**	**Results**			
TPH DROs (C10 to C28)	**0.50**	**ND**	**ND**			
TPH OROs (C28+)	**0.50**	**ND**	**ND**			

Our Lab I.D.		**208348**	**208349**			
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**			
Surrogate Percent Recovery						
Chlorobenzene	**70-120**	**106**	**115**			

QUALITY CONTROL REPORT

QC Batch No: 111607-1P

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Diesel	**102**	**99**	**3.0**	**70-120**	**<20**					

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ANALYTICAL RESULTS

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Los Angeles, CA 90004

Page: **4**

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35925	11/15/2007	RMT

Method: 8260B, Ethanol

QC Batch No: 111907-2B

Our Lab I.D.		Method Blank	208344	208347	208349	
Client Sample I.D.			MW1	MW4	QCEB	
Date Sampled			11/15/2007	11/15/2007	11/15/2007	
Date Prepared		11/20/2007	11/20/2007	11/20/2007	11/20/2007	
Preparation Method		5030B	5030B	5030B	5030B	
Date Analyzed		11/20/2007	11/20/2007	11/20/2007	11/20/2007	
Matrix		Water	Water	Water	Water	
Units		ug/L	ug/L	ug/L	ug/L	
Dilution Factor		1	1	1	1	
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	
Ethanol	500	ND	ND	ND	ND	

Our Lab I.D.			208344	208347	208349	
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	112	112	114	116	
Dibromofluoromethane	70-120	101	101	103	89	
Toluene-d8	70-120	99	100	101	100	

QUALITY CONTROL REPORT

QC Batch No: 111907-2B

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	97	97	<1	75-120	15					
Chlorobenzene	99	101	2.0	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	116	118	1.7	75-120	15					
Toluene (Methyl benzene)	100	99	1.0	75-120	15					
Trichloroethene (TCE)	93	96	3.2	75-120	15					

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ANALYTICAL RESULTS

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Page: **5**

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35925	11/15/2007	RMT

Method: 8260B, Ethanol

QC Batch No: 112007-1B

Our Lab I.D.		208345	208346	208348		
Client Sample I.D.		MW2	MW3	MW5		
Date Sampled		11/15/2007	11/15/2007	11/15/2007		
Date Prepared		11/20/2007	11/20/2007	11/20/2007		
Preparation Method		5030B	5030B	5030B		
Date Analyzed		11/20/2007	11/20/2007	11/20/2007		
Matrix		Water	Water	Water		
Units		ug/L	ug/L	ug/L		
Dilution Factor		1	1	1		
Analytes	**PQL**	**Results**	**Results**	**Results**		
Ethanol	500	ND	ND	ND		

Our Lab I.D.		208345	208346	208348		
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**	**% Rec.**		
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	114	113	114		
Dibromofluoromethane	70-120	88	87	89		
Toluene-d8	70-120	98	98	99		

QUALITY CONTROL REPORT

QC Batch No: 112007-1B

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	99	95	4.1	75-120	15					
Chlorobenzene	104	103	<1	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	103	101	2.0	75-120	15					
Toluene (Methyl benzene)	99	98	1.0	75-120	15					
Trichloroethene (TCE)	102	101	<1	75-120	15					

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ANALYTICAL RESULTS

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Los Angeles, CA 90004

Page: **6**

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35925	11/15/2007	RMT

Method: 8260B, Gas/BTEX and Oxygenates

QC Batch No: 111907-2B

Our Lab I.D.		Method Blank	208344	208347	208349	
Client Sample I.D.			MW1	MW4	QCEB	
Date Sampled			11/15/2007	11/15/2007	11/15/2007	
Date Prepared		11/20/2007	11/20/2007	11/20/2007	11/20/2007	
Preparation Method		5030B	5030B	5030B	5030B	
Date Analyzed		11/20/2007	11/20/2007	11/20/2007	11/20/2007	
Matrix		Water	Water	Water	Water	
Units		ug/L	ug/L	ug/L	ug/L	
Dilution Factor		1	1	1	1	
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	
Benzene	1.000	ND	ND	ND	ND	
DIPE	2.000	ND	ND	ND	ND	
ETBE	2.000	ND	ND	ND	ND	
Ethylbenzene	1.000	ND	ND	ND	ND	
MTBE	2.000	ND	5.1	ND	ND	
TAME	2.000	ND	ND	ND	ND	
TBA	10.00	ND	ND	ND	ND	
Toluene (Methyl benzene)	1.000	ND	ND	ND	ND	
o-Xylene	1.000	ND	ND	ND	ND	
m- & p-Xylenes	2.000	ND	ND	ND	ND	
TPH GROs (C6 to C10)	50	ND	ND	ND	ND	

Our Lab I.D.			208344	208347	208349	
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	112	112	114	116	
Dibromofluoromethane	70-120	101	101	103	89	
Toluene-d8	70-120	99	100	101	100	

QUALITY CONTROL REPORT

QC Batch No: 111907-2B

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	97	97	<1	75-120	15					
MTBE	104	109	4.7	75-120	15					
Toluene (Methyl benzene)	100	99	1.0	75-120	15					

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

RMT Inc.
601 W. 5th St. Ste 760
Los Angeles, CA 90071-2004

Telephone: (310)570-7069
Attn: Chris D'Sa

Site

316 North Juanita Ave.
Los Angeles, CA 90004

Page: **7**

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
35925	11/15/2007	RMT

Method: 8260B, Gas/BTEX and Oxygenates

QC Batch No: 112007-1B

Our Lab I.D.		**208345**	**208346**	**208348**		
Client Sample I.D.		MW2	MW3	MW5		
Date Sampled		**11/15/2007**	**11/15/2007**	**11/15/2007**		
Date Prepared		**11/20/2007**	**11/20/2007**	**11/20/2007**		
Preparation Method		**5030B**	**5030B**	**5030B**		
Date Analyzed		**11/20/2007**	**11/20/2007**	**11/20/2007**		
Matrix		Water	Water	Water		
Units		ug/L	ug/L	ug/L		
Dilution Factor		1	1	1		
Analytes	**PQL**	**Results**	**Results**	**Results**		
Benzene	**1.000**	**ND**	**ND**	**ND**		
DIPE	**2.000**	**ND**	**ND**	**ND**		
ETBE	**2.000**	**ND**	**ND**	**ND**		
Ethylbenzene	**1.000**	**ND**	**ND**	**ND**		
MTBE	**2.000**	**6.8**	**ND**	**ND**		
TAME	**2.000**	**ND**	**ND**	**ND**		
TBA	**10.00**	**ND**	**ND**	**ND**		
Toluene (Methyl benzene)	**1.000**	**ND**	**ND**	**ND**		
o-Xylene	**1.000**	**ND**	**ND**	**ND**		
m- & p-Xylenes	**2.000**	**ND**	**ND**	**ND**		
TPH GROs (C6 to C10)	**50**	**ND**	**ND**	**ND**		

Our Lab I.D.		**208345**	**208346**	**208348**		
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**	**% Rec.**		
Surrogate Percent Recovery						
Bromofluorobenzene	**70-120**	**114**	**113**	**114**		
Dibromofluoromethane	**70-120**	**88**	**87**	**89**		
Toluene-d8	**70-120**	**98**	**98**	**99**		

QUALITY CONTROL REPORT

QC Batch No: 112007-1B

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	**99**	**95**	**4.1**	**75-120**	**15**					
MTBE	**108**	**106**	**1.9**	**75-120**	**15**					
Toluene (Methyl benzene)	**99**	**98**	**1.0**	**75-120**	**15**					

Appendix E
Groundwater Sampling Procedures & Field Sheets

INSPECTION AND GAUGING

Wells are inspected prior to evacuation and sampling. The condition of the wellhead is checked and noted according to a wellhead inspection checklist. Standard measurements include the depth to water (DTW) and the total well depth (TD) obtained with industry standard electronic water level indicators that are graduated in increments of hundredths of a foot. The water in each well is inspected for the presence of immiscibles. When free product is suspected, its presence is confirmed using an electronic interface probe (e.g. MMC). No samples are collected from a well containing over two-hundredths of a foot (0.02') of product.

EVACUATION

Depth to water measurements are collected by RMT personnel prior to purging and minimum purge volumes are calculated anew for each well based on the height of the water column and the diameter of the well. Expected purge volumes are never less than three case volumes. Well purging devices are selected on the basis of the well diameter and the total volume to be evacuated. In most cases, the well will be purged using an electric submersible pump (i.e. Grundfos) suspended near (but not touching) the bottom of the well.

STABILIZATION of PARAMETERS

Well purging completion standards include minimum purge volumes, but additionally require stabilization of specific groundwater parameters prior to sample collection. Typical groundwater parameters used to measure stability are electrical conductivity, pH, and temperature. Instrument readings are obtained at regular intervals during the evacuation process (no less than once per case volume). Stabilization standards for routine quarterly monitoring of fuel sites include the following: Temperature is considered to have stabilized when successive readings do not fluctuate more than +/- 1 degree Celsius. Electrical conductivity is considered stable when successive readings are within 10%. pH is considered to be stable when successive readings remain constant or vary no more than 0.2 of a pH unit.

DEWATERED WELLS

Normal evacuation removes no less than three case volumes of water from the well. However, less water may be removed in cases where the well dewaters and does not immediately recharge.

MEASURING RECHARGE

Upon completion of well purging, a depth to water measurement is collected and notated to ensure that the well has recharged to within 80% of its static, pre-purge level prior to sampling. Wells that do not immediately show 80% recharge or dewatered wells will be allowed a

minimum of 2 hours to recharge prior to sampling. The water level at time of sampling will be noted.

PURGEWATER CONTAINMENT

Non-hazardous purgewater evacuated from each groundwater monitoring well is captured and contained in 55-gallon drums, on-board storage tanks on the Sampling Vehicle and/or special water hauling trailers. Effluent from the decontamination of reusable apparatus (sounders, electric pumps and hoses etc.) consisting of groundwater combined with deionized water and non-phosphate soap, is similarly captured. Non-hazardous purge and rinsate water is off loaded into 55-gallon drums on site.

SAMPLE COLLECTION DEVICES

All samples are collected using disposable bailers.

SAMPLE CONTAINERS

Sample material is decanted directly from the sampling bailer into sample containers provided by the laboratory that will analyze the samples. The transfer of sample material from the bailer to the sample container conforms to USEPA specifications. The type of sample container, material of construction, method of closure and filling requirements are specific to the intended analysis. Chemicals needed to preserve the sample material are commonly placed inside the sample containers by the laboratory or glassware vendor prior to delivery of the bottle to our personnel. The laboratory sets the number of replicate containers.

QA/QC SAMPLES

For field Quality Assurance/Quality Control (QA/QC) purposes, either an equipment blank (QCEB) sample or a trip blank (QCTB) sample may be prepared along with the collected groundwater samples. If trip blanks are collected during this event, they are taken to the site and kept inside the sample cooler for the duration of the event. They are turned over to the laboratory for analysis with the other collected samples. The QCEB sample is generally obtained after decontamination activities by pouring ultra-pure de-ionized water over the pump. A sample is then collected using, to the extent feasible, the same sampling protocol and equipment used to obtain the other samples. Any collected QA/QC blank samples are handled and processed in exactly the same manner as regular samples, as described herein. Additionally, the laboratory performed matrix spikes, matrix spike duplicates, method blanks, check samples and standards in accordance with the RWQCB guidelines to provide a measure of the positive interference introduced by the laboratory procedure and analytical testing methods.

DUPLICATES

Duplicates, if requested, may be collected at a site. The Duplicate sample is labeled "DUP" and the time of collection is omitted from the COC, thus rendering the sample blind.

SAMPLE STORAGE

All sample containers are promptly placed in food grade ice chests for storage in the field and transport (direct or via our facility) to the designated analytical laboratory. These ice chests contain quantities of restaurant grade ice as a refrigerant material. The samples are maintained in either an ice chest or a refrigerator until relinquished into the custody of the laboratory or laboratory courier.

DOCUMENTATION CONVENTIONS

A label must be affixed to all sample containers. In most cases these labels are generated by our office personnel and are partially preprinted. Labels can also be hand written by our field personnel. The site is identified with the store number and site address, as is the particular groundwater well from which the sample is drawn (e.g. MW-1, MW-2, S-1 etc.) The time and date of sample collection along with the initials of the person who collects the sample are handwritten onto the label. Chain of Custody records are created using client specific preprinted forms following USEPA specifications.

DECONTAMINATION

All equipment is brought to the site in clean and serviceable condition and is cleaned after use in each well and before subsequent use in any other well. Equipment (i.e. reels, pumps and bailers) are decontaminated before leaving the site. Any sensitive equipment or parts (i.e. Dissolved Oxygen sensor membrane, water level indicator, etc.) that cannot be washed using the high pressure water, will be sprayed with a nonphosphate soap and deionized water solution and rinsed with deionized water.

RMT

WATER LEVEL DATA

PROJECT NAME:	316 N Juanita Ave Los Angeles	DATE:	11/15/07
PROJECT #:	00-06644.04	AUTHOR:	Alejandra Lopez

WELL LOCATION	WELL DIAMTER	TIME	DEPTH TO WATER (FEET)	DEPTH TO BOTTOM (FEET)	SHEEN/ ODOR (Y/N)	
MW1	2	8:17	9.66	30	N	
MW2	2	8:10	9.84	30	N	
MW3	2	8:27	12.21	30	Y N/AL	
MW4	2	8:20	10.27	30	N	
MW5	2	8:24	13.18	30	N	

ALL WATER LEVELS MUST INCLUDE REFERENCE POINT AND TAPE CORRECTION FACTOR (E.G., 1.1 + 0.00 T/PVC).

Alejandra Lopez 4/15/07

SIGNED DATE

CHECKED DATE

Purge and samples wells this order Clean > Dirty:

How many FULL drums did you generate during **this** event and left at Site 1

How many EMPTY drums are left at Site 5

What are the total amount of FULL drums that are left at Site 20

Where are all the drums on site Yes

SAMPLING FIELD DATA SHEET

Project Name/Location: AT&T Juanita **Sample Date:** 11/15/07

Sampler Name: CD/AL **RMT Project No.:** 00-06644.04

SAMPLE ID: _____

SAMPLE LOCATION: MW-2

Sample Type: (circle one)	(Original)	Duplicate	Trip Blank	Equipment Blank	Grab	Other:
Sample Source: (circle one)	Extraction Well	(Monitoring Well)	Treatment System Influent	Treatment System Effluent	Midpoint Sample	Other:
Weather Description:	Approx. Temp. 72 °F		(Sunny)	Cloudy	Windy: 2 mph	Rainy

Total Well Depth	Depth to Water	Well Diameter	Multiplying Factor	Purge Volume Calculations: $3h\pi r^2$
30 ft	9.64 ft	2 in.	1"diam.= 0.1223 2"diam.= 0.4894 4"diam.= 1.9583	(TWD-DTW) x MF = 9.9 gallons

WATER QUALITY PARAMETER MEASUREMENTS

Volume Purged (mL)	Time	pH	Temp (°C)	E.C. (uS/Cm)	Turbidity (NTU)	D.O. (mg/L)	Other:
1 gal	8:56	6.98	23.4	2.80 ms	37.98	0.5	
3	8:59	7.03	24.6	2.87	0.00	1.0	
5	9:01	7.05	24.8	2.92	0.00	0.4	
6	9:02	7.06	24.7	2.93	0.00	1.4	
7	9:09	7.13	23.4	2.89	0.00	1.7	
8	~~DRY~~ 9:13	7.01	24.1	2.84	0.00	0.5	
9	9:20	7.04	24.3	2.89	0.00	1.3	
10	9:22	7.07	24.4	2.93	0.00	1.9	
Stabilization Goals:		± 0.2	± 0.3 °C	± 10 %	± ___		± ___
Precision:		0.10	1.0 (°C)	10 uS/cm	NTU	mg/L	

GENERAL OBSERVATIONS

Color:	Clear	Brown	Grey		Other: _____
Odor:	None	Sulfur	Chemical	Hydrocarbons	Other: _____
Solids/Deposits:	(None)	Fine Silts	Organic		Other: _____

Additional Notes/Comments:

Sample @ 9:25 AM 11/15/07

SAMPLING FIELD DATA SHEET

Project Name/Location: AT&T Juanita **Sample Date:** 11/15/07

Sampler Name: CD/AL **RMT Project No.:** 00-06644.04

SAMPLE ID: _____

SAMPLE LOCATION: MW-1

Sample Type: (circle one)	(Original)	Duplicate	Trip Blank	Equipment Blank	Grab	Other:
Sample Source: (circle one)	Extraction Well	(Monitoring Well)	Treatment System Influent	Treatment System Effluent	Midpoint Sample	Other:
Weather Description:	Approx. Temp.____°F	(Sunny)	Cloudy	Windy: _____ mph		Rainy

Total Well Depth	Depth to Water	Well Diameter	Multiplying Factor	Purge Volume Calculations: $3h\pi r^2$
30 ft	9.66 ft	2 in.	1"diam.= 0.1223 2"diam.= 0.4894 4"diam.= 1.9583	(TWD-DTW) x MF = 10 gallons

WATER QUALITY PARAMETER MEASUREMENTS

Volume Purged (mL)	Time	pH	Temp (°C)	E.C.MS (uS/Cm)	Turbidity (NTU)	D.O. (mg/L)	Other:
1 gal	9:50	6.97	25.0	2.85	71.95	0.6	
3	9:52	7.02	25.7	3.00	156.0	0.7	
4	9:53	7.02	25.8	3.00	15.74	0.2	
5	9:54	7.03	25.6	3.00	15.04	1.1	
6	9:55	7.04	25.7	3.07	25.46	0.8	
7	956	7.02	25.7	3.09	39.84	0.9	
8	9:57	7.02	25.5	3.08	58.68	0.4	
9	9:58	7.02	25.5	2.97	56.76	0.6	
10	10:00	7.01	25.4	3.05	49.43	0.9	
Stabilization Goals:		± 0.2	± 0.3 °C	± 10 %	± ___		± ___
Precision:		0.10	1.0 (°C)	10 uS/cm	NTU	mg/L	

GENERAL OBSERVATIONS

Color:	Clear	(Brown)	Grey	Other: _____
Odor:	(None)	Sulfur	Chemical	Hydrocarbons Other: _____
Solids/Deposits:	(None)	Fine Silts	Organic	Other: _____

Additional Notes/Comments:

Sample @ 10:05 11/15/07

SAMPLING FIELD DATA SHEET

Project Name/Location: AT&T Juanita **Sample Date:** 11/ 15 /07

Sampler Name: CD/AL **RMT Project No.:** 00-06644.04

SAMPLE ID: _____

SAMPLE LOCATION: MW-3

Sample Type: (circle one)	(Original)	Duplicate	Trip Blank	Equipment Blank	Grab	Other:
Sample Source: (circle one)	Extraction Well	(Monitoring Well)	Treatment System Influent	Treatment System Effluent	Midpoint Sample	Other:
Weather Description:	Approx. Temp. 85 °F		(Sunny)	Cloudy	Windy: _____ mph	Rainy

Total Well Depth	Depth to Water	Well Diameter	Multiplying Factor	Purge Volume Calculations: $3h\pi r^2$
30 ft	12.21 ft	2 in.	1"diam.= 0.1223 2"diam.= 0.4894 4"diam.= 1.9583	(TWD-DTW) x MF = 8.7 gallons

WATER QUALITY PARAMETER MEASUREMENTS

Volume Purged (mL)	Time	pH	Temp (°C)	E.C. (uS/Cm)	Turbidity (NTU)	D.O. (mg/L)	Other:
1 gal	12:10	6.93	25.0	3.15 ms	440.5	0.3	
3 gal	12:12	6.92	25.1	2.90	349.9	1.6	
5 gal	12:14	6.94	25.2	3.15	438.6	0.9	
7 gal	12:19	6.95	25.3	3.15	461.5	1.4	
9 gal	12:20	6.94	25.3	3.14	403.9	0.9	
1	12:21	6.95	25.3	3.14	305.1	0.5	
Stabilization Goals:		± 0.2	± 0.3 °C	± 10 %	± ____		± ____
Precision:		0.10	1.0 (°C)	10 uS/cm	NTU	mg/L	

GENERAL OBSERVATIONS

Color:	Clear	(Brown)	Grey	Other: _____
Odor:	(None)	Sulfur	Chemical	Hydrocarbons Other: _____
Solids/Deposits:	(None)	Fine Silts	Organic	Other: _____

Additional Notes/Comments:

Sheen

Sample @ 12:26 11/15/07

SAMPLING FIELD DATA SHEET

Project Name/Location: AT&T Juanita **Sample Date:** 11/ 15 /07

Sampler Name: CD/AL **RMT Project No.:** 00-06644.04

SAMPLE ID: _____

SAMPLE LOCATION: MW-4

Sample Type: (circle one)	(Original)	Duplicate	Trip Blank	Equipment Blank	Grab	Other:
Sample Source: (circle one)	Extraction Well	(Monitoring Well)	Treatment System Influent	Treatment System Effluent	Midpoint Sample	Other:
Weather Description:	Approx. Temp. 79 °F	(Sunny)	Cloudy	Windy: _____ mph		Rainy

Total Well Depth	Depth to Water	Well Diameter	Multiplying Factor	Purge Volume Calculations: $3h\pi r^2$
30 ft	10.27 ft	2 in.	1"diam.= 0.1223 2"diam.= 0.4894 4"diam.= 1.9583	(TWD-DTW) x MF = 9.7 gallons

WATER QUALITY PARAMETER MEASUREMENTS

Volume Purged (mL)	Time	pH	Temp (°C)	E.C. (uS/Cm)	Turbidity (NTU)	D.O. (mg/L)	Other:
1 gal	10:23	7.07	24.7	1497	198.0	1.3	
3	10:24	7.06	24.6	3.34 ms	91.05	1.4	
5	10:25	7.09	24.7	3.54	45.24	0.8	
6	10:32	7.02	24.9	3.48	47.64	1.8	
7	10:33	7.01	24.5	3.43	72.51	0.3	
8	10:38	7.01	24.9	3.41	44.53	1.0	
9	10:41	7.01	24.6	3.42	49.17	0.7	
10	10:42	7.03	24.4	3.42	39.46	0.8	
Stabilization Goals:		± 0.2	± 0.3 °C	± 10 %	± ___		± ___
Precision:		0.10	1.0 (°C)	10 uS/cm	NTU	mg/L	

GENERAL OBSERVATIONS

Color:	Clear	Brown	Grey	Other:	
Odor:	(None)	Sulfur	Chemical	Hydrocarbons	Other:
Solids/Deposits:	(None)	Fine Silts	Organic	Other:	

Additional Notes/Comments:

Sample @ 10:47 11/15/07

SAMPLING FIELD DATA SHEET

Project Name/Location: AT&T Juanita **Sample Date:** 11/ /07

Sampler Name: CD/AL **RMT Project No.:** 00-06644.04

SAMPLE ID: _____

SAMPLE LOCATION: MW-5

Sample Type: (circle one)	(Original)	Duplicate	Trip Blank	Equipment Blank	Grab	Other:
Sample Source: (circle one)	Extraction Well	(Monitoring Well)	Treatment System Influent	Treatment System Effluent	Midpoint Sample	Other:
Weather Description:	Approx. Temp. ____ °F		(Sunny)	Cloudy	Windy: ____ mph	Rainy

Total Well Depth	Depth to Water	Well Diameter	Multiplying Factor	Purge Volume Calculations: $3h\pi r^2$
30 ft	13.18 ft	2 in.	1"diam.= 0.1223 2"diam.= 0.4894 4"diam.= 1.9583	(TWD-DTW) x MF = 6.3 gallons

WATER QUALITY PARAMETER MEASUREMENTS

Volume Purged (mL)	Time	pH	Temp (°C)	E.C. (uS/Cm)	Turbidity (NTU)	D.O. (mg/L)	Other:
1 gal	11:10	6.94	24.6	2.82 mS	426.6	1-2	
2	11:11	6.99	24.1	2.85	176.3	1.0	
3	11:14	6.97	24.5	2.84	123.7	2.8	
4	11:16	6.97	24.7	2.84	147.8	1.4	
5	11:19	7.00	25.0	2.84	233.4	0.9	
6	11:27	6.97	25.0	2.86	324.0	1.8	
7	11:29	6.99	24.4	2.85	164.1	1.2	
8	11:32	6.99	24.6	2.84	197.7	2.4	
Stabilization Goals:		± 0.2	± 0.3 °C	± 10 %	± ____		± ____
Precision:		0.10	1.0 (°C)	10 uS/cm	NTU	mg/L	

GENERAL OBSERVATIONS

Color:	Clear	(Brown)	Grey	Other: ____	
Odor:	(None)	Sulfur	Chemical	Hydrocarbons	Other: ____
Solids/Deposits:	(None)	Fine Silts	Organic	Other: ____	

Additional Notes/Comments:

Sample @ 11:30 11/15/07

SAMPLING FIELD DATA SHEET

Project Name/Location: AT&T Juanita **Sample Date:** 11/ 15 /07

Sampler Name: CD/AL **RMT Project No.:** 00-06644.04

SAMPLE ID: _____

SAMPLE LOCATION: QCB

Sample Type: (circle one)	(Original)	Duplicate	Trip Blank	Equipment Blank	Grab	Other:
Sample Source: (circle one)	Extraction Well	(Monitoring Well)	Treatment System Influent	Treatment System Effluent	Midpoint Sample	Other:
Weather Description:	Approx. Temp._____°F		(Sunny)	Cloudy	Windy: _____ mph	Rainy

Total Well Depth	Depth to Water	Well Diameter	Multiplying Factor	Purge Volume Calculations: $3h\pi r^2$
_____ ft	_____ ft	_____ in.	1"diam.= 0.1223 2"diam.= 0.4894 4"diam.= 1.9583	(TWD-DTW) x MF = _____ gallons

WATER QUALITY PARAMETER MEASUREMENTS

Volume Purged (mL)	Time	pH	Temp (°C)	E.C. (uS/Cm)	Turbidity (NTU)	D.O. (mg/L)	Other:
Stabilization Goals:		± 0.2	± 0.3 °C	± 10 %	± ___		± ___
Precision:		0.10	1.0 (°C)	10 uS/cm	NTU	mg/L	

GENERAL OBSERVATIONS

Color:	Clear	Brown	Grey		Other: _____
Odor:	None	Sulfur	Chemical	Hydrocarbons	Other: _____
Solids/Deposits:	(None)	Fine Silts	Organic		Other: _____

Additional Notes/Comments:

Sample @ 1300 11/15/07

RMT

WATER LEVEL DATA

PROJECT NAME:	316 N Juanita Ave Los Angeles	DATE:	11/8/07
PROJECT #:	00-06644.04	AUTHOR:	Alejandra Lopez

WELL LOCATION	WELL DIAMTER	TIME	DEPTH TO WATER (FEET)	DEPTH TO BOTTOM (FEET)	SHEEN/ ODOR (Y/N)	
MW1	2"	10:30	9.60	30	N	
MW2	2"	12:30 PM	9.76	30	N	
MW3	2"	11:30	12.16	30	N	
MW4	2"	9:50	10.24	30	N	
MW5	2"	7:50 AM	13.15	30	N	

ALL WATER LEVELS MUST INCLUDE REFERENCE POINT AND TAPE CORRECTION FACTOR (E.G., 1.1 + 0.00 T/PVC).

Alejandra Lopez 11-8/07

SIGNED DATE CHECKED DATE

Purge and samples wells this order Clean > Dirty:

How many FULL drums did you generate during **this** event and left at Site 2

How many EMPTY drums are left at Site 25

What are the total amount of FULL drums that are left at Site 19

Where are all the drums on site Yes

SAMPLING FIELD DATA SHEET

Project Name/Location: AT&T Juanita **Sample Date:** 11/ 1 /07

Sampler Name: CD/AL **RMT Project No.:** 00-06644.04

SAMPLE ID: MW-5

SAMPLE LOCATION: _____

Sample Type: (circle one)	(Original)	Duplicate	Trip Blank	Equipment Blank	Grab	Other:
Sample Source: (circle one)	Extraction Well	(Monitoring Well)	Treatment System Influent	Treatment System Effluent	Midpoint Sample	Other:
Weather Description:	Approx. Temp. 70 °F		(Sunny)	(Cloudy)	Windy: _____ mph	Rainy

Total Well Depth	Depth to Water	Well Diameter	Multiplying Factor	Purge Volume Calculations: $3h\pi r^2$
30 ft	13.15 ft	2 in.	1"diam.= 0.1223 2"diam.= 0.4894 4"diam.= 1.9583	(TWD-DTW) x MF = 8.3 gallons purged 25 gallons

WATER QUALITY PARAMETER MEASUREMENTS

Volume Purged (mL)	Time	pH	Temp (°C)	E.C. (uS/Cm)	Turbidity (NTU)	D.O. (mg/L)	Other:
Stabilization Goals:		± 0.2	± 0.3 °C	± 10 %	± ___		± ___
Precision:		0.10	1.0 (°C)	10 uS/cm	NTU	mg/L	

GENERAL OBSERVATIONS

Color:	Clear	(Brown)	Grey		Other: _____
Odor:	(None)	Sulfur	Chemical	Hydrocarbons	Other: _____
Solids/Deposits:	(None)	Fine Silts	Organic		Other: _____

Additional Notes/Comments:

Well dry about 10 times, waited to recharge ~4min each time

SAMPLING FIELD DATA SHEET

Project Name/Location: AT&T Juanita **Sample Date:** 11/ 5 /07

Sampler Name: CD/AL **RMT Project No.:** 00-06644.04

SAMPLE ID: MW-4

SAMPLE LOCATION: _____

Sample Type: (circle one)	(Original)	Duplicate	Trip Blank	Equipment Blank	Grab	Other:
Sample Source: (circle one)	Extraction Well	(Monitoring Well)	Treatment System Influent	Treatment System Effluent	Midpoint Sample	Other:
Weather Description:	Approx. Temp.____°F		(Sunny)	Cloudy	Windy: _____ mph	Rainy

Total Well Depth	Depth to Water	Well Diameter	Multiplying Factor	Purge Volume Calculations: $3h\pi r^2$
30 ft	10.24 ft	2 in.	1"diam.= 0.1223 2"diam.= 0.4894 4"diam.= 1.9583	(TWD-DTW) x MF = 9.7 gallons purged 20 gal

WATER QUALITY PARAMETER MEASUREMENTS

Volume Purged (mL)	Time	pH	Temp (°C)	E.C. (uS/Cm)	Turbidity (NTU)	D.O. (mg/L)	Other:
Stabilization Goals:		± 0.2	± 0.3 °C	± 10 %	± ___		± ___
Precision:		0.10	1.0 (°C)	10 uS/cm	NTU	mg/L	

GENERAL OBSERVATIONS

Color:	Clear	Brown	Grey		Other: _____
Odor:	None	Sulfur	Chemical	Hydrocarbons	Other: _____
Solids/Deposits:	(None)	Fine Silts	Organic		Other: _____

Additional Notes/Comments:

Dry 3X

SAMPLING FIELD DATA SHEET

Project Name/Location: AT&T Juanita **Sample Date:** 11/ 5 /07

Sampler Name: CD/AL **RMT Project No.:** 00-06644.04

SAMPLE ID: MW-1

SAMPLE LOCATION: _____

Sample Type: (circle one)	(Original)	Duplicate	Trip Blank	Equipment Blank	Grab	Other:
Sample Source: (circle one)	Extraction Well	(Monitoring Well)	Treatment System Influent	Treatment System Effluent	Midpoint Sample	Other:
Weather Description:	Approx. Temp. ____ °F	(Sunny)	Cloudy	Windy: ____ mph		Rainy

Total Well Depth	Depth to Water	Well Diameter	Multiplying Factor	Purge Volume Calculations: $3h\pi r^2$
30 ft	9.60 ft	2 in.	1"diam.= 0.1223 2"diam.= 0.4894 4"diam.= 1.9583	(TWD-DTW) x MF = 10.0 gallons Purged 30 gal

WATER QUALITY PARAMETER MEASUREMENTS

Volume Purged (mL)	Time	pH	Temp (°C)	E.C. (uS/Cm)	Turbidity (NTU)	D.O. (mg/L)	Other:
Stabilization Goals:		± 0.2	± 0.3 °C	± 10 %	± ____		± ____
Precision:		0.10	1.0 (°C)	10 uS/cm	NTU	mg/L	

GENERAL OBSERVATIONS

Color:	Clear	(Brown)	Grey	Other:	
Odor:	(None)	Sulfur	Chemical	Hydrocarbons	Other:
Solids/Deposits:	(None)	Fine Silts	Organic	Other:	

Additional Notes/Comments:

Dry 3X

SAMPLING FIELD DATA SHEET

Project Name/Location: AT&T Juanita **Sample Date:** 11/9 /07

Sampler Name: CD/AL **RMT Project No.:** 00-06644.04

SAMPLE ID: MW-3

SAMPLE LOCATION: _____

Sample Type: (circle one)	(Original)	Duplicate	Trip Blank	Equipment Blank	Grab	Other:
Sample Source: (circle one)	Extraction Well	(Monitoring Well)	Treatment System Influent	Treatment System Effluent	Midpoint Sample	Other:
Weather Description:	Approx. Temp. ____ °F	(Sunny)	Cloudy	Windy: ____ mph		Rainy

Total Well Depth	Depth to Water	Well Diameter	Multiplying Factor	Purge Volume Calculations: $3h\pi r^2$
30 ft	12.16 ft	2 in.	1"diam.= 0.1223 2"diam.= 0.4894 4"diam.= 1.9583	(TWD-DTW) x MF = 8.8 gallons purged 20 gal

WATER QUALITY PARAMETER MEASUREMENTS

Volume Purged (mL)	Time	pH	Temp (°C)	E.C. (uS/Cm)	Turbidity (NTU)	D.O. (mg/L)	Other:
Stabilization Goals:		± 0.2	± 0.3 °C	± 10 %	± ___		± ___
Precision:		0.10	1.0 (°C)	10 uS/cm	NTU	mg/L	

GENERAL OBSERVATIONS

Color:	Clear	(Brown)	Grey		Other: ____
Odor:	(None)	Sulfur	Chemical	Hydrocarbons	Other: ____
Solids/Deposits:	(None)	Fine Silts	Organic		Other: ____

Additional Notes/Comments:

SAMPLING FIELD DATA SHEET

Project Name/Location: AT&T Juanita **Sample Date:** 11/ 8 /07

Sampler Name: CD/AL **RMT Project No.:** 00-06644.04

SAMPLE ID: MW-2

SAMPLE LOCATION: _____

Sample Type: (circle one)	(Original)	Duplicate	Trip Blank	Equipment Blank	Grab	Other:
Sample Source: (circle one)	Extraction Well	(Monitoring Well)	Treatment System Influent	Treatment System Effluent	Midpoint Sample	Other:
Weather Description:	Approx. Temp. 70 °F		(Sunny)	(Cloudy)	Windy: _____ mph	Rainy

Total Well Depth	Depth to Water	Well Diameter	Multiplying Factor	Purge Volume Calculations: $3h\pi r^2$
30 ft	9.76 ft	2 in.	1"diam.= 0.1223 2"diam.= 0.4894 4"diam.= 1.9583	(TWD-DTW) x MF = 9.9 gallons 20 gal purged

WATER QUALITY PARAMETER MEASUREMENTS

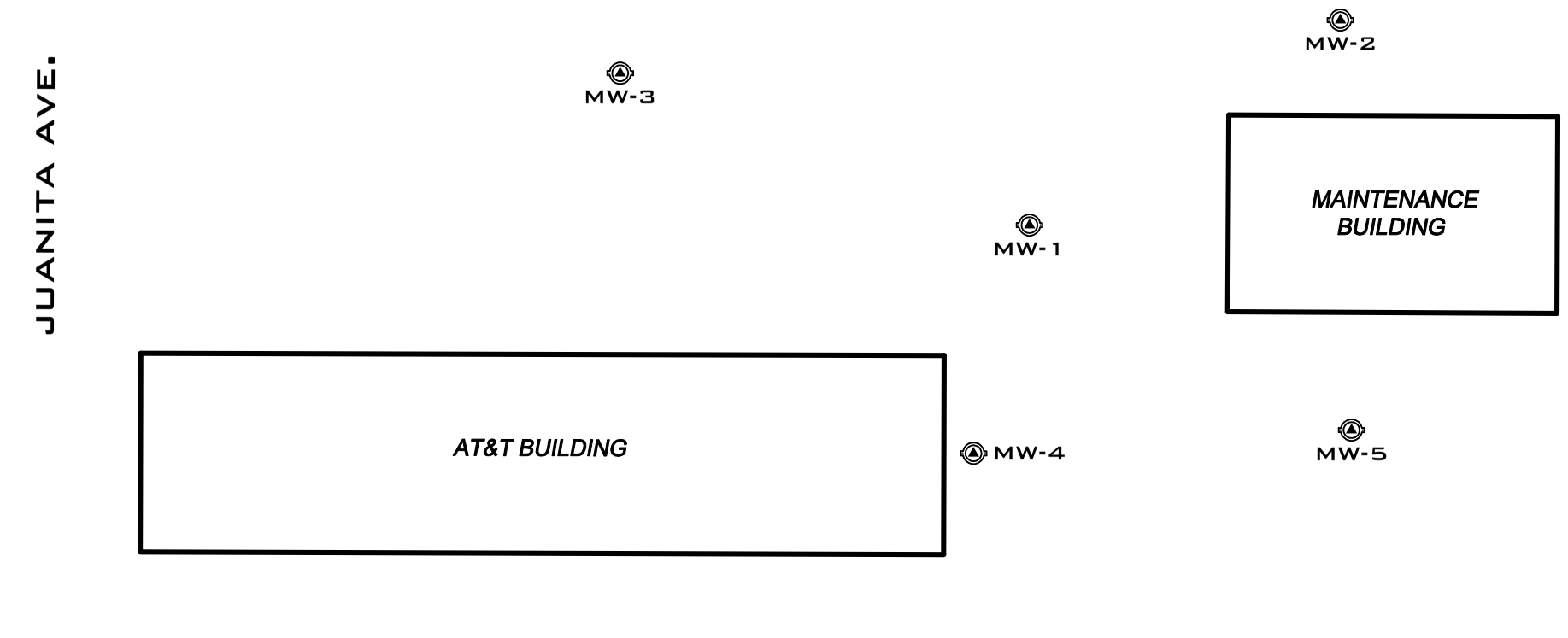
Volume Purged (mL)	Time	pH	Temp (°C)	E.C. (uS/Cm)	Turbidity (NTU)	D.O. (mg/L)	Other:
Stabilization Goals:		± 0.2	± 0.3 °C	± 10 %	± ___		± ___
Precision:		0.10	1.0 (°C)	10 uS/cm	NTU	mg/L	

GENERAL OBSERVATIONS

Color:	Clear	Brown	Grey		Other: _____
Odor:	None	Sulfur	Chemical	Hydrocarbons	Other: _____
Solids/Deposits:	(None)	Fine Silts	Organic		Other: _____

Additional Notes/Comments:

Appendix F
Licensed Land Surveyor Data



NORTHING	EASTING	LATITUDE	LONGITUDE	CASING	COVER	WELL-ID
1850524.62	6473898.79	34.0769838	118.2898330	270.03	270.50	MW-1
1850562.14	6473955.65	34.0770874	118.2896456	268.90	269.30	MW-2
1850552.41	6473823.96	34.0770596	118.2900804	272.92	273.50	MW-3
1850482.87	6473888.55	34.0768691	118.2898665	270.64	271.28	MW-4
1850487.12	6473957.68	34.0768813	118.2896382	269.14	269.63	MW-5

SURVEY DATE: NOVEMBER 6, 2007

SURVEY CONTROL:
HORIZONTAL DATUM: NAD 83, ZONE 5, US SURVEY FEET
VERTICAL DATUM: NGVD 29, FEET
BENCHMARK: CITY OF LOS ANGELES #12-17700
ELEVATION = 280.124 FEET

LICENSED LAND SURVEYOR
WILLIAM L. MEAGHER
No. 5948
LICENSE EXPIRES 12-31-08
STATE OF CALIFORNIA

WM SURVEYS INC.
William L. Meagher
2747 Sherwin Ave. #12
Ventura, Ca. 93003
(805) 677-4850
Drawn by Jeremy Henry, LS

NORTH

0' 30' 60' 90'
FEET
SCALE: 1" = 30'

MONITORING WELL SURVEY
AT&T FACILITY
316 N. JUANITA AVENUE
LOS ANGELES, CALIFORNIA

SHEET 1
OF 1

DRAWING NO.
B07149

REVISED: 11-8-2007

RP FACID	SITE ADDRESS	GLOBAL ID	Field Point Name	Survey Date	Northing	Easting	Latitude (34.1234567)	Longitude (-118.1234567)	Top Elev
AT&T Facility	316 N. Juanita Avenue, Los Angeles, CA	T0603797875	MW-1	11/6/2007	1850524.62	6473898.79	34.0769838	-118.2898330	
		T0603797875	MW-2	11/6/2007	1850562.14	6473955.65	34.0770874	-118.2896456	
		T0603797875	MW-3	11/6/2007	1850552.41	6473823.96	34.0770596	-118.2900804	
		T0603797875	MW-4	11/6/2007	1850482.87	6473888.55	34.0768691	-118.2898665	
		T0603797875	MW-5	11/6/2007	1850487.12	6473957.68	34.0768813	-118.2896382	

Riser Height (.01 ft)	XY Survey Method	GPS Equipment	Z Survey Method	XY Datum	Z Datum	XY Accuracy	Z Accuracy (cm)	Survey Org.	XY Survey Desc.	
-0.47	CGPS	TR	DIG	NAD83	29	7.6	0.5	WM Surveys Inc.	north rim casing	BM
-0.40	CGPS	TR	DIG	NAD83	29	7.6	0.5	WM Surveys Inc.	north rim casing	BM
-0.58	CGPS	TR	DIG	NAD83	29	7.6	0.5	WM Surveys Inc.	north rim casing	BM
-0.64	CGPS	TR	DIG	NAD83	29	7.6	0.5	WM Surveys Inc.	north rim casing	BM
-0.49	CGPS	TR	DIG	NAD83	29	7.6	0.5	WM Surveys Inc.	north rim casing	BM

Appendix G
Well Permits

WELL PERMIT APPLICATION - NON-PRODUCTION WELLS 626-430-5420 DATE 10/16/07

WATER & SEWAGE / MOUNTAIN & RURAL PROGRAMS - ENVIRONMENTAL HEALTH DIVISION
5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380 FAX (626) 813-3016

3

X NEW WELL CONSTRUCTION ___ RECONSTRUCTION OR RENOVATION $201 x 5 = $ ___ DECOMMISSIONING ___ OTHER: _____	X MONITORING ___ CATHODIC ___ INJECTION ___ EXTRACTION ___ HEAT EXCHANGE ___ Hydropunch ___ C.P.T. For Ground Water Sampling ___ Other: (Specify) : _____

WELL LOCATION

SITE ADDRESS	316 North Juanita Avenue	CITY Los Angeles CA	ZIP CODE 90004
Nearest Intersection	BEVERLY BLVD	Thomas Bros. Page / Grid	594A7
NO. OF WELLS IN EACH PARCEL:	5	Attach site map with well locations	

WELL STRUCTURE

Total Depth, Size and Depth of Well Casing	30 (screen from 10-30' bgs)
Sanitary / Annular Sealing Material	neat cement
Depth of Sanitary / Annular Seal	0-6 cement 6-8 bentonite
Conductor Casing Seal	n/a

CONSULTANT INFORMATION

Company	RMT INC
Contact Person	Chris D'Sa
Address	601 W 5th St Ste 760
City, State Zip Code	Los Angeles CA 90071-200
Telephone	310-570-7069

OWNER/DRILLER INFORMATION

Well Owner	AT&T services
Address	308 South Akard Rm 1700
City / Zip Code	Dallas, TX 75202
Telephone	214-464-5226
Well Driller	JDK DRILLING INC
Address	217 NORTH ELSPETH
City / Zip Code	COVINA, CA 91722
C-57 License No.	887038 exp 11/30/2008
Telephone	626) 915-4550

IF WELL AND GEOLOGIC CONDITIONS ENCOUNTERED IN THE FIELD ARE FOUND TO DIFFER FROM THE SCOPE OF WORK PRESENTED TO THIS OFFICE, WORK PLAN MODIFICATIONS MAY BE REQUIRED

WELL DECOMMISSIONING

Well Depth Log / Records	n/a
Method of Well Assessment	
Depth and Number of Perforations	
Type of Perforator Size of Perforations	
Type and Amount of Sealant	
Method of Upper Seal Pressure Application	

DISPOSITION OF PERMIT (Department Use Only)
THIS PERMIT IS CONSIDERED COMPLETE WHEN THE WORK PLAN IS APPROVED AND WHEN THE WELL COMPLETION LOG IS RECEIVED. NO WELL CONSTRUCTION OR DECOMMISSIONING CAN BE INITIATED WITHOUT THE WORK PLAN APPROVAL FROM THIS DEPARTMENT

WORK PLAN APPROVAL
This Approval is Valid for 180 Days

Date 10/17/07 R.E.H.S. Michael Lui

Conditions ON 10/16/07 $1005 WAS PAID FOR PERMIT # 756595 TO CONSTRUCT MW-1, 2, 3, 4 & 5 PLEASE, CALL ME FOR SOIN INSPECTION AT LEAST 48 HOURS PRIOR TO START DRILLING

COMPLETED 11/2/07

For Final Inspection
Call Michael Lui
(626) 430-5398
8 a.m. to 10 a.m.

I hereby agree to comply in every respect with all the regulations of the County Environmental Health Division and with all ordinances and laws of the County of Los Angeles and the State of California pertaining to well construction, reconstruction and decommissioning. Upon completion of the well and with in thirty days thereafter, I will furnish the Environmental Health office with a completion log of the well giving date drilled, depth of the well, perforations in the casing, and any other data deemed necessary by County Environmental Health Division.

Applicant's Signature

Applicant Name: (Print) Chris D'Sa

Fax Number: 213-947-4183 10/17/07

NOTICE

This well permit approval is limited to compliance with the California well standards and the Los Angeles County Health and Safety Code and does not grant any rights to construct, reconstruct, or decommission any well. Applicant is responsible for securing all other permits necessary to perform the work.

76A668-A
H-15 (Rev. 05/04/2006)

WELL PERMIT APPLICATION - NON-PRODUCTION WELLS

626-430-5420 DATE 10/17/07

WATER & SEWAGE / MOUNTAIN & RURAL PROGRAMS - ENVIRONMENTAL HEALTH DIVISION
5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380 FAX (626) 813-3016

X NEW WELL CONSTRUCTION ___ RECONSTRUCTION OR RENOVATION $201 x 5 = $ ___ DECOMMISSIONING ___ OTHER: _____	X MONITORING ___ CATHODIC ___ INJECTION ___ EXTRACTION ___ HEAT EXCHANGE ___ Hydropunch ___ C.P.T. For Ground Water Sampling ___ Other: (Specify) : _____

SITE ADDRESS 316 North Juanita Avenue CITY Los Angeles CA ZIP CODE 90004

Nearest Intersection BEVERLY BLVD Thomas Bros. Page / Grid 594A7

NO. OF WELLS IN EACH PARCEL: 5 Attach site map with well locations

Total Depth, Size and Depth of Well Casing	30 (screen from 10-30' bgs)
Sanitary / Annular Sealing Material	neat cement
Depth of Sanitary / Annular Seal	0-6 cement 6-8 bentonite
Conductor Casing Seal	n/a

Company	RMT INC
Contact Person	Chris D'Sa
Address	601 W 5th St Ste 760
City, State Zip Code	Los Angeles CA 90071-200
Telephone	310-570-7069

Well Owner	AT&T services
Address	308 South Akard Rm 1700
City / Zip Code	Dallas, TX 75202
Telephone	214-464-5226
Well Driller	JDK DRILLING INC
Address	217 NORTH ELSPETH
City / Zip Code	COVINA, CA 91722
C-57 License No.	887038 exp 11/30/2008
Telephone	626) 915-4550

IF WELL AND GEOLOGIC CONDITIONS ENCOUNTERED IN THE FIELD ARE FOUND TO DIFFER FROM THE SCOPE OF WORK PRESENTED TO THIS OFFICE, WORK PLAN MODIFICATIONS MAY BE REQUIRED

Well Depth Log / Records	n/a
Method of Well Assessment	
Depth and Number of Perforations	
Type of Perforator Size of Perforations	
Type and Amount of Sealant	
Method of Upper Seal Pressure Application	

DISPOSITION OF PERMIT (Department Use Only)
THIS PERMIT IS CONSIDERED COMPLETE WHEN THE WORK PLAN IS APPROVED AND WHEN THE WELL COMPLETION LOG IS RECEIVED. NO WELL CONSTRUCTION OR DECOMMISSIONING CAN BE INITIATED WITHOUT THE WORK PLAN APPROVAL FROM THIS DEPARTMENT

ENVIRONMENTAL APPROVED

Date 10/17/07 R.E.H.S. Michael Lui

Conditions ON 10/16/07 #1005 WAS PAID FOR PERMIT # 756595 TO CONSTRUCT MW-1, 2, 3, 4 & 5. PLEASE CALL ME FOR SOIL INSPECTION AT LEAST 48 HOURS PRIOR TO START DRILLING.

For Final Inspection
Call Michael Lui
(626) 430-5398
8 a.m. to 10 p.m.

I hereby agree to comply in every respect with all the regulations of the County Environmental Health Division and with all ordinances and laws of the County of Los Angeles and the State of California pertaining to well construction, reconstruction and decommissioning. Upon completion of the well and with in thirty days thereafter, I will furnish the Environmental Health office with a completion log of the well giving date drilled, depth of the well, perforations in the casing, and any other data deemed necessary by County Environmental Health Division.

Applicant's Signature

Applicant Name: (Print) Chris D'Sa

Fax Number: 213-947-4183 10/17/07

NOTICE

This well permit approval is limited to compliance with the California well standards and the Los Angeles County Health and Safety Code and does not grant any rights to construct, reconstruct, or decommission any well. Applicant is responsible for securing all other permits necessary to perform the work.

76\668-A
H-13 (Rev. 03/042006)

SERVICE APPLICATION REQUEST AND FEE COLLECTION
COUNTY OF LOS ANGELES – DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH
SERVICE REQUEST APPLICATION

INSTRUCTIONS

1. Check the TYPE OF SERVICE requested and attach the required non-refundable fee to the application. Make the money order or check payable to LOS ANGELES COUNTY TREASURER, DO NOT SEND CASH. This application is nontransferable.

FEE REQUIRED*		TYPE OF SERVICE
$201 x 5	☒	MONITORING WELL CONSTRUCTION/DECOMMISSIONING Please complete and attach a Non-Production Well-Well Permit Application.
	☐	WELL CONSTRUCTION, RENOVATION OR DECOMMISSIONING PERMIT Complete and attach a Well-Well Permit Application
	☐	PRIVATE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT
	☐	PRIVATE SEWAGE DISPOSAL RENOVATION / EXPANSION
	☐	INSPECTION OF MOUNTAIN CABIN SITE as required by the United States Forest Service
	☐	SEPTIC TANK REPLACEMENT
	☐	INSPECTION OF EXISTING PRIVATE SEWAGE SYSTEM
	☐	WATER SUPPLY TEST AND CERTIFICATION as required by U.S. Department of Agriculture
	☐	WELL YIELD TEST PERMIT
	☐	COASTAL COMMISSION APPROVAL IN CONCEPT

* Refer to Schedule of Fees for the current fiscal year. Field personnel cannot accept fees.

2. Check with the Contact Office stamped below for requirements or information

3. Deliver the completed application, money order or check with the forms indicated to:

County of Los Angeles
Mountain and Rural Program / Water, Sewage, & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706
(626) 430-5380 FAX (626) 813-3016
www.lapublichealth.org/eh/progs/envirp/ehmount.htm

4. Phone Contact Office noted below, after you have received your receipt, to request an inspection.

316 North Juanita Avenue, Los Angeles CA 90004
Service/ Job Location | Address | City | State | Zip | Date

AT&T EHS 308 South Akard, Room 1700 Dallas, TX 75202 214-464-5226
Owner / Applicant Name | Address/Zip | Phone No.

RMT Inc., 601 W 5TH ST STE 760 LOS ANGELES CA 90071-2004 310-570-7069
Contractor's Name | Address/Zip | Phone No.

Co. Engineer Plan Check No. _____ Tract no. _____ Lot No. _____ No. Bedrooms _____ Fixture Unit Count _____
(Complete the line above for Private Sewage Disposal System Construction or Renovation Application)

CONTACT OFFICE	DEPARTMENT STAMP
	Date Rec'd 10-16-07 Rec # 75-6595 Ck # 5095036 Amt $1005 —

COUNTY OF LOS ANGELES

DEPARTMENT OF HEALTH SERVICES

RECEIPT/RECIBO

- ☐ HARBOR-UCLA MEDICAL CENTER
- ☐ HIGH DESERT HOSPITAL
- ☐ KING/DREW MEDICAL CENTER
- ☐ OLIVE VIEW MEDICAL CENTER
- ☐ RANCHO LOS AMIGOS MEDICAL CENTER
- ☐ LAC-USC MEDICAL CENTER
- ☒ PUBLIC HEALTH

SPECIFY Water Quality

ANY ALTERATION OR ERASURE RENDERS RECEIPT VOID

CUALQUIER ALTERACION O BORRON HACE ESTE RECIBO NULO

DATE 10-16-07

RECEIVED FROM. RMT Inc $ 1,005 —

THE AMOUNT OF: # 5 Wells and / 100

☐ CASH ☐ MONEY ORDER # _____

☒ CHECK # 509503 ☐ VISA ☐ MASTER CARD # _____

PATIENT NAME

PF # | ACCOUNT NO.

DATE(S) OF SERVICE | PAYMENT RECEIVED FOR ☐ MEDICAL SERVICES ☐ PHARMACY

MISCELLANEOUS

RMT Inc

~~Got~~ 316 North Juanita Ave.

LA CA 90004

RECEIVED BY

No.0756595

HS-65 76C5OR (9/90) 3/99 **PATIENT'S COPY**

Appendix H
Agency Correspondence

California Regional Water Quality Control Board

Los Angeles Region

Recipient of the 2001 *Environmental Leadership Award* from Keep California Beautiful

Linda S. Adams
Agency Secretary

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: http://www.waterboards.ca.gov/losangeles

Arnold Schwarzenegger
Governor

August 9, 2007

Mr. Mark Smith
AT&T Environmental, Heath & Safety
308 South Akard Street
3 SBC Plaza, Room 1700
Dallas, Texas 75202-5399

UNDERGROUND STORAGE TANKS PROGRAM
PACIFIC BELL TELEPHONE COMPANY, AT&T
316 NORTH JUANITA AVENUE, LOS ANGELES, CA
(CASE NO. 900040225A)

Dear Mr. Smith:

Thank you for submitting the general information package dated July 12, 2007. We have reviewed the "UST Removal Report/Soils Report (Report)," dated November 17, 2004, and the "Workplan for Site Assessment (Workplan)," dated January 18, 2006, prepared by Hydrologue, Inc. (HI), for the subject site. The Report indicated that the total petroleum hydrocarbons as gasoline (TPH_G) concentration at 20,900 µg/L, benzene concentration at 524 µg/L and methyl tertiary butyl ether (MTBE) concentration at 5,400 µg/L were detected in a water sample collected from the excavation. In the Workplan, HI proposes to drill five soil borings and convert the borings to groundwater monitoring wells to assess soil and groundwater contamination beneath the site

We concur with the Workplan as proposed, provided the following conditions are met:

1. The construction, development, and abandonment of groundwater monitoring wells must comply with requirements prescribed in the California Well Standards (Bulletin 74-90), published by the California Department of Water Resources (can be seen at www.dpla2.water.ca.gov and go to "groundwater").

2. All necessary permits must be obtained from the appropriate agencies prior to the start of work.

3. Pursuant to State Water Resources Control Board Resolution No. 92-49, under Water Code section 13304, all fieldwork related to subsurface investigation must be conducted by, or under the direct responsible supervision of, a licensed California Professional Geologist (PG) or Civil Engineer (PE). All technical documents submitted to this Regional Board must be reviewed and signed and/or stamped by a licensed California PG or PE with at least five years subsurface hydrogeologic experience.

4. Soil must be logged at five-foot intervals, at changes in the soil lithology, and at areas of obvious contamination. The registered professional in responsible charge shall review the boring logs and assume the responsibility for the accuracy and completeness of the logs.

Soil samples collected from on-site wells must be prepared per EPA Method 5035 for analyses.

5. Soil and Groundwater samples must be analyzed by Cal-LUFT GC/FID or Cal-LUFT GC/MS Method for TPH_G, total petroleum hydrocarbons as diesel (TPH_D), and by EPA Method 8260B for benzene, toluene, ethlybenzene, and xylenes (BTEX), and fuel oxygenate compounds including MTBE, di-isopropyl ether (DIPE), ethyl tertiary butyl ether (ETBE), tertiary amyl methyl ether (TAME), and TBA. Ethanol is also required and shall be analyzed by either method above. The analytical detection limits must conform to the Regional Board General Laboratory Testing Requirements (9/06) (http://www.waterboards.ca.gov/losangeles/html/lab_report.html). All respective analytical methods must be certified by the California Environmental Laboratory Accreditation Program (ELAP). All analytical data must be reported by a California-certified laboratory.

   Prior to consideration of case closure, you must analyze at least one round of groundwater samples including all common aromatic and chlorinated volatile organic compounds per EPA Method 8260B. If the site has a waste oil tank, the full suite of aromatic and chlorinated analyses must also be tested and reported per EPA Method 8260B.

6. All proposed groundwater monitoring wells must be developed and surveyed to a benchmark of known elevation above mean sea level by a licensed land surveyor or registered civil engineer. Prior to collecting samples, free product thickness (if present) must be determined and the depth to water must measured in all wells to be sampled, then the wells are to be properly purged until the temperature, conductivity, and pH stabilize, and the water is free of suspended and settleable matter, before samples are collected for analysis. Any wells containing free product must be purged to remove any standing product, allowed to equilibrate to prepurged levels and free product thickness measured and reported.

7. You are required to submit a technical report summarizing this phase of investigation by **October 15, 2007.** The report must also include the soil boring logs, analytical results, well permits, geologic cross-section, isoconcentration map of contaminants, and as-built construction details of the new groundwater monitoring wells installed.

8. You are required to implement a quarterly groundwater monitoring program. The groundwater monitoring reports are to be submitted by the fifteenth day following the end of the month as shown in the following schedule:

Reporting Period	Report Due Date
January-March	April 15th
April-June	July 15th
July-September	October 15th
October-December	January 15th

The first groundwater monitoring report under this schedule is due by **October 15, 2007.**

9. The quarterly groundwater monitoring report must include the following:

   - A separate summary table containing current concentrations.
   - A summary table containing all historical data per each well with groundwater depth (or elevation) and well screen intervals.
   - A regional map depicting site vicinity business and street, etc.
   - A site plot plan depicting site location, tank and associated system locations.
   - A site map depicting all well locations and groundwater elevations (contour) with flow gradient and direction.
   - An isoconcentration map for TPH(g), benzene, MTBE, and TBA, respectively.
   - A hydrograph superimposing on concentration over time at the most impacted well for TPH(g), benzene, MTBE, and TBA (or at any other wells as warranted).
   - Conclusions and recommendations.

10. Two weeks prior to commencing field work, a Health and Safety plan pertinent to the subject project must be submitted to this office. The field crew must follow the Health and Safety Plan.

11. Please notify us at least seven working days prior to the start of work so that we may schedule a member of our staff to be present.

If you have any questions concerning this matter, please call me at (213) 576-6712 or e-mail me at mhsu@waterboards.ca.gov.

Sincerely,

Mercedes S. Hsu
Water Resource Control Engineer
Underground Tanks/LA Coastal

cc: Ms. Yvonne Shanks, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Capt. Frank Comfort, Los Angeles City Fire Department, Underground Tanks
Ms. Valerie Toney, Los Angeles City Fire Department, Underground Tanks
Ms. Nancy Matsumoto, Water Replenishment District of Southern California
Mr. Seyed Morteza Mortazavi, Hydrologue, Inc.

Appendix I
Waste Disposal Documentation

Adelanto, CA **Soil Recycling Facility**	**TPST Soil Recyclers of California** SOIL DATA AND CERTIFCATION SHEET	**DATE: 11/13/2007**

Generator and/or Client:

AT&T Environmental Management
P.O. Box 5095
San Ramon , CA 94583-0091

Transporter / Consultant:

Belshire Environmental Services, Inc.
25971 Towne Centre Dr
Foothill Ranch CA 92610
Tel: (949) 460-5200
Fax: (949) 460-5210

[X] **Invoice BESI**
[ ] **Invoice Generator**
[ ] **Invoice Consultant**

Testing Laboratory:
American Scientific Laboratories

Sampling Procedures:
Soil Cuttings

Site History:
(Please list SITE ADDRESS (including zipcode), describe contamination type, contamination source, how contamination was stored, and past activities at site.-Attach additional documents)

Site Name & Address:
AT&T LSANCA86 (G1118) FACILITY
316 NORTH JUANITA AVE
LOS ANGELES, CA 90004

Source of contamination:
UST Release Gasoline

BESI: 146384
Site No:
Site Contact:
Consultant: RMT INC
Consultant Contact: Chris D'Sa

ESTIMATED QUANTITY
Tons
14 Drums

Please check appropate box below and attach all required analytical reports. Unless otherwise noted, composite samples should be collected with the following frequency: 1sample for 100 cubic yards or less ; 3 samples for 500 cu yds or less ; 5 samples for 1000 cu yds .1 additional sample for each additional 500cu yds greater than 1000 cu yds

[X]

I/we certify that the soil referenced herein is contaminated soley by Virgin petroleum products from leaking underground storage tank(s).

Attached is analytical data from state certified lab for the following

1) Total Petroleum Hydrocarbons (TPH, EPA 8015 Modified)

2) Benzene/Toluene/Ethylbenzene/xylene (BTEX, EPA 8020)

[ ]

I/We certified that some or all of the contaminants in the soil referenced herein is waste oil, or some other non-virgin petroleum product, or virgin petroleum product from something other tham a leaking underground storage tank.
Attached is analytical data from a state certified lab for the following:

1) Total metals concentration for a thru q below (TTLC test)

a) Antimony	g)Cobalt	m) Selenium
b) Arsenic	h)Copper	n) Silver
c) Barium	I) Lead	o) Thalium
d) Berylium	j) Mercury	p) Vanadium
e) Cadmium	k) Molybdenum	q) Zinc
f) Chromium	l) Nickel	

Note: If any item a thru q is greater than 10 times its Soluble Threshold Limit concentration (STLC) the soluble metal concentration must be determined by the Waste Extraction Test procedure.

2) THP by:
EPA 418.1 or
EPA 8015 modified

3) BTEX/VOC by:
EPA 8020 EPA 8010
or EPA 8260(combines above)

4) PCB'S(waste oil only)
5) Additional analytical data as required.

No soils referenced herein may be delivered until the forgoing certificate is received and approved by TPST, and TPST issues manifests and assigns a delivery date. If any soils delivered to TPST are found to be "Hazardous Waste" pursuant to federal or state regulations, the client shall be solely responsible for their removal. If the client fails to remove such soils, TPST, acting as client's agent, may arrange for such removal at client's expense.

This is a complete and accurate description of the soil referenced herein; no deliberate or willful omissions have been made and all known or suspected hazards have been disclosed herein. I/We certify that the soil is not "hazardous" as defined by U.S. Department of Transportation (DOT), U.S. Environmental Protection Agency (EPA), State of local regulations. I/We further certify that the soils referenced herein contain no free liquids. All analysis reports attached.

Generator's Authorized Signatory: James Cranmer **Date:** 11/14/07
Print Name: James Cranmer, CHMM **Title:** Manager, EH&S

Environmental Firm Signatory: **Date:** 11/13/2007
Print Name: Chris D'Sa **Title:** Manager

Manifest

TPST Soil Recyclers of CA
Non-Hazardous Soils

Date of Shipment:	Responsible for Payment:	Transporter Truck #:	Facility #:	Given by TPST:	Load #
11 27 07		465 111	A07	30193	0011

Generator and/or Consultant

Generator's Name and Billing Address:	Generator's Phone #:	Generator's US EPA ID No.
AT&T ENVIRONMENTAL MANAGEMENT P.O. BOX 6095 ROOM 3E000 SAN RAMON, CA 94583-0091	Person to Contact:	
	FAX#:	Customer Account Number with TPST:
Consultant's Name and Billing Address:	**Consultant's Phone #:**	
	Person to Contact:	
	FAX#:	Customer Account Number with TPST:
Generation Site (Transport from): *(name & address)* AT&T LSANCA86 (G1118) FACILITY 316 NORTH JUANITA AVE LOS ANGELES, CA 90004	Site Phone #:	BTEX Levels
	Person to Contact:	TPH Levels
	FAX#:	AVG. Levels
Designated Facility (Transport to): *(name & address)* TPST SOIL RECYCLERS OF CALIFORNIA 12328 HIBISCUS AVENUE ADELANTO, CA 92301	Facility Phone #: (800) 862-8001	Facility Permit Numbers
	Person to Contact: DELLENA JEFFREY	
	FAX#: (760) 246-8004	
Transporter Name and Mailing Address: BELSHIRE ENVIRONMENTAL SERVICES, INC. 25971 TOWNE CENTRE DRIVE FOOTHILL RANCH, CA 92610 BESI: 146394	Transporter's Phone #: (949) 460-5200	Transporter's US EPA ID No.: CAR000185175
	Person to Contact: LARRY MOOTHART	Transporter's DOT No.: 450647
	FAX#: (949) 460-5210	Customer Account Number with TPST: 1000183

Description of Soil	Moisture Content	Contaminated by:	Approx. Qty:	Description of Delivery	Gross Weight	Tare Weight	Net Weight
Sand ☐ Organic ☐ Clay ☐ Other ☐	0 - 10% ☐ 10 - 20% ☐ 20% - over ☐	Gas ☐ Diesel ☐ Other ☐	14 DMS		16520	8520	8000
Sand ☐ Organic ☐ Clay ☐ Other ☐	0 - 10% ☐ 10 - 20% ☐ 20% - over ☐	Gas ☐ Diesel ☐ Other ☐					4.00

List any exception to items listed above: Scale Ticket# 50243

Generator's and/or consultant's certification: I/We certify that the soil referenced herein is taken entirely from those soils described in the Soil Data Sheet completed and certified by me/us for the Generation Site shown above and nothing has been added or done to such soil that would alter it in any way.

Print or Type Name: Generator ☐ Consultant ☐ — Larry Moothart of BESI on behalf of generator

Signature and date: Month 11 Day 19 Year 07

Transporter

Transporter's certification: I/We acknowledge receipt of the soil described above and certify that such soil is being delivered in exactly the same condition as when received. I/We further certify that this soil is being directly transported from the Generation Site to the Designated Facility without off-loading, adding to, subtracting from or in any way delaying delivery to such site.

Print or Type Name: Gordon Sandell

Signature and date: Month 11 Day 27 Year 07

Recycling Facility

Discrepancies:

Recycling Facility certifies the receipt of the soil covered by this manifest except as noted above:

Print or Type Name: D. JEFFREY/J. PROVANSAL

Signature and date: 11/27/07

Please print or type

TRANSPORTER COPY

NO. 667615

NON-HAZARDOUS WASTE DATA FORM

22

TO BE COMPLETED BY GENERATOR

NAME: AT&T ENVIRONMENTAL MANAGEMENT
P.O. BOX 6095
ROOM 3E000
ADDRESS: SAN RAMON, CA 94583-0091

GENERATING SITE: AT&T LSANCA85 (G111S) FACILITY
316 NORTH JUANITA AVE
LOS ANGELES, CA 90004

EPA I.D. NO.
PROFILE

CITY, STATE, ZIP
PHONE NO. ( )

CONTAINERS: No. 6 VOLUME 330 Gallons WEIGHT

TYPE: ☒ TANK TRUCK ☐ DUMP TRUCK ☐ DRUMS ☐ CARTONS ☐ OTHER

WASTE DESCRIPTION: NON-HAZARDOUS WATER
GENERATING PROCESS: WELL PURGING / DECON WATER

COMPONENTS OF WASTE	PPM	%
1. WATER		99-100%
2. TPH		<1%
3.		
4.		

COMPONENTS OF WASTE	PPM	%
5.		
6.		
7.		
8.		

BESI:146384

PROPERTIES: pH 7-10 ☐ SOLID ☒ LIQUID ☐ SLUDGE ☐ SLURRY ☐ OTHER

HANDLING INSTRUCTIONS: 24-HOUR EMERGENCY PHONE: 877-322-4722

THE GENERATOR CERTIFIES THAT THE WASTE AS DESCRIBED IS 100% NON-HAZARDOUS.

Larry Moothart of BESI on behalf of generator — 11/19/07
TYPED OR PRINTED FULL NAME & SIGNATURE — DATE

TRANSPORTER

NAME: BELSHIRE ENVIRONMENTAL SERVICES, INC.
EPA I.D. NO.

ADDRESS: 25971 TOWNE CENTRE DRIVE
CITY, STATE, ZIP: FOOTHILL RANCH, CA 92610
PHONE NO.: (949) 460-5200

Nieto & Sons
1281 Brea Canyon Road
Brea, CA 92821
(714) 990-6855

SERVICE ORDER NO.
PICK UP DATE: 11/26/07

TRUCK, UNIT, I.D. NO.: 217-367

Richard Durra — 11-21-07
TYPED OR PRINTED FULL NAME & SIGNATURE — DATE

TSD FACILITY

NAME: DEMENNO KERDOON
EPA I.D. NO.

ADDRESS: 2000 N. ALAMEDA ST.
CITY, STATE, ZIP: COMPTON, CA 90222
PHONE NO.: 310-537-7100

DISPOSAL METHOD
☐ LANDFILL ☒ OTHER Recycler

Gregory Wood — 11/26/07
TYPED OR PRINTED FULL NAME & SIGNATURE — DATE

GEN	OLD/NEW	L	A	TONS
TRANS		S	B	
C/Q		RT/CD	HWDF NONE	DISCREPANCY

Appendix J
Geotracker Upload Confirmation

Electronic Submittal Information

AT & T FORMER SBC - T0603797875
316 JUANITA AVE. N.
LOS ANGELES, CA 90004

* DENOTES THAT A SUBMITTAL HAS BEEN AUTO-RECEIVED

EDF SUBMITTALS

CONF NUM	TITLE	QUARTER	SUBMITTED BY	SUBMIT DATE	STATUS			
3058959126	PRELIMINARY SITE ASSESSMENT REPORT	Q4 2007	CHRIS D'SA	11/29/2007	**PENDING**	VIEW SUBMITTAL	DELETE SUBMITTAL	QC REPORT
3674911797	4Q 2007 MONITORING REPORT	Q4 2007	CHRIS D'SA	11/29/2007	**PENDING**	VIEW SUBMITTAL	DELETE SUBMITTAL	QC REPORT

GEO_XY SUBMITTALS

CONF NUM	TITLE	SUBMITTED BY	SUBMIT DATE	STATUS		
3013569712	WELL INSTALLATION REPORT	CHRIS D'SA	11/8/2007	**PENDING**	VIEW SUBMITTAL	DELETE SUBMITTAL

GEO_Z SUBMITTALS

CONF NUM	TITLE	SUBMITTED BY	SUBMIT DATE	STATUS		
9833208978	WELL INSTALLATION REPORT	CHRIS D'SA	11/8/2007	**PENDING**	VIEW SUBMITTAL	DELETE SUBMITTAL

GEO_WELL SUBMITTALS

CONF NUM	TITLE	SUBMITTED BY	SUBMIT DATE	STATUS		
3249775767	4Q 2007 MONITORING REPORT	CHRIS D'SA	11/29/2007	**PENDING**	VIEW SUBMITTAL	DELETE SUBMITTAL

GEO_MAP SUBMITTALS

CONF NUM	TITLE	SUBMITTED BY	SUBMIT DATE	STATUS		
4019917368	GEO_MAP	CHRIS D'SA	11/8/2007	**PENDING**	VIEW SUBMITTAL	DELETE SUBMITTAL

GEO_BORE SUBMITTALS

CONF NUM	TITLE	FIELD PT NAME	SUBMITTED BY	SUBMIT DATE	STATUS		
6221590936	GEO_BORE	MW1	CHRIS D'SA	11/29/2007	**PENDING**	VIEW SUBMITTAL	DELETE SUBMITTAL
8026273965	GEO_BORE	MW1	CHRIS D'SA	11/29/2007	**PENDING**	VIEW SUBMITTAL	DELETE SUBMITTAL
7008335947	GEO_BORE	MW2	CHRIS D'SA	11/29/2007	**PENDING**	VIEW SUBMITTAL	DELETE SUBMITTAL
1487582147	GEO_BORE	MW2	CHRIS D'SA	11/29/2007	**PENDING**	VIEW SUBMITTAL	DELETE SUBMITTAL
2510958611	GEO_BORE	MW3	CHRIS D'SA	11/29/2007	**PENDING**	VIEW SUBMITTAL	DELETE SUBMITTAL
5809727549	GEO_BORE	MW3	CHRIS D'SA	11/29/2007	**PENDING**	VIEW SUBMITTAL	DELETE SUBMITTAL
4597935557	GEO_BORE	MW4	CHRIS D'SA	11/29/2007	**PENDING**	VIEW SUBMITTAL	DELETE SUBMITTAL
7685093760	GEO_BORE	MW4	CHRIS D'SA	11/29/2007	**PENDING**	VIEW SUBMITTAL	DELETE SUBMITTAL
3068638682	GEO_BORE	MW5	CHRIS D'SA	11/29/2007	**PENDING**	VIEW SUBMITTAL	DELETE SUBMITTAL
9654269158	GEO_BORE	MW5	CHRIS D'SA	11/29/2007	**PENDING**	VIEW SUBMITTAL	DELETE SUBMITTAL

GEO_REPORT SUBMITTALS

NO GEO_REPORT SUBMITTALS FOR THIS FACILITY.

NAME CHANGE SUBMITTALS

NO NAME CHANGE SUBMITTALS FOR THIS FACILITY.

DUPLICATE FACILITY SUBMITTALS

NO DUPLICATE FACILITY SUBMITTALS FOR THIS FACILITY.

Addendum to Phase II Environmental Site Assessment Report

RWQCB Case #900040225A
LAFD Permit #12134

AT&T G1118 (LSANCA86) Facility
316 N. Juanita Avenue
Los Angeles, CA 90004

6 November 2008

RMT Project Number 00-06644.04

Galen J. Kenoyer, Ph.D., P.G.
Principal Geologist (*Lic 8121 exp 2/09*)

Christopher D'Sa
Project Manager

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Addendum to Phase II Environmental Site Assessment Report

RWQCB Case #900040225A
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Galen J. Kenoyer, Ph.D., P.G.
Principal Geologist (*Lic 8121 exp 2/09*)

Christopher D'Sa
Project Manager

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List of Terms & Abbreviations

The following Notes & Abbreviations apply to the following text, tables and figures:

ND	Not Detected
NA	Not Analyzed
ug/L	Micrograms per liter
ug/Kg	Micrograms per kilogram
mg/L	Milligrams per liter
mg/Kg	Milligrams per kilogram
TPH-DRO	Total Petroleum Hydrocarbons Extractable Diesel Range Organics (C10 to C28)
TPH-ORO	Total Petroleum Hydrocarbons Heavy Extractable Oil Range Organics (C28+)
TPH-GRO	Total Petroleum Hydrocarbons Gasoline Range Organics (C6 to C10)
MTBE	methyl-t-butyl ether
DIPE	di-isopropyl ether
ETBE	ethyl-t-butyl ether
TAME	tert-amyl methyl ether
TBA	tert-butanol

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Section 1
Introduction

1.1 Introduction

RMT, Inc. (RMT) has been retained by AT&T Services, Inc. (AT&T), the current property owner and occupant for environmental services as required by the Los Angeles Regional Water Quality Control Board (RWQCB). The Site is a Pacific Bell Telephone Co. d/b/a AT&T G1118 (LSANCA86) Fleet Yard located at 316 N. Juanita Avenue, Los Angeles, California 90004 (Site) (See Figure 1).

Based on the current and previous investigations, RMT previously recommended that this Site be granted No Further Action status by the RWQCB if groundwater monitoring for three more quarters confirm that the concentrations of contaminants of concern decrease or remain stable at the Site. In a letter dated January 7, 2008, the RWQCB concurred with RMT's conclusions and recommendations and directed AT&T to conduct two more rounds of groundwater monitoring, at which time the site will be re-evaluated for low risk closure. Therefore, in accordance with the RWQCB's guidance, the Second Quarter 2008 Groundwater Monitoring Report was submitted to the RWQCB as the final monitoring event and the RWQCB was respectfully requested to grant closure for this Site. However, in a letter dated July 28, 2008, the RWQCB requested the collection of two "hydropunch" groundwater samples down-gradient of well MW-5. The proposed grab groundwater sampling locations were presented and approved by Ms. Mercedes Hsu of the RWQCB on September 17, 2008.

1.2 Objectives & Scope of Work

RMT's scope of work listed below was developed in coordination with AT&T and the RWQCB to accomplish the following objectives:

- To evaluate whether there is any hydrocarbon contamination in the down-gradient shallow groundwater below the Site; and

The following scope of work was approved by the AT&T and the RWQCB prior to this investigation:

- Collect a total of two groundwater samples in two down -gradient locations (see Figure 4) using a hollow stem auger drilling rig. Groundwater was anticipated to be between 10-15 feet below ground surface (bgs). These borings were logged and groundwater samples collected.

- Analytically test the collected groundwater samples in accordance with the previously submitted work plan.

The work was completed under the responsible charge of Galen Kenoyer, Ph.D.,a California Professional Geologist (PG) with more than 25 years of experience in environmental investigations.

Section 2
Summary of Site Conditions

2.1 Site Location

The "Site" is defined as the real property located at 316 N. Juanita Avenue, Los Angeles, Los Angeles County, California, 90004. The property is bordered by private property to the south, private property and Oakwood Avenue on the north, Madison Avenue to the east and Juanita Avenue to the west.

The Site consists of two buildings utilized for general office use, equipment storage and vehicle maintenance. The remainder of the Site is used for parking of AT&T fleet and personal vehicles.

The vicinity around the Site has been developed for mixed industrial, commercial, and residential use. The Site is generally surrounded by other commercial and industrial sites. Figures 1 & 3 show the location of the Site.

2.2 Site History

On November 10, 2004, a 12,000-gallon gasoline UST was removed from the Site. Following removal of the 12,000-gallon UST, two soil samples were collected from the base of the tank excavation and one soil sample was collected from beneath the location of the former fuel dispenser. The only constituent detected in the three soil samples was methyl tert butyl ether (MTBE) at concentrations of 2.7 micrograms per kilogram (ug/kg), 4.7 ug/kg, and 6.0 ug/kg. However, water accumulating in the excavation was sampled and analyzed with the following concentrations of chemicals detected: 20,900 ug/L Total Petroleum Hydrocarbons – Gasoline (TPH-GRO); 524 ug/L benzene; 2,030 ug/L toluene; 282 ug/L ethylbenzene; 1,770 ug/L total xylenes; 5,400 ug/L MTBE; 2,050 ug/L ethanol; 18 ug/L tert-amyl methyl ether (TAME); and 812 ug/L tert-butanol (TBA). The UST Removal Report, dated November 17, 2004, was submitted by Hydrologue Inc. (HI, 2004) to the Los Angeles Fire Department (LAFD).

On January 12, 2006, the LAFD requested an investigation work plan, which was prepared and submitted to the LAFD on January 18, 2006. Upon the request of the LAFD, an Unauthorized Release form was submitted on April 18, 2007, and on April 19, 2007, the LAFD referred the case to the RWQCB. The RWQCB requested additional background information for their review of the investigation work plan on May 22, 2007, which was submitted on July 12, 2007. The January 18, 2006 Work Plan was approved with comments by the RWQCB on August 9, 2007,

and a deadline of October 15, 2007 was set for completion of the investigation and submittal of a report. This deadline was extended to December 15, 2007 by Ms. Mercedes Hsu on September 10, 2007.

In November 2007, RMT completed a Phase II Site Assessment investigation. The following is summarized from the report dated November 29, 2007 which was submitted to the RWQCB:

- Five soil borings (MW1, MW2, MW3, MW4 and MW5) were drilled to a termination depth of 30 feet bgs, using hollow stem auger drilling techniques. Soil samples were collected at five foot intervals in from each boring until 15 feet bgs. No visual, olfactory, or PID indications of contamination were encountered in the soil borings. Soil encountered in borings MW1 through MW5 consists of heterogeneous, inter-bedded clay, silty clay and/or clayey sand to a depth of approximately 30 feet bgs (the maximum depth explored). Based on the low permeability of the saturated zone, the groundwater wells can be classified as low recovery wells.

- The soil borings were converted into groundwater monitoring wells (MW1, MW2, MW3, MW4, and MW5). The installed groundwater monitoring wells were then surveyed by a licensed surveyor, developed, and sampled.

- The laboratory analytical results of soil samples collected from the soil borings show that TPH-DRO, TPH-GRO, Benzene, Ethylbenzene, Toluene, Xylenes, DIPE, ETBE, TAME, TBA, or ethanol were not detected above laboratory reporting limits in any of the soil samples collected. TPH-ORO was only detected in one sample from MW2 at 10 feet bgs at 140 mg/kg. MTBE was only detected in one soil boring MW1 at 5 feet (16 ug/kg), 10 feet (51 ug/kg) and 15 feet (7.4 ug/kg) bgs. The soil samples were collected and preserved using EPA Method SW5035.

- The laboratory analytical results of groundwater samples collected from the five monitoring wells show that TPH-ORO, TPH-GRO, Benzene, Ethylbenzene, Toluene, Xylenes, DIPE, ETBE, TAME, TBA, or ethanol were not detected above laboratory reporting limits in any of the groundwater samples collected. TPH-DRO was only detected in one monitoring well, MW3 at 7.9 mg/L. MTBE was only detected in two monitoring wells, MW1 (5.1 ug/L) and MW2 (6.8 ug/L).

- The former ARCO site located at 3737 Beverly Blvd W, Los Angeles, CA 90004 is located immediately adjacent to the south of the AT&T Site. The former ARCO site has had a fueling service station since at least 1950. Several gasoline and diesel USTs have been determined to be leaking from the late 1980's and 1990's and have been removed. A review of the quarterly monitoring data show that the elevated levels of TPH-GRO,

BTEX and MTBE have been encountered below the former ARCO Site. Remediation has been ongoing. The historical site assessment reports for this site have also reported "near saturated gasoline contaminated soil" just south of the AT&T site. Other sites in the vicinity cannot be ruled out as a source for hydrocarbon concentrations detected in the groundwater in the area.

- The California Primary Maximum Contaminant Level (MCL) for MTBE is 13 ug/L. The highest MTBE detected in the groundwater in November 2007 was 6.8 ug/L in MW2. The highest TPH-DRO detected in groundwater was 7.9 mg/L in MW3. The residual contamination could be unrelated to the former gasoline UST which is the subject of this investigation. The current concentrations in both soil and groundwater do not warrant further investigations and/or corrective action.

Based on the current and previous investigations, RMT previously recommended that this Site be granted No Further Action status by the RWQCB if groundwater monitoring for three more quarters confirm that the concentrations of contaminants of concern decrease or remain stable at the Site. In a letter dated January 7, 2008, the RWQCB concurred with RMT's conclusions and recommendations and directed AT&T to conduct two more rounds of groundwater monitoring, at which time the site will be re-evaluated for low risk closure. Therefore, in accordance with the RWQCB's guidance, the Second Quarter 2008 Groundwater Monitoring Report was submitted to the RWQCB as the final monitoring event. During this final groundwater monitoring event, the laboratory analytical results of groundwater samples collected from the five monitoring wells show that TPH-ORO, TPH-GRO, Benzene, Ethylbenzene, Toluene, Xylenes, DIPE, ETBE, TAME, TBA, or ethanol were not detected above laboratory reporting limits in any of the groundwater samples collected. TPH-DRO was only detected in two monitoring wells, MW5 (at 10.5 mg/L) and MW3 (at 0.82 mg/L). MTBE was only detected in one monitoring well, MW2 (8.65 ug/L).

RMT concluded the following in the Second Quarter 2008 Groundwater Monitoring Report:

- The TPH-DRO results in the groundwater were anomalous and appear inconsistent with historical data related to the 12,000-gallon **gasoline** UST that was removed from the Site on November 10, 2004 and which is the subject of this site investigation. The ARCO site located at 3737 Beverly Blvd W, Los Angeles, CA 90004 (*Case #: 900040098*) is located immediately adjacent to the south of the AT&T Site. The former ARCO site has had a fueling service station since at least 1950. Several gasoline and diesel USTs have been determined to be leaking between the late 1980's and 1990's and have been removed. Remediation has been ongoing. The historical site assessment reports for this site have also reported "near saturated gasoline contaminated soil" just south of the

AT&T site. Other sites in the vicinity cannot be ruled out as a source for hydrocarbon concentrations detected in the groundwater in the area

- The foregoing conclusions were also further evidenced by the lack of contaminants in soil samples which were collected during the installation of the groundwater monitoring wells in November 2007. No visual, olfactory, or PID indications of contamination were encountered in the soil borings. No TPH-DRO, TPH-GRO, Benzene, Ethylbenzene, Toluene, Xylenes, DIPE, ETBE, TAME, TBA, or ethanol were detected above laboratory reporting limits in any of the soil samples collected. TPH-ORO was only detected in one sample from MW2 at 10 feet bgs at 140 mg/Kg. MTBE was only detected in one soil boring MW1 at 5 feet (16 ug/kg), 10 feet (51 ug/kg) and 15 feet (7.4 ug/kg) bgs.

Due to the foregoing, the RWQCB was respectfully requested to grant closure for this Site. However, in a letter dated July 28, 2008, the RWQCB requested the collection of two "Hydropunch®" type groundwater samples downgradient of well MW-5. The proposed grab groundwater sampling locations were presented to Ms. Mercedes Hsu of the RWQCB and approved by the RWQCB on September 17, 2008.

2.3 Topography

The site and surrounding properties gently slope to the east. According to the United States Geologic Survey (USGS) Hollywood, CA. 7.5 Minute Series topographic map, the Site elevation is 297 feet above mean sea level (msl).

2.4 Geology & Hydrogeology

The following section is extracted from the previously submitted work plan. The Site is located in the northern portion of the Los Angeles Coastal Plain approximately three miles south of the Santa Monica Mountains and five miles northeast of the Baldwin Hills. The Silver Lake Reservoir, located approximately three miles northeast of the site and the Hollywood Reservoir, located approximately four miles northwest of the site, are the closest perennial surface water bodies. The Site is located in the La Brea Plain of the Los Angeles Central Basin, and is underlain primarily by recent alluvial sediments consisting of clay, sand, and gravel. According to the California Department of Water Resources, the Exposition Aquifer extends from approximately 40 feet below ground surface (bgs) to ground surface in the region of the Site (HI, 2006).

The La Brea Plain is located east of the Newport-Inglewood belt of hills and west of the Elysian Hills. A surface was originally cut by the sea during Pleistocene time on lower Pleistocene and older formations. On this eroded surface, 90 to 200 feet of alluvial sediments have been deposited, the top of which now forms the La Brea Plain. The La Brea Plain has apparently been warped into an east-west anticlinal structure extending westerly from the Elysian Hills. Because of this warping and partial uplifting, the plain is being dissected and removed by erosion. A younger series of alluvial fans forming the Hollywood piedmont slope have buried the La Brea Plain from the north. Poland, et al., (1956) described the La Brea Plain and the Santa Monica Plain as being of similar origin, and additional exposures and close study of the land forms indicate that both of these forms are related in age to the Ocean Park Plain and the Torrance Plain (HI, 2006).

A map of regional geology is presented in Figure 2. The oldest geologic unit mapped in the Hollywood Quadrangle is the Cretaceous granodiorite and quartz diorite, which is exposed in the northern part of the map area in the Santa Monica Mountains. Locally, at the surface, the granitic rocks are soft and crumbly due to weathering. The Tertiary bedrock formations exposed on hills at the vicinity of the Site are assigned to deep-marine biogenic and clastic rocks of the upper Miocene Modelo Formation and upper Miocene Puente Formation. The Modelo Formation is composed of interbedded shale, siltstone, and sandstone (Tush). Tush consists of gray to light brown, thin bedded, silty clay shale, and locally contains scattered large calcareous nodules; in places, it also contains thin interbeds of fine-grained sandstone; the lower part locally contains thin lenses of light tan, platy, semi-siliceous or diatomaceous shale (HI, 2006).

The Elysian Park Hills are primarily composed of deep-marine clastic and biogenic rocks of the upper Miocene Puente/Monterey Formation. These rocks consist of interbedded and interfingering siltstone and fine sandstone (Tpnl), siliceous shale and siltstone (Tpn2), diatomaceous shale and siltstone (Tpn3), and fine- to coarse-grained, thinly laminated to thick-bedded sandstone (Tpn4). The southern end of the Elysian Park Hills is composed of massive, soft, micaceous marine siltstone of the Pliocene Fernando Formation (TO). Tmss consists of tan to light gray semi-friable arkosic sandstone that includes some inter-bedded silty shale. The Quaternary unit mapped beneath the Site is Pleistocene alluvial deposits (Qoa). These old Quaternary sedimentary deposits are exposed over much of the center of the Hollywood Quadrangle and within, and adjacent to, the Baldwin Hills in the southeast corner. In general, older alluvium in the Hollywood Quadrangle consists of layers of fine to coarse clayey sand and sandy clay with a lesser amount of silt (HI, 2006).

2.5 Regional Groundwater Quality

The site is located in an area which has been in commercial use for at least 75 years, primarily associated with industrial uses. RMT conducted a review of certain RWQCB files, particularly for the former ARCO facility, which is located to the south of the subject site. RMT also reviewed records available through Geotracker, a database maintained by the RWQCB.

This review identified the former ARCO site, which has been impacted by hydrocarbons, and is located to the south and cross-gradient of the subject site:

- **Former ARCO (LUFT # T0603700432; ID 900040098)** – The Former Arco Site located at 3737 Beverly Blvd. W, Los Angeles, CA 90004 is located immediately adjacent to the south of the AT&T Site. This site has had a fueling service station since at least 1950. It is unknown when this site stopped being an active service station. Several gasoline and diesel USTs have been determined to be leaking from the late 1980's and 1990's and have been removed. A review of the quarterly monitoring data show that elevated levels of TPH-GRO, BTEX and MTBE have been encountered below the former Arco Site. Remediation has been ongoing. The historical site assessment reports for this site have also reported "*near saturated gasoline contaminated soil*" just south of the AT&T site.

The subject site is located cross-gradient of the significant impacts to regional groundwater from the former ARCO site.

2.6 Chemicals of Potential Concern

Based on information regarding the history of the Site and discussions with the RWQCB, the following contaminants of concern have been identified and addressed as part of this Investigation. The primary contaminants of concern are hydrocarbons (TPH, MTBE, BTEX, TAME and TBA) and ethanol, which were detected in the UST removal.

Section 3
Field Investigation

3.1 Health and Safety

A site-specific health and safety plan (HSP) was generated in accordance with the proposed scope of work. The HSP was designed primarily to minimize exposure of RMT personnel to potentially hazardous materials. The HSP was prepared under the direction of RMT 's health and safety officer and was implemented in the field by the site safety officer.

Prior to field work, a Health and Safety meeting was held, and health and safety issues related to the Site conditions and drilling activities was discussed with the drilling crew.

3.2 Utility Clearance

Prior to commencement of field activities, Underground Services Alert (USA) was notified of RMT's intent to conduct subsurface investigations at least 48 hours prior to initiation of intrusive field sampling. Proposed boring and soil gas locations were clearly marked with white paint as required by USA. USA contacted all utility owners of record within the site vicinity and notified them of RMT's intention to conduct subsurface investigations in proximity to buried utilities. All utility owners of record, or their designated agents, marked the position of their utilities on the ground surface throughout the area designated for investigation.

Prior to drilling, all the boring locations were hand augered to about 5 feet below ground surface (bgs) to reduce the risk of encountering underground utilities or subsurface structures during drilling activities.

3.3 Well Permits

Prior to drilling, permits were obtained from the Los Angeles County Department of Health. Copies of these permits are attached as Appendix C.

3.4 Drilling of Soil Borings

Two soil borings (B5 and B6) were drilled to depths of 20 feet bgs for this phase of the investigation. The boring locations are shown on Figure 4. Drilling and groundwater sampling was conducted on October 20, 2008, by JDK Drilling Inc (JDK), a California Water Well Drilling

Contractor C-57 # 887038, of Anaheim, California, using a CME -75 hollow-stem auger drilling rig to assess subsurface conditions beneath the site. RMT observed the soil during drilling and collected soil samples at 5-foot depth intervals, approximately, from the boring using a California Modified split-spoon soil sampler.

The following section describes type of vadose zone soil sampling methodology that was used at the site.

Hollow-Stem Auger Soil Sample Collection: : A hollow-stem auger rig was used for drilling and sample collection. The soil borings were sampled at discrete depths. Discrete soil samples were collected using an 18 inch long modified California sampler lined with 2-inch new stainless steel liners. Samples were collected in 6-inch long, 2-inch diameter stainless steel sleeves. The sampler was driven 18 inches with a standard 30-inch drop of a 140-pound hammer. The hammer blow counts were recorded on the boring logs. The remaining soil was then used for lithologic description. After decontamination and adding new sleeves, the sample barrel was lowered back into the augers, additional 5-foot sections of auger were added, and the process was repeated until the desired depth was reached.

Field Instrument Monitoring: During drilling operation, an organic vapor monitor (OVM) was used to monitor the presence and level of organic vapors in the borings and to screen soil samples. The soil was collected from each sampling interval and was placed in a sealed Ziploc™ plastic bag and allowed to equilibrate for approximately 15 minutes prior to placing the probe tip into the container. The organic vapor readings were recorded on boring logs prepared by the field geologist during drilling activities.

Field Instrument Calibration: An OVM was used for health and safety monitoring of air in the breathing zone, and for field screening during soil sampling. The data were used as an immediate indicator of volatile organic vapors in subsurface materials. A handheld Thermo OVM 580B Portable VOC Photo Ionization Detector (PID) calibrated against an Isobutylene gas standard was employed at the Site.

The calibrated OVM displayed VOCs concentration in units equivalent to parts per million (ppm). Isobutylene gas standard, containing a known concentration of isobutylene, was used to set the sensitivity of the instrument. Isobutylene at 100 ppm in air was used for calibration purposes. The instrument was calibrated as follows:

1. Connect the calibration adapter to the gas inlet tube of the PID, and connect the calibration adapter to the isobutylene gas cylinder. Hand tighten the fittings.

2. Turn the flow controller knob counterclockwise about half a turn to start the flow

of gas. The pump noise should change indicating that the gas has started to flow.

3. Wait for the instrument reading to stabilize within ±0.1 ppm. This usually takes about 30 to 40 seconds. When the last digit of the reading stops changing for a few seconds, press the [enter] key to complete the procedure.

4. Turn the flow controller knob fully clockwise to turn off the flow of gas. Disconnect the calibration adapter from the PID.

The instruments was calibrated at a minimum of once per day. The OVM which was at the Site is equipped with lamp energy of 10.6 eV.

3.5 Boring Logs

A lithologic description of the materials encountered and collected was maintained on boring logs compiled by the field geologist. Soils were classified in accordance with the Unified Soils Classification System (USCS), and descriptions included soil type, particle size and distribution, color, moisture content, and evidence of contamination (discoloration, unusual odors, etc.). The soil samples were screened for the presence of elevated organic vapor concentrations using an OVM and the measurements recorded on the boring log.

3.6 Backfilling of All Borings

After groundwater sampling the borings were properly sealed the same day, by the C-57 licensed Water Well Driller under the direct supervision of RMT.

Upon reaching the termination depth, each boring was backfilled with Portland cement grout. Five gallons of water were mixed with each 94 pound cement bag. The surface was leveled to match existing grade.

3.7 Decontamination Procedures

All equipment that comes into contact with potentially contaminated soil or water was decontaminated to assure the quality of samples collected. Disposable equipment intended for one time use was not decontaminated, but packaged for appropriate disposal. Decontamination occurred prior to and after each use of a piece of equipment. All drilling and sampling devices used were decontaminated using the following procedures:

- Non-phosphate detergent and tap water wash, using a brush if necessary

- Tap-water rinse
- Initial deionized/distilled water rinse
- Final deionized/distilled water rinse.

3.8 Investigation Derived Waste (IDW)

Soil generated during drilling and decontamination fluids were placed and sealed in U.S. Department of Transportation (DOT) approved 55 gallon drums for temporary storage pending disposal. The drums were labeled with the boring number, date of waste generation, type of waste, Site and project name, and the name and phone number of the Site owner. The IDW (decontamination water and soil cuttings) were disposed at appropriate disposal/ treatment/ recycling facilities by Belshire Environmental. All shipping documents (hazardous waste manifests and bills of lading) are attached in Appendix E.

Section 4
Sample Collection Activities

4.1 Drilling of Temporary Groundwater Monitoring Wells

On the same day of drilling, soil borings B6 and B7 were converted into temporary groundwater monitoring wells under the direction of a RMT geologist. Each borehole was drilled to a depth of approximately 20 feet bgs. Upon completion of soil borings, temporary wells were constructed in the boreholes through the hollow stem auger. JDK Drilling Inc a California Water Well Drilling Contractor C-57 # 887038, of Anaheim completed the groundwater monitoring well installation using a hollow stem drilling rig.

4.2 Temporary Well Construction

Provided below is a description of temporary well construction activities:

- Temporary groundwater monitoring wells were constructed by using 2-inch diameter flush-threaded Schedule 40 polyvinyl chloride (PVC) well screen casing and material. The well screen section was constructed using 10-ft lengths of 0.010 slotted SCH 40 PVC and sand filter pack.

- The casing and screen assembly was suspended during the installation of the filter pack to keep the casing straight in the borehole. Annular materials were placed in the borehole from the top of the open HSA. Sand pack (Monterey #2/12) was installed from the bottom of the borehole to 2-feet above the top of screen. The depth to the filter pack was checked for settlement.

4.3 Groundwater Sampling

Standard measurements include the depth to water (DTW) and the total well depth (TD) obtained with electronic water level indicators that are graduated in increments of hundredths of a foot. The water in each well was visually inspected for the presence of free product. However, none of the wells showed any presence of free product. Depth to water measurements were collected by RMT personnel prior to purging and minimum purge volumes calculated for each well based on the height of the water column and the diameter of the well. Purge volumes are a minimum of three casing volumes. Each of the temporary wells were purged using an electric submersible pump (Grundfos) suspended near (but not touching) the bottom of the well.

Purge water evacuated from each temporary groundwater monitoring well was captured and contained in 55-gallon drums. Decontamination water for reusable apparatus (sounders, electric pumps and hoses etc.) consisting of groundwater combined with de-ionized water and non phosphate soap, was also captured in drums and stored on site.

Upon completion of well purging, a depth to water measurement was collected and notated to ensure that the well had recharged to within 80% of its static, pre-purge level prior to sampling.

Groundwater samples were collected directly from the purge water stream, as described above. The pumping rate was adjusted downward to minimize aeration, bubble formation, or turbulent filling of sample bottles.

Groundwater samples were collected using the following procedures:

- For volatile organic analyses, groundwater samples are collected in 40-milliliter, VOA vials with Teflon-lined caps. A pre-measured quantity of hydrochloric acid preservative was added to all vials by the laboratory prior to receipt by the laboratory. For TPH, analysis, groundwater samples were collected in 500-mlliliter amber glass bottles. Samples are held at 4°C or less while in the field and in transit to the laboratory. Other appropriate containers, preservatives, and holding protocols are used for non-volatile analyses.

- VOA vials are filled completely so that no headspace or air bubbles are present within the vial. Care is taken so that the vials are not overfilled, and the preservative is not lost.

- Sample containers are immediately labeled and sealed after collection.

- Samples are stored in a cooler while on-site and in transport to the laboratory or office. The cooler has sufficient ice to maintain appropriate temperature prior to collecting samples. The VOA vials are kept chilled both prior to and after filling.

All the samples were delivered to an independent California Certified Hazardous Waste Testing Laboratory for analytical testing following EPA chain of custody procedures.

4.4 Sample Analysis

Offsite groundwater analytical services were provided by American Scientific Laboratories, Inc. (ASL) of Los Angeles, California (ELAP Certification No. 2200).

The following samples (including field quality control [QC] samples) was collected and analyzed as part of this investigation effort:

- A total of 2 groundwater samples were collected from the two soil borings.

- One field equipment blank was collected and analytically tested for TPH and VOCs.

A total of 2 groundwater samples were collected from B6 and B7 temporary wells along with a field equipment blank, and were analytically tested for:

- TPH-DRO (Extractable Diesel Range Organics C28 to C40) using EPA Method 8015B;
- TPH-ORO (Heavy Extractable Range Organics C28 +) using EPA Method 8015B;
- TPH-GRO (Gasoline Range Organics C6 to C10) using EPA Method 8260B;
- BTEX using EPA Method 8260B;
- Ethanol using EPA Method 8260B; and
- 5 Fuel Oxygenates: methyl-t-butyl ether (MTBE), di-isopropyl ether (DIPE), ethyl-t-butyl ether (ETBE), tert-amyl methyl ether (TAME), tert-butanol (TBA) using EPA Method 8260B.

4.5 QA/QC Samples

For QA/QC purposes, one field equipment rinseate blank (QCEB) was prepared, along with the collected samples. The field equipment blanks were used to demonstrate whether the sample containers and or the sampling procedures have any positive interference on the analytical results. The QCEB sample was obtained after decontamination activities by pumping de-ionized water through the pump then collecting a water sample from the pump discharge port itself using, to the extent feasible, the same sampling protocol and equipment used to obtain the other samples.

The aforementioned QA/QC blanks were handled and processed in exactly the same manner as other samples, as described above. Additionally, the laboratory performed matrix spikes, matrix spike duplicates, method blanks, check samples and standards in accordance with the LARWQCB WIP guidelines to provide a measure of the potential positive interferences introduced by the laboratory procedure and analytical testing methods.

4.6 Sample Containers and Preservation

Sample containers for equipment blanks for the specified analyses were provided by the laboratory immediately prior to the sampling event. The pre-cleaned containers were not rinsed prior to sample collection. Any requisite preservatives were pre-added to the containers by the laboratory prior to shipment of the sample containers to the sample collector.

The labeled and sealed samples were placed into clear plastic Ziploc bags, and then placed into an ice chest filled with ice for transport to a California certified analytical laboratory. Samples were logged on a Chain-of-Custody form. The Chain-of-Custody forms were also placed into a

clear plastic Ziploc bag, and then placed inside the ice chest. One ice chest per day was used to hold all of the soil samples.

4.7 Sample Labels and Identification System

A sample label was placed on each sample container with the following information:

- Project number
- Site name and location
- Boring number
- Sample identification number
- Sampler's initials
- Date and time of collection
- Preservative, if any.

Groundwater samples were given an identification starting with B, followed by the location number, for example B6. Field Blanks were labeled QCEB.

4.8 Sample Packaging and Shipment

Following collection and labeling, the following protocol was followed for sample packaging:

1. A self-adhesive custody seal was placed across the lid of each sample container.

2. Sample containers were placed in clear, plastic, leak-resistant bags prior to placement in the ice chest. Caps were checked for tightness, prior to placing the sample in the bag.

3. Samples to be shipped were placed in the cooler and packed with packaging materials to minimize the potential for disturbance and/or breakage of the sample containers.

4. Frozen crushed ice were placed in leak-resistant plastic bags and included in the coolers to keep samples at a chilled temperature during transport to the analytical laboratory. Since ice is used, the drain plug of the cooler was secured with fiberglass tape to prevent melting ice from leaking out of the cooler.

5. The chain-of-custody form was placed in a water-resistant plastic bag and taped on the inside of the lid of the cooler.

6. Strapping tape was placed around all coolers prior to transport to the laboratory.

4.9 Chain-of-Custody Records

Chain-of-custody (COC) records were used to document sample collection and shipment to laboratory for analysis. All sample shipments for analyses were be accompanied by a COC record. Form(s) were completed and sent with the samples for each laboratory and each shipment. If multiple coolers are sent to a single laboratory on a single day, COC form(s) were completed and sent with the samples for each cooler. The COC record identified the contents of each shipment and maintained the custodial integrity of the samples. Until receipt by the laboratory, the custody of the samples were the responsibility of the sample collector. A self-adhesive custody seal was placed across the lid of each sample, except for VOC samples (which need to avoid adhesives). The shipping containers in which samples are stored (usually sturdy picnic cooler or ice chest) were also sealed with self-adhesive custody seals any time they are not in someone's possession or view before shipping. All custody seals were signed and dated.

4.10 Sample Documentation

At a minimum, the following information was recorded during the collection of each sample:

- Sample identification number
- Sample location and description
- Site sketch showing sample location and measured distances
- Sampler's name(s)
- Date and time of sample collection
- Designation of sample as composite or grab
- Type of sample (i.e., matrix)
- Type of preservation
- Type of sampling equipment used
- Field observations and details important to analysis or integrity of samples (e.g., heavy rains, odors, colors, etc.)
- Instrument readings (e.g., photoionization detector [PID], etc.)
- Chain-of-custody form numbers and chain-of-custody seal numbers
- Transport arrangements (courier delivery, lab pickup, etc.)
- Recipient laboratory or laboratories

Section 5
Results of Investigation

5.1 Site Geology

Soil encountered in borings B6 and B7 consists of heterogeneous, interbedded clay, silty clay and/or clayey sand to a depth of approximately 20 feet bgs (the maximum depth explored). Descriptions of the conditions encountered in the soil borings are presented on the soil boring logs in Appendix A.

5.2 Site Groundwater Conditions

Groundwater was encountered at 15.01 feet bgs in boring B6 and approximately at 19 feet bgs in boring B7.

5.3 Groundwater Characterization Results

5.3.1 TPH

- TPH-DRO was not detected in the groundwater samples.
- TPH-ORO was not detected in the groundwater samples.
- TPH-GRO was not detected in the groundwater samples.

5.3.2 BTEX & Fuel Oxygenates

- MTBE was not detected in the groundwater samples.
- Benzene was not detected in the groundwater samples.
- Ethylbenzene was not detected in the groundwater samples.
- Toluene was not detected in the groundwater samples.
- Total xylenes were not detected in the groundwater samples.
- DIPE was not detected in the groundwater samples.
- ETBE was not detected in the groundwater samples.
- TAME was not detected in the groundwater samples.

- TBA was not detected in the groundwater samples.

5.3.3 Ethanol

- Ethanol was not detected in the groundwater samples.

The analytical testing results of laboratory QA/QC samples, which include matrix spike/matrix spike duplicates, check blank, method blanks, continuing calibration verification, laboratory control sample/laboratory control sample duplicate, calibration standards, and reference standards, are also found in the laboratory reports and generally fell within acceptable ranges (see Appendix B).

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Section 6
Summary and Conclusions

Based on the results of this investigation, RMT is providing the following summary and conclusions:

- Two soil borings (B6 and B7) were drilled to a termination depth of 20 feet bgs, using hollow stem auger drilling techniques.
- No visual, olfactory, or PID indications of contamination were encountered in the soil borings.
- The soil borings were converted into temporary groundwater monitoring wells (B6 and B7). The installed groundwater monitoring wells were then purged and sampled.
- Soil encountered in borings B6 and B7 consists of heterogeneous, interbedded clay, silty clay and/or clayey sand to a depth of approximately 20 feet bgs (the maximum depth explored).
- The laboratory analytical results of groundwater samples collected from the temporary monitoring wells show that TPH-DRO, TPH-ORO, TPH-GRO, MTBE, Benzene, Ethylbenzene, Toluene, Xylenes, DIPE, ETBE, TAME, TBA, or ethanol were not detected above laboratory reporting limits in either of the groundwater samples collected from the two down-gradient temporary wells.
- The temporary groundwater monitoring wells were removed and the boreholes were sealed the same day in accordance with the Los Angeles County Department of Health permit regulations.
- The analytical testing COELT/ EDF data have been uploaded to the State of California Geotracker database website in compliance with California's electronic reporting requirements.

During the three previous groundwater monitoring events, the laboratory analytical results of groundwater samples collected from the five monitoring wells show that TPH-ORO, TPH-GRO, Benzene, Ethylbenzene, Toluene, Xylenes, DIPE, ETBE, TAME, TBA, or ethanol were not detected above laboratory reporting limits in any of the groundwater samples collected. In the final Second Quarter 2008 event, TPH-DRO was only detected in two monitoring wells, MW5 (at 10.5 mg/L) and MW3 (at 0.82 mg/L). MTBE was only detected in one monitoring well, MW2 (8.65 ug/L). RMT had previously concluded (RMT Inc, 2008b) that the previous TPH-DRO results in the groundwater were anomalous and appear inconsistent with historical data related

to the 12,000-gallon **gasoline** UST that was removed from the Site on November 10, 2004 and which is the subject of this site investigation. This conclusion is also supported by the following:

- The current investigation confirms that no TPH-DRO, TPH-ORO, TPH-GRO, MTBE, Benzene, Ethylbenzene, Toluene, Xylenes, DIPE, ETBE, TAME, TBA, or ethanol were detected in the two down-gradient temporary wells.

- TPH-GRO has always been below laboratory reporting limits during the groundwater monitoring activities for the onsite wells.

- The ARCO site located at 3737 Beverly Blvd W, Los Angeles, CA 90004 (*Case #: 900040098*) is located immediately adjacent to the south of the AT&T Site. The former ARCO site has had a fueling service station since at least 1950. Several gasoline and diesel USTs have been determined to be leaking between the late 1980's and 1990's and have been removed. Remediation also has been ongoing at the ARCO site. The historical site assessment reports for this ARCO site have also reported "near saturated gasoline contaminated soil" just south of the AT&T site.

- Other sites in the vicinity cannot be ruled out as a source for hydrocarbon concentrations detected in the groundwater in the area.

- The soil samples results which were collected during the installation of the groundwater monitoring wells in November 2007 showed no visual, olfactory, or PID indications of contamination during the drilling of the soil borings. No **TPH-DRO**, TPH-GRO, Benzene, Ethylbenzene, Toluene, Xylenes, DIPE, ETBE, TAME, TBA, or ethanol were detected above laboratory reporting limits in any of the soil samples collected. TPH-ORO was only detected in one sample from MW2 at 10 feet bgs at 140 mg/Kg. MTBE was only detected in one soil boring MW1 at 5 feet (16 ug/kg), 10 feet (51 ug/kg) and 15 feet (7.4 ug/kg) bgs.

Based on the results of current and previous investigations, RMT recommends that this Site be granted No Further Action status by the Los Angeles Regional Water Quality Control Board.

Section 7
References

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2. RMT Inc, 2008a. *First Quarter 2008 Groundwater Monitoring Report*, February 20, 2008

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5. Hydrologue Inc, 2004. *UST Removal Report / Soils Report for Permit #12134 LAFD facility #1768* dated November 17, 2004 (HI, 2004).

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8. Correspondence from California Regional Water Quality Control Board, regarding Underground Storage Tanks Program, Pacific Bell Telephone Company, AT&T, 316 North Juanita Avenue, Los Angeles CA, July 28, 2008

9. Correspondence from California Regional Water Quality Control Board, regarding Underground Storage Tanks Program, Pacific Bell Telephone Company, AT&T, 316 North Juanita Avenue, Los Angeles CA, January 7, 2008

10. Correspondence from California Regional Water Quality Control Board, regarding Underground Storage Tanks Program, Pacific Bell Telephone Company, AT&T, 316 North Juanita Avenue, Los Angeles CA, August 9, 2007

11. Correspondence from California Regional Water Quality Control Board, regarding Underground Storage Tanks Program, Pacific Bell Telephone Company, AT&T, 316 North Juanita Avenue, Los Angeles CA, May 22, 2007

12. Correspondence from City of Los Angeles Fire Department, regarding Pacific Bell Telephone Company, AT&T, 316 North Juanita Avenue, Los Angeles CA, April 19, 2007

13. DTSC & LARWQCB, January 2003. "*Advisory-Active Soil Gas Investigation"*

14. Poland, J. F., Piper, A. M., and others, 1956. "*Ground Water Geology of the Coastal Zone Long Beach - Santa Ana Area, California*". USGS Water Supply Paper 1109 (Poland, 1956)

15. United States Geological Survey, 1966. Hollywood 7.5-Minute Series Quadrangle Map, photorevised 1981 (USGS, 1966).

Section 8
Document Distribution

RMT recommends that copies of this document be submitted to the following agency:

Los Angeles Regional Water Quality Control Board
Mercedes S. Hsu
320 W. 4th Street, Suite 200
Los Angeles, CA 90013
Phone: (213) 576-6712

Tables

316 N Juanita Ave, Los Angeles SUMMARY OF GROUNDWATER TABLE 1

ANALYTICAL DATA COLLECTED FROM TEMPORARY WELLS

October 20, 2008

RMT	TPH-DRO	TPH-ORO	TPH-GRO	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	ETBE, DIPE, TAME	TBA	Ethanol
Temp Well ID	Groundwater Analytical Results										
	mg/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L
B6	<0.5	<0.5	<50	<2	<1	<1	<1	<2	<2	<10	<500
B7	<0.5	<0.5	<50	<2	<1	<1	<1	<2	<2	<10	<500

mg/L Milligrams per Liter

ug/L Micrograms per Liter

316 N Juanita Ave, Los Angeles

HISTORICAL SUMMARY
OF GROUNDWATER ELEVATION
& ANALYTICAL DATA (micrograms/Liter)

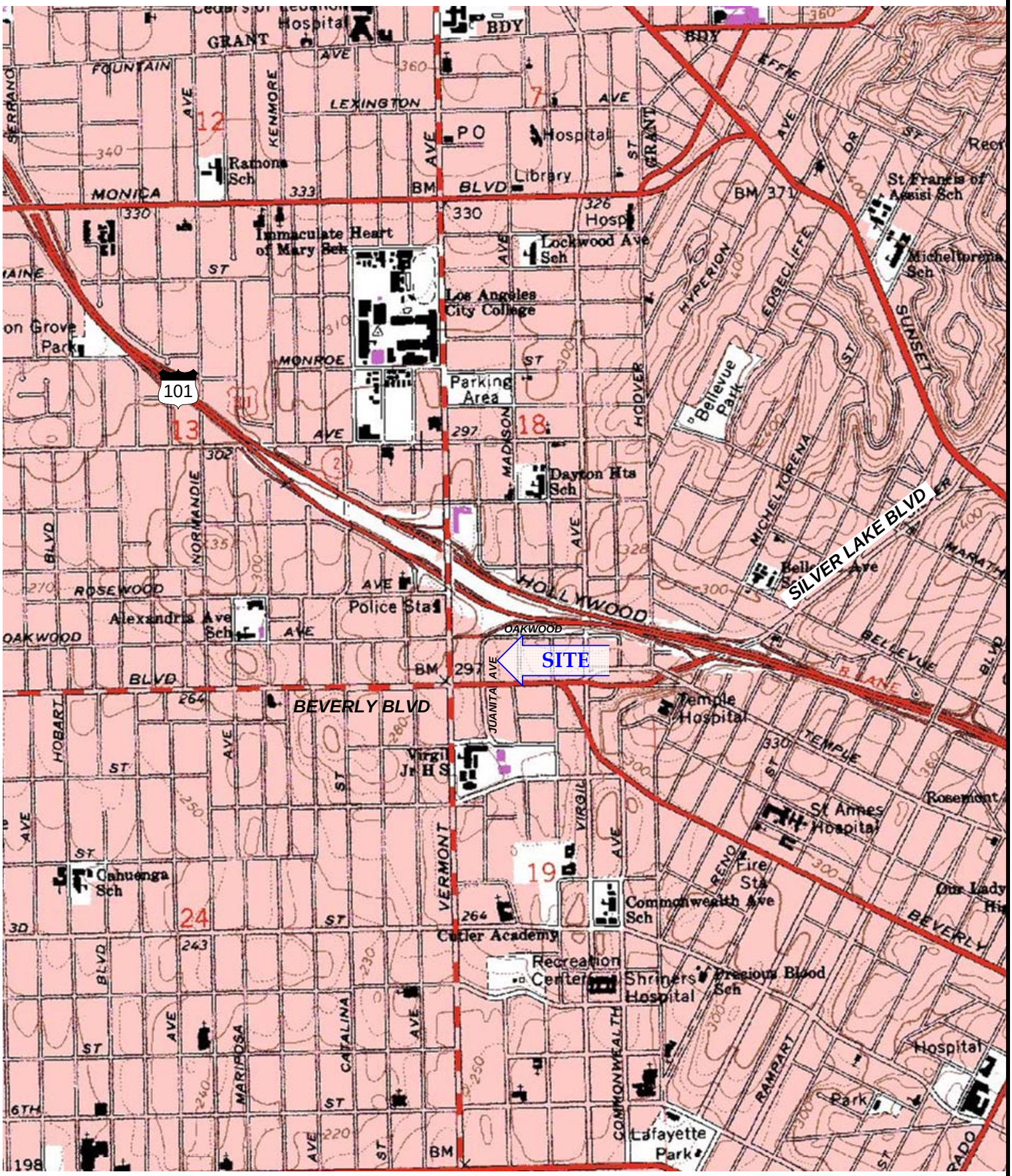
TABLE 2

RMT	Ref Elevation (TOC) (ft, MSL)	Depth to Water (ft/bgs)	Free Phase Liquid (ft)	Groundwater Elevation (ft, MSL)	TPH-DRO	TPH-ORO	TPH-GRO	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	ETBE, DIPE, TAME	TBA	Ethanol
MW1															
11/15/2007	270.03	9.66		260.37	<500	<500	<50	5.1	<1	<1	<1	<2	<2	<10	<500
2/11/2008	270.03	9.48		260.55	<500	<500	<50	7.2	<1	<1	<1	<2	<2	<10	<500
6/24/2008	270.03	10.10		259.93	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
MW2															
11/15/2007	268.90	9.84		259.06	<500	<500	<50	6.8	<1	<1	<1	<2	<2	<10	<500
2/11/2008	268.90	9.46		259.44	<500	<500	<50	13.1	<1	<1	<1	<2	<2	<10	<500
6/24/2008	268.90	9.70		259.20	<500	<500	<50	8.65	<1	<1	<1	<2	<2	<10	<500
MW3															
11/15/2007	272.92	12.21	odor	260.71	7,900	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
2/11/2008	272.92	11.55		261.37	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
6/24/2008	272.92	12.50		260.42	820	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
MW4															
11/15/2007	270.64	10.27		260.37	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
2/11/2008	270.64	9.65		260.99	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
6/24/2008	270.64	10.95		259.69	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
MW5															
11/15/2007	269.14	13.18		255.96	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
2/11/2008	269.14	12.08		257.06	1,200	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
6/24/2008	269.14	13.20		255.94	10,500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500

TABLE 3
Historical Analytical Testing Results for Soil Samples
Milligrams per kilogram (mg/Kg)
November 1 - 2, 2007

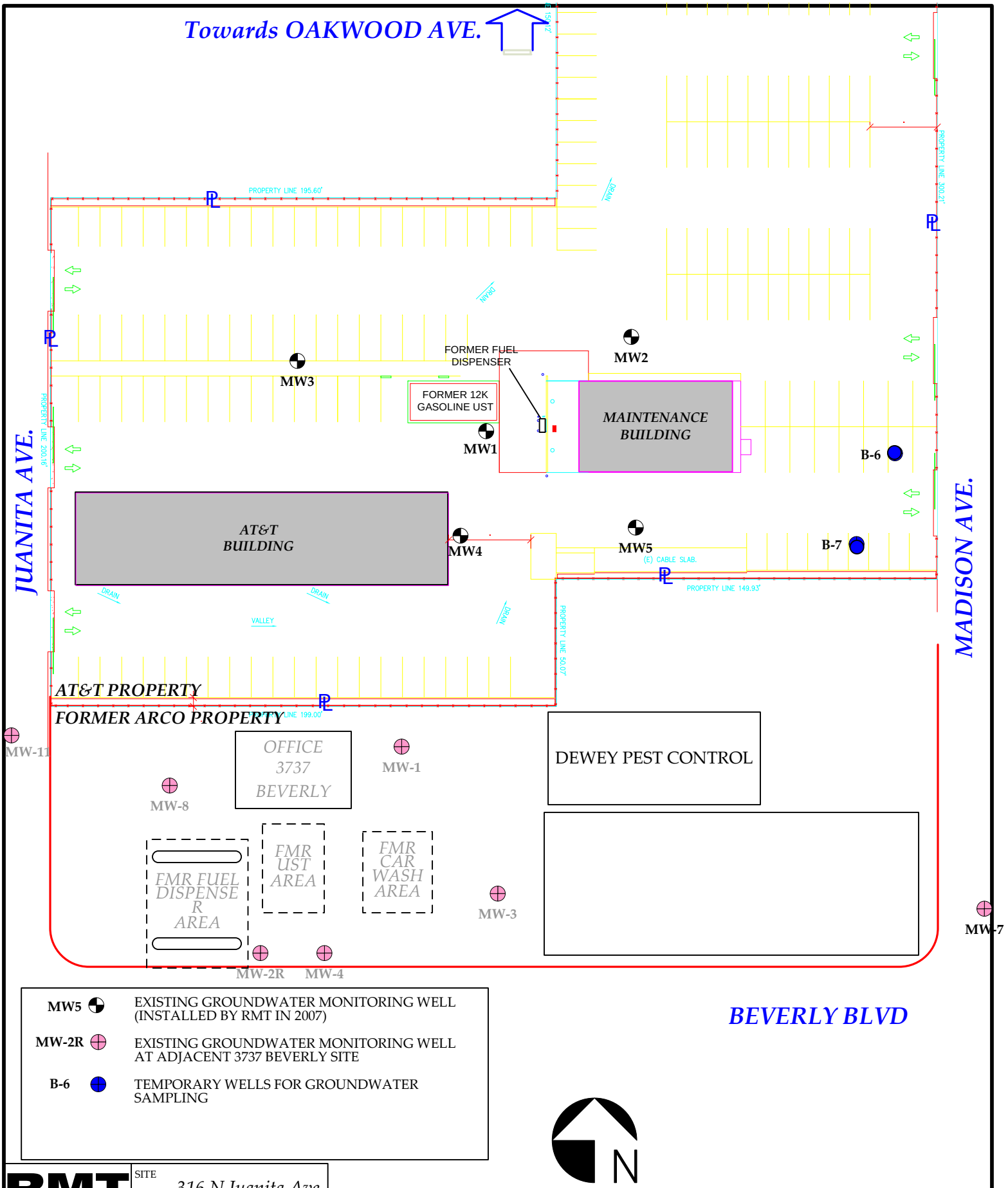
	TPH-DRO	TPH-ORO	TPH-GRO	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	ETBE, DIPE, TAME	TBA	Ethanol
MW1d05	<10	<50	<0.5	0.016	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW1d10	<10	<50	<0.5	0.051	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW1d15	<10	<50	<0.5	0.0074	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW2d05	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW2d10	<10	140	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW2d15	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW3d05	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW3d10	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW3d15	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW4d05	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW4d10	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW4d15	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW5d05	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW5d10	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW5d15	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5

Figures

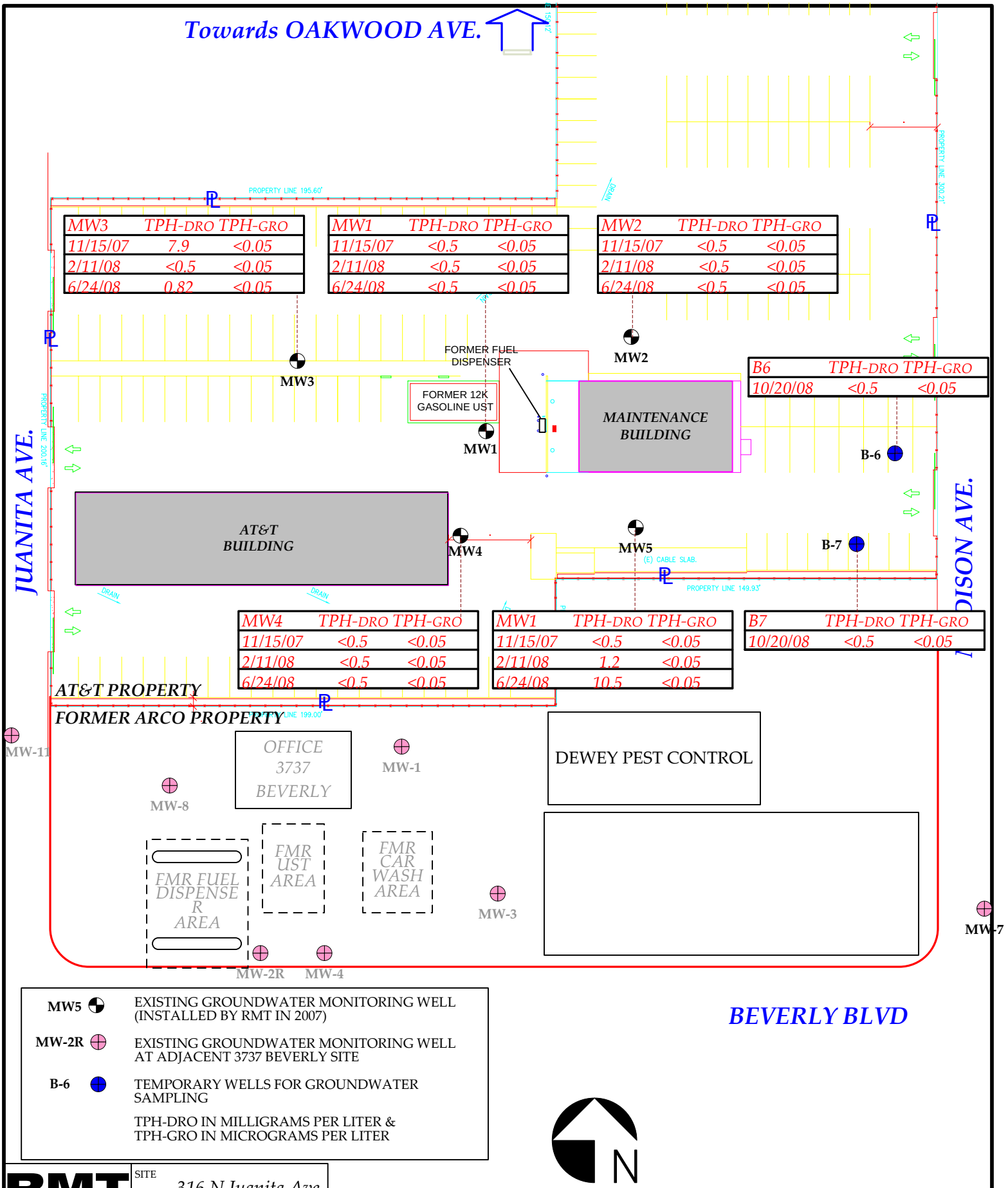


RMT 601 W 5th St Ste 760 Los Angeles CA 90071	PROJECT 316 N Juanita Ave, Los Angeles CA 90004	USGS HOLLYWOOD QUADRANGLE ID# o34118a3 DOQQ		
DRAWN CPD APPROVED BY: KB		SIZE A	CLIENT at&t	SHEET TITLE SITE LOCATION MAP
SCALE 0 0.09 0.18 0.27 0.36 mi	PROJECT 00-06644.04	MP_JUAN_LM.VSD	FIGURE NO 1	REV N

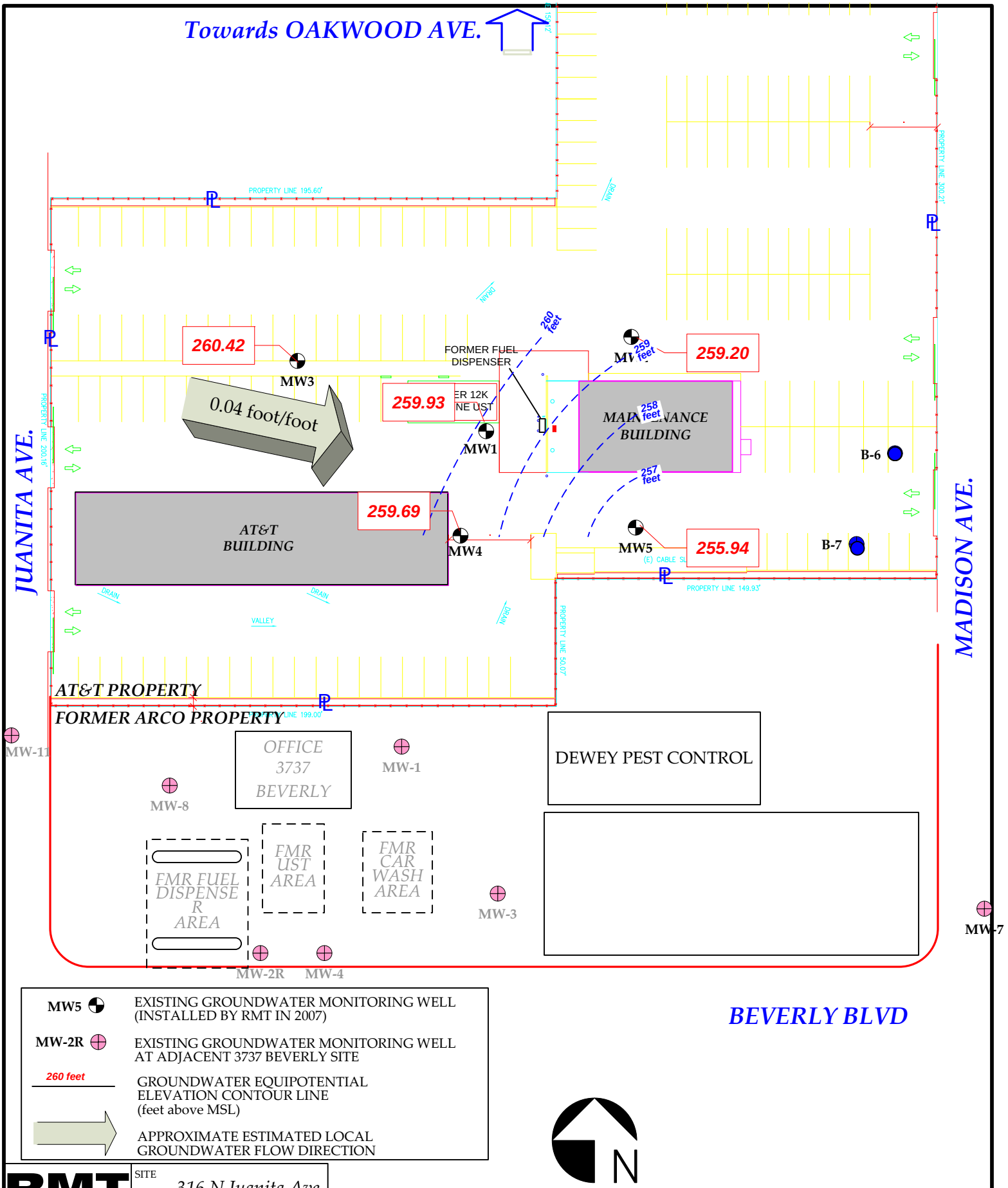
RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE: 316 N Juanita Ave, Los Angeles CA 90004	SIZE: A	CLIENT: at&t	SHEET TITLE: AERIAL SITE PLAN
DRAWN: CPD APPROVED BY: AL				REV:
SCALE: 0 ft – 44 ft	PROJECT: 00-06644.04	2008_GRAB.VSD	FIGURE NO: 3	



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE 316 N Juanita Ave, Los Angeles CA 90004	SIZE A	CLIENT at&t	SHEET TITLE SITE PLAN / REV
DRAWN CPD	APPROVED BY: AL			
SCALE 0 ft 50 ft	PROJECT 00-06644.04	2008_GRAB.VSD	FIGURE NO 4	



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE: 316 N Juanita Ave, Los Angeles CA 90004	SIZE: A	CLIENT: at&t	SHEET TITLE: CURRENT & HISTORICAL TPH-DRO & TPH-GRO CONCENTRATIONS IN GROUNDWATER
DRAWN: CPD	APPROVED BY: AL			REV
SCALE: 0 ft – 50 ft	PROJECT: 00-06644.04	2008_GRAB.VSD	FIGURE NO: 5	



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE: 316 N Juanita Ave, Los Angeles CA 90004	SIZE: A	CLIENT: at&t	SHEET TITLE: GROUNDWATER CONTOUR MAP JUNE 24, 2008
DRAWN: CPD APPROVED BY: AL				REV
SCALE: 0 ft – 50 ft	PROJECT: 00-06644.04	2008_GRAB.VSD	FIGURE NO: 6	

Appendix A
Boring Logs

PROJECT NAME:	AT&T LSANCA86 (G1118) FACILITY
PROJECT NUMBER:	00-06644.04
PROJECT MANAGER:	CHRIS D'SA
SITE LOCATION:	316 NORTH JUANITA AVENUE LOS ANGELES, CA
DATES OF FIELDWORK:	10/20/2008 TO 10/20/2008
PURPOSE OF FIELDWORK:	
WORK PERFORMED BY:	Logan Wicks (LW)

Logan Wicks	**10/20/0**	**Chris D'Sa**	**10/20/08**
SIGNED	DATE	CHECKED BY	DATE

REVISED 07/2005

GENERAL NOTES

PROJECT NAME:	AT&T LSANCA86 (G1118) FA(	DATE:	10/20/2008	TIME ARRIVED:	7:30
PROJECT NUMBER:	00-06644.04	AUTHOR:	Logan Wicks (LW)	TIME LEFT:	14:00

WEATHER		
TEMPERATURE: ____ °F	WIND: ____ MPH	VISIBILITY: ____

WORK / SAMPLING PERFORMED
Install two soil borings to depth of 20 ft. on the eastern portion of the Site
A hollow stem auger drill rig was used.
Soil samples were collected at 5 ft. intervals to groundwater. Groudnwater samples colelcted and analyzed fo
TPH gasoline, BTEX, MTBE, DIPE, ETBE, TAME, TBA and ethanol.
Borings were converted into temp 2" diameter pvc monitoring wells.
Borings destroyed the same day
Soil cuttings and purge water are stored onsite temporarily until shipped out for offsite disposal.

PROBLEMS ENCOUNTERED	CORRECTIVE ACTION TAKEN

COMMUNICATION		
NAME	REPRESENTING	SUBJECT / COMMENTS

Logan Wicks 10/2 — SIGNED DATE

Chris D'Sa 10/20/20 — CHECKED BY DATE

LOG OF SOIL BORING

PROJECT NAME:	AT&T LSANCA86 (G1118) FACILITY	**SOIL BORING ID:**	**B-6**
PROJECT NUMBER:	00-06644.04	SHEET	1 OF 1
LOGGED BY:	Logan Wicks (LW)	SURFACE ELEV.:	
PROJECT LOCATION:	316 NORTH JUANITA AVENUE	DATE STARTED:	10/20/2008
DRILLED BY:	JDK Drilling	DRILLER NAME: Jose	DATE COMPLETED: 10/20/2008

NO.	TYPE	%	BLOWS	PID	DEPTH	VISUAL CLASSIFICATION AND OBSERVATIONS	COMMENT
						4 " asphalt layer	
					2.5	Compacted fill material, Sandy silt, light brown, slightly moist, some sand	
			7 9 15	1.0	5		
					7.5	CL - Silty clay, moist, brown, stiff, dry to moist, medium plasticity	
			12 14 20	1.0	10		
					12.5	CL - Silty clay, little very fine grained sand, moist, dark grey, stiff, dry to moist, medium plasticity	
			11 17 19	1.0	15		
					17.5	CL - Silty clay, little very fine grained sand, wet, brown to dark grey, stiff to med. plastic, dry to moist. Some organic material	Install temporary well with 2" PVC screen from 10' to 20' bgs. Fill with #3 Monterey sand from 14' bgs to 20' bgs. Destroy by overdrilling and backfilling with grout
					20		END of BORING Total boring depth is 20' bgs.

DRILLING METHOD
HOLLOW STEM AUGER
DRILL RIG
CME-75
BORING DIAMETER
8-INCH

WATER LEVEL OBSERVATIONS

FIRST OCCURRENCE:

DATE	TIME	DEPTH TO WATER	DEPTH TO CAVE-IN
10/20/2008	8:30	18.33	n/a
10/20/2008	11:00	15.01	n/a

SIGNED DATE

CHECKED DATE

LOG OF SOIL BORING

PROJECT NAME:	AT&T LSANCA86 (G1118) FACILITY	**SOIL BORING ID:**	**B-7**
PROJECT NUMBER:	00-06644.04	LOCATION:	SHEET 1 OF 1
LOGGED BY:	Logan Wicks (LW)	NORTHING:	SURFACE ELEV.:
PROJECT LOCATION:	316 NORTH JUANITA AVENUE	EASTING:	DATE STARTED: 10/20/2008
DRILLED BY:	JDK Drilling	DRILLER NAME: Jose	DATE COMPLETED: 10/20/2008

NO.	TYPE	%	BLOWS	PID	DEPTH	VISUAL CLASSIFICATION AND OBSERVATIONS	COMMENT
						4 " asphalt layer	
					2.5	Compacted fill material, Sandy silt, light brown, slightly moist, some sand	
			9 9 13	1.0	5		
					7.5	CL - Silty clay, moist, greenish brown, stiff, dry to moist, medium plasticity	
			10 11 15	1.0	10		
					12.5	CL - Silty clay, little very fine grained sand, moist, greenish grey, stiff, dry to moist, medium plasticity	
			13 16 17	1.0	15		
					17.5	CL - Silty clay, little very fine grained sand, wet, greenish brown, stiff to med. plastic, dry to moist	Install temporary well with 2" PVC screen from 10' to 20' bgs. Fill with #3 Monterey sand from 14' bgs to 20' bgs. Destroy by overdrilling and backfilling with grout
					20		END of BORING Total boring depth is 20' bgs.

DRILLING METHOD
HOLLOW STEM AUGER
DRILL RIG
CME-75
BORING DIAMETER
8-INCH

WATER LEVEL OBSERVATIONS			
FIRST OCCURRENCE:			
DATE	TIME	DEPTH TO WATER	DEPTH TO CAVE-IN
10/20/2008	10:30	19.12	n/a
10/20/2008	11:10	19	n/a

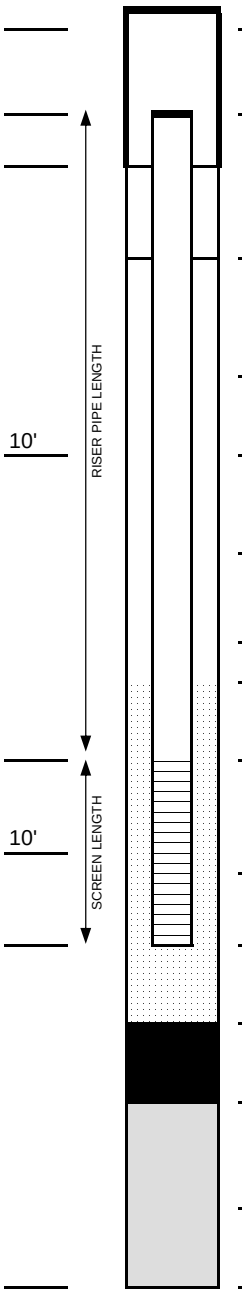
SIGNED DATE

CHECKED DATE

WELL CONSTRUCTION DIAGRAM

PROJ. NAME:	AT&T LSANCA86 (G1118) FACILITY			WELL ID:	**B6 & B7**
PROJ. NO:	00-06644.04	DATE INSTALLED:	10/20/2008	INSTALLED BY: Logan Wicks (LW)	CHECKED BY: CPD

ELEVATION (BENCHMARK: USGS)	DEPTH BELOW OR ABOVE GROUND SURFACE (FEET)



0 GROUND SURFACE

0.3 TOP OF CASING

BENTONITE SEAL MATERIAL

MEDIUM CHIPS

10 TOP OF SCREEN

FILTER PACK MATERIAL

MEDIUM, WASHED SAND

(7 Bags)

20' BOTTOM OF SCREEN

20' BOTTOM OF FILTER PACK

N/A BENTONITE PLUG

BACKFILL MATERIAL

20' HOLE BOTTOM

NOTES:

CASING AND SCREEN DETAILS

TYPE OF RISER: 2-INCH PVC

PIPE SCHEDULE: 40

PIPE JOINTS: THREADED O-RINGS

SOLVENT USED? NO

SCREEN TYPE: 2-INCH PVC

SCR. SLOT SIZE: 0.01-INCH INCH

BOREHOLE DIAMETER: 8 IN. FROM 0 TO 20 FT.
_____ IN. FROM _____ TO _____ FT.

SURF. CASING DIAMETER: _____ IN. FROM _____ TO _____ FT.
_____ IN. FROM _____ TO _____ FT.

WELL DEVELOPMENT

DEVELOPMENT METHOD: PUMP

TIME DEVELOPING: 0.5 HOURS PER WELL

WATER REMOVED: 10 TO 20 GALLONS

WATER ADDED: 0 GALLONS

WATER CLARITY BEFORE / AFTER DEVELOPMENT

CLARITY BEFORE: TURBID

COLOR BEFORE: MED. TURBIDITY

CLARITY AFTER: _____

COLOR AFTER: LIGHT BROWN

ODOR (IF PRESENT) _____

PROTECTIVE COVER AND LOCK INSTALLED ☐ YES ☑ NO

PERMANENT, LEGIBLE WELL LABEL ADDED? ☐ YES ☑ NO

Appendix B
Analytical Reports

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

Ordered By

RMT Inc.
601 W. 5th St. Ste 760
Los Angeles, CA 90071-2004

Telephone (310)570-7069
Attn Chris D'Sa

Number of Pages 8
Date Received 10/20/2008
Date Reported 10/27/2008

Job Number	Ordered	Client
39538	10/20/2008	RMT

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility
Site: 316 North Juanita Ave.
Los Angeles, CA 90004

Enclosed are the results of analyses on 3 samples analyzed as specified on attached chain of custody.

Wendy Lu
Organics Supervisor

Rojert G. Araghi
Laboratory Director

American Scientific Laboratories, LLC (ASL) accepts sample materials from clients for analysis with the assumption that all of the information provided to ASL verbally or in writing by our clients (and/or their agents), regarding samples being submitted to ASL, is complete and accurate. ASL accepts all samples subject to the following conditions:

1) ASL is not responsible for verifying any client-provided information regarding any samples submitted to the laboratory.
2) ASL is not responsible for any consequences resulting from any inaccuracies, omissions, or misrepresentations contained in client-provided information regarding samples submitted to the laboratory.

LAB: **RMT** COC # 15222 ASL JOB # 39538

Chain Of Custody Record

☐ C&T
☑ ASL - :(323) 223-9700
☐ Kiff - (530) 297-4800

SAMPLING COMPANY: **RMT Inc.** 601 W 5th St Ste 760, Los Angeles CA 90071-2004

PROJECT ID: 00-06644.04

DATE: 10/20/2008 PAGE: 1 of 1

PROJECT CONTACT (Hardcopy or PDF Report to): Chris D'Sa

GLOBAL ID NO.: T0603797875

SITE ADDRESS: Street and City: 316 NORTH JUANITA AVENUE LOS ANGELES CA 90004

PROJECT NAME: AT&T LSANCA86 (G1118) FACILITY

TELEPHONE: 310-570-7069 FAX: 213-947-4183 E-MAIL: chris.dsa@rmtinc.com

SAMPLER NAME(S) (Print): LOGAN WICKS / CHRIS D

LAB USE ONLY

TURNAROUND TIME (STANDARD IS 5 CALENDAR DAYS): ☑ STD ☐ 5 DAY ☐ 3 DAY ☐ 2 DAY ☐ 24 HOURS ☐ RESULTS NEEDED ON WEEKEND

☑ LA - RWQCB REPORT FORMAT ☑ UST AGENCY: LA-RWQCB

GC/MS MTBE CONFIRMATION: HIGHEST _____ HIGHEST per BORING _____ ALL _____

SPECIAL INSTRUCTIONS OR NOTES: CHECK BOX IF EDD IS NOT NEEDED ☐

Please email EDD (excel spreadsheet), PDF (incl COC) & EDF analytical to Chris d'Sa at chris.dsa@rmtinc.com. **Include both PQLs and MDLs in report.**

RECEIPT VERIFICATION REQUESTED ☑

REQUESTED ANALYSIS

LAB USE ONLY	Field Sample Identification	SAMPLING DATE	SAMPLING TIME	MATRIX	NO. OF CONT.	TPH DROs (C10 to C28) + OROs (C28+) (8015m)	TPH - Gas (DHS LUFT)	TPH-Purgeable GAS (8260B)	BTEX + MTBE (8260B)	5 Fuel Oxygenates (8260B)	Ethanol (8260B)	TBA (8260B)	DIPE (8260B)	TAME (8260B)	ETBE (8260B)	1,2 DCA (8260B)	EDB (8260B)	Ethanol (8260B)	Ethanol (8015)	EPA 5035 Extraction for Volatiles	TRPH (418.1)	Methanol (8015M)	CAM Metals on Composites	5 Oxygenates (8260B)		FIELD NOTES: Container/Preservative or PID Readings or Laboratory Notes / TEMPERATURE ON RECEIPT C°
	B6	10/20/08	1100	water	4	X		X	X	X	X															3 VOA vials 1 Amber 226591
	B7	10/20/08	1130	water	4	X		X	X	X	X															226592
	QCEB	10/20/08	1145	water	4	X		X	X	X	X															226593
					4	X		X	X	X	X															
					4	X		X	X	X	X															
					4	X		X	X	X	X															

Relinquished by: (Signature)	Received by: (Signature) RUK	Date: 10-20-08	Time: 12:35
Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:
Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:
Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:

2/14/07 Revision

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

RMT Inc.
601 W. 5th St. Ste 760
Los Angeles, CA 90071-2004

Telephone: (310)570-7069
Attn: Chris D'Sa

Site

316 North Juanita Ave.
Los Angeles, CA 90004

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
39538	10/20/2008	RMT

Method: 8015B, TPH DROs and OROs (Diesel and Oil Range Organics)

QC Batch No: 102108-1P

Our Lab I.D.			Method Blank	226591	226592	226593	
Client Sample I.D.				B6	B7	QCEB	
Date Sampled				10/20/2008	10/20/2008	10/20/2008	
Date Prepared			10/21/2008	10/21/2008	10/21/2008	10/21/2008	
Preparation Method			3510C	3510C	3510C	3510C	
Date Analyzed			10/21/2008	10/21/2008	10/21/2008	10/21/2008	
Matrix			Water	Water	Water	Water	
Units			mg/L	mg/L	mg/L	mg/L	
Dilution Factor			1	1	1	1	
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	
TPH DROs (C10 to C28)	0.0500	0.500	ND	ND	ND	ND	
TPH OROs (C28+)	0.170	0.500	ND	ND	ND	ND	

Our Lab I.D.				226591	226592	226593	
Surrogates	**% Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	
Surrogate Percent Recovery							
Chlorobenzene	70-120		86	109	112	110	

QUALITY CONTROL REPORT

QC Batch No: 102108-1P

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Diesel	95	101	6.1	75-120	<20					

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
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ANALYTICAL RESULTS

Ordered By

RMT Inc.
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Los Angeles, CA 90071-2004

Telephone: (310)570-7069
Attn: Chris D'Sa

Site

316 North Juanita Ave.
Los Angeles, CA 90004

Page: **3**

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
39538	10/20/2008	RMT

Method: 8260B, Ethanol

QC Batch No: 102108-2C

Our Lab I.D.			Method Blank	**226593**			
Client Sample I.D.				QCEB			
Date Sampled				10/20/2008			
Date Prepared			10/22/2008	10/22/2008			
Preparation Method			5030B	5030B			
Date Analyzed			10/22/2008	10/22/2008			
Matrix			Water	Water			
Units			ug/L	ug/L			
Dilution Factor			1	1			
Analytes	**MDL**	**PQL**	**Results**	**Results**			
Ethanol	250	500	ND	ND			

Our Lab I.D.				**226593**			
Surrogates	**% Rec.Limit**		**% Rec.**	**% Rec.**			
Surrogate Percent Recovery							
Bromofluorobenzene	70-120		100	94			
Dibromofluoromethane	70-120		98	98			
Toluene-d8	70-120		96	96			

QUALITY CONTROL REPORT

QC Batch No: 102108-2C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	92	91	1.1	75-120	15					
Chlorobenzene	95	92	3.2	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	104	103	<1	75-120	15					
Toluene (Methyl benzene)	91	89	2.2	75-120	15					
Trichloroethene (TCE)	97	97	<1	75-120	15					

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

RMT Inc.
601 W. 5th St. Ste 760
Los Angeles, CA 90071-2004

Telephone: (310)570-7069
Attn: Chris D'Sa

Site

316 North Juanita Ave.
Los Angeles, CA 90004

Page: **4**

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
39538	10/20/2008	RMT

Method: 8260B, Ethanol

QC Batch No: 102208-1B

Our Lab I.D.			**226592**				
Client Sample I.D.			B7				
Date Sampled			10/20/2008				
Date Prepared			10/22/2008				
Preparation Method			5030B				
Date Analyzed			10/22/2008				
Matrix			Water				
Units			ug/L				
Dilution Factor			1				
Analytes	**MDL**	**PQL**	**Results**				
Ethanol	250	500	ND				

Our Lab I.D.			**226592**				
Surrogates	**% Rec.Limit**		**% Rec.**				
Surrogate Percent Recovery							
Bromofluorobenzene	70-120		101				
Dibromofluoromethane	70-120		103				
Toluene-d8	70-120		104				

QUALITY CONTROL REPORT

QC Batch No: 102208-1B

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	99	93	6.3	75-120	15					
Chlorobenzene	112	104	7.4	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	104	94	10.1	75-120	15					
Toluene (Methyl benzene)	102	95	7.1	75-120	15					
Trichloroethene (TCE)	97	91	6.4	75-120	15					

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

RMT Inc.
601 W. 5th St. Ste 760
Los Angeles, CA 90071-2004

Telephone: (310)570-7069
Attn: Chris D'Sa

Site

316 North Juanita Ave.
Los Angeles, CA 90004

Page: **5**

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
39538	10/20/2008	RMT

Method: 8260B, Ethanol

QC Batch No: 102308-1B

Our Lab I.D.			**226591**				
Client Sample I.D.			B6				
Date Sampled			10/20/2008				
Date Prepared			10/23/2008				
Preparation Method			5030B				
Date Analyzed			10/23/2008				
Matrix			Water				
Units			ug/L				
Dilution Factor			1				
Analytes	**MDL**	**PQL**	**Results**				
Ethanol	250	500	ND				

Our Lab I.D.			**226591**				
Surrogates	**% Rec.Limit**		**% Rec.**				
Surrogate Percent Recovery							
Bromofluorobenzene	70-120		100				
Dibromofluoromethane	70-120		96				
Toluene-d8	70-120		100				

QUALITY CONTROL REPORT

QC Batch No: 102308-1B

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	104	95	9.0	75-120	15					
Chlorobenzene	118	108	8.8	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	111	102	8.5	75-120	15					
Toluene (Methyl benzene)	108	99	8.7	75-120	15					
Trichloroethene (TCE)	100	91	9.4	75-120	15					

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

RMT Inc.
601 W. 5th St. Ste 760
Los Angeles, CA 90071-2004

Telephone: (310)570-7069
Attn: Chris D'Sa

Site

316 North Juanita Ave.
Los Angeles, CA 90004

Page: 6

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
39538	10/20/2008	RMT

Method: 8260B, Gas/BTEX and Oxygenates

QC Batch No: 102108-2C

Our Lab I.D.			Method Blank	**226593**			
Client Sample I.D.				QCEB			
Date Sampled				10/20/2008			
Date Prepared			10/22/2008	10/22/2008			
Preparation Method			5030B	5030B			
Date Analyzed			10/22/2008	10/22/2008			
Matrix			Water	Water			
Units			ug/L	ug/L			
Dilution Factor			1	1			
Analytes	**MDL**	**PQL**	**Results**	**Results**			
Benzene	0.0970	1.00	ND	ND			
DIPE	0.530	2.00	ND	ND			
ETBE	0.460	2.00	ND	ND			
Ethylbenzene	0.209	1.00	ND	ND			
MTBE	0.240	2.00	ND	ND			
TAME	0.440	2.00	ND	ND			
TBA	4.75	10.0	ND	ND			
Toluene (Methyl benzene)	0.282	1.00	ND	ND			
o-Xylene	0.262	1.00	ND	ND			
m- & p-Xylenes	0.476	2.00	ND	ND			
TPH GROs (C6 to C10)	50.0	50.0	ND	ND			

Our Lab I.D.				**226593**			
Surrogates	**% Rec.Limit**		**% Rec.**	**% Rec.**			
Surrogate Percent Recovery							
Bromofluorobenzene	70-120		100	94			
Dibromofluoromethane	70-120		98	98			
Toluene-d8	70-120		96	96			

QUALITY CONTROL REPORT

QC Batch No: 102108-2C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	92	91	1.1	75-120	15					
MTBE	89	87	2.3	75-120	15					
Toluene (Methyl benzene)	91	89	2.2	75-120	15					

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

RMT Inc.
601 W. 5th St. Ste 760
Los Angeles, CA 90071-2004

Telephone: (310)570-7069
Attn: Chris D'Sa

Site

316 North Juanita Ave.
Los Angeles, CA 90004

Page: **7**

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
39538	10/20/2008	RMT

Method: 8260B, Gas/BTEX and Oxygenates

QC Batch No: 102208-1B

Our Lab I.D.			**226592**				
Client Sample I.D.			B7				
Date Sampled			10/20/2008				
Date Prepared			10/22/2008				
Preparation Method			5030B				
Date Analyzed			10/22/2008				
Matrix			Water				
Units			ug/L				
Dilution Factor			1				
Analytes	**MDL**	**PQL**	**Results**				
Benzene	0.0970	1.00	ND				
DIPE	0.530	2.00	ND				
ETBE	0.460	2.00	ND				
Ethylbenzene	0.209	1.00	ND				
MTBE	0.240	2.00	ND				
TAME	0.440	2.00	ND				
TBA	4.75	10.0	ND				
Toluene (Methyl benzene)	0.282	1.00	ND				
o-Xylene	0.262	1.00	ND				
m- & p-Xylenes	0.476	2.00	ND				
TPH GROs (C6 to C10)	50.0	50.0	ND				

Our Lab I.D.			**226592**				
Surrogates	**% Rec.Limit**		**% Rec.**				
Surrogate Percent Recovery							
Bromofluorobenzene	70-120		101				
Dibromofluoromethane	70-120		103				
Toluene-d8	70-120		104				

QUALITY CONTROL REPORT

QC Batch No: 102208-1B

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	99	93	6.3	75-120	15					
MTBE	102	93	9.2	75-120	15					
Toluene (Methyl benzene)	102	95	7.1	75-120	15					

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

RMT Inc.
601 W. 5th St. Ste 760
Los Angeles, CA 90071-2004

Telephone: (310)570-7069
Attn: Chris D'Sa

Site

316 North Juanita Ave.
Los Angeles, CA 90004

Page: **8**

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
39538	10/20/2008	RMT

Method: 8260B, Gas/BTEX and Oxygenates

QC Batch No: 102308-1B

Our Lab I.D.			**226591**				
Client Sample I.D.			B6				
Date Sampled			10/20/2008				
Date Prepared			10/22/2008				
Preparation Method			5030B				
Date Analyzed			10/22/2008				
Matrix			Water				
Units			ug/L				
Dilution Factor			1				
Analytes	**MDL**	**PQL**	**Results**				
Benzene	0.0970	1.00	ND				
DIPE	0.530	2.00	ND				
ETBE	0.460	2.00	ND				
Ethylbenzene	0.209	1.00	ND				
MTBE	0.240	2.00	ND				
TAME	0.440	2.00	ND				
TBA	4.75	10.0	ND				
Toluene (Methyl benzene)	0.282	1.00	ND				
o-Xylene	0.262	1.00	ND				
m- & p-Xylenes	0.476	2.00	ND				
TPH GROs (C6 to C10)	50.0	50.0	ND				

Our Lab I.D.			**226591**				
Surrogates	**% Rec.Limit**		**% Rec.**				
Surrogate Percent Recovery							
Bromofluorobenzene	70-120		100				
Dibromofluoromethane	70-120		96				
Toluene-d8	70-120		100				

QUALITY CONTROL REPORT

QC Batch No: 102308-1B

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	104	95	9.0	75-120	15					
MTBE	102	95	7.1	75-120	15					
Toluene (Methyl benzene)	108	99	8.7	75-120	15					

Appendix C
Well Permits

WELL PERMIT APPLICATION - NON PRODUCTION WELLS

WATER QUALITY PROGRAM - ENVIRONMENTAL HEALTH DIVISION
5050 COMMERCE DRIVE, BALDWIN PARK, CA 91706 TELE (626) 430-5420 FAX (626) 813-3016

DATE 9/22/08

☐ NEW WELL CONSTRUCTION ☐ RECONSTRUCTION OR RENOVATION ☐ DECOMMISSIONING ☐ OTHER: _____
☐ MONITORING ☐ CATHODIC ☐ INJECTION ☐ EXTRACTION ☐ HEAT EXCHANGE
☒ HYDROPUNCH ☐ C.P.T. (For Ground Water Sampling) ☐ OTHER: temporary well for grab water

WELL LOCATION

Site Address 316 North Juanita Avenue City Los Angeles CA Zip Code 90004

Nearest Intersection BEVERLY BLVD Thomas Guide Map Book Page/Grid 594A7 Number of Wells in Each Parcel

WELL STRUCTURE

Total Depth of Well +/- 30 ft Depth of Well Casing Sanitary / Annular Sealing Material BENTONITE GROUT
Grab water sample using hydropunch or temporary 2-inch well screen to be used
Depth of Sanitary / Annular Seal Conductor Casing Seal

OWNER INFORMATION

Owner's Name AT&T services Telephone Number 214-464-5226

Address 308 South Akard Rm 1700 Dallas, TX 75202 City Zip Code

DRILLER INFORMATION

Driller's Name JDK DRILLING INC Telephone Number 714.279.0131 C-57 License Number 887038 exp 11/30/0

Address 2372 N. Batavia St. Orange, CA 92865 City Zip Code

WELL DECOMMISSIONING INFORMATION

Well Depth ☐ log/records | Method of Well Assessment | Depth and Number of Perforations

Type and Amount of Sealant | Type of Perforator | Size of Perforations | Method of Upper Seal Pressure Application

CONSULTANT INFORMATION

Company RMT INC

Address 601 W 5TH ST STE 760 LOS ANGELES CA City 90071-2004 State Zip Code

Project Manager Chris D'Sa Telephone Number 310-570-7069 Fax Number 213.947.4183

ATTENTION: WORK PLAN MODIFICATIONS MAY BE REQUIRED IF WELL AND GEOLOGIC CONDITIONS ENCOUNTERED AT THE SITE INSPECTION ARE FOUND TO DIFFER FROM THE SCOPE OF WORK PRESENTED TO THIS DEPARTMENT.

I hereby agree to comply in every respect with all the regulations of the County Environmental Health Division and with all ordinances and laws of the County of Los Angeles and the State of California pertaining to well construction, reconstruction, and decommissioning data deemed necessary by the County Environmental Health Division Of Los Angeles County.

Signature of Applicant: _____ Printed Name: Chris D'Sa

THIS PERMIT IS NOT COMPLETE UNTIL ALL OF THE FOLLOWING REQUIREMENTS ARE SIGNED OFF BY THE DEPUTY HEALTH OFFICER. WELL CONSTRUCTION OR DECOMMISSIONING CANNOT BE INITIATED WITHOUT A WORK PLAN APPROVAL FROM THIS DEPARTMENT.

**********(DEPARTMENT USE ONLY)**********

WORK PLAN APPROVAL

This Approval is valid for 180 Days

REHS MICHELLE TSIEBOS DATE 9/30/08

Conditions:
ON 9/24/08 $402.00 WAS PAID FOR PERMIT #808709 to drill 2 hydropunches. Maintain all setbacks. Please notify me at least 48 hours prior start of fieldwork to schedule onsite inspection. MTSIEBOS@PH.LACOUNTY.GOV / (310) 419-8446

FINAL INSPECTION

The placement of the annular seal must be witnessed by a Deputy Health Officer or the permit is void. Contact the Department to arrange for an appointment.

REHS DATE

NOTICE

This well permit approval is limited to compliance with the California Well Standards and the Los Angeles County Code and does not grant any rights to construct, reconstruct, or decommission any well. The applicant is responsible for securing all other necessary permits.

9/30/08

Appendix D
Regulatory Correspondence

California Regional Water Quality Control Board
Los Angeles Region

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: http://www.waterboards.ca.gov/losangeles

Linda S. Adams
Cal/EPA Secretary

Arnold Schwarzenegger
Governor

July 28, 2008

Mr. Jason Weller
AT&T Environmental, Heath & Safety
308 South Akard Street
3 SBC Plaza, Room 1700
Dallas, Texas 75202-5399

UNDERGROUND STORAGE TANK PROGRAM – DIRECTIVE TO TAKE CORRECTIVE ACTION IN RESPONSE TO UNAUTHORIZED UNDERGROUND STORAGE TANK RELEASE PURSUANT TO HEALTH AND SAFETY CODE SECTION 25296.10 AND TITLE 23, CALIFORNIA CODE OF REQULATIONS, SECTIONS 2720-2727
PACIFIC BELL TELEPHONE COMPANY, AT&T
316 NORTH JUANITA AVENUE, LOS ANGELES, CA
(CASE NO. 900040225A)

Dear Mr. Weller:

Pursuant to Health and Safety Code section 25296.10, you are required to take corrective action (i.e. Preliminary Site Assessment, Soil and Water Investigation, Corrective Action Plan Implementation, and Verification Monitoring) to ensure protection of human health, safety and environment. Corrective action requirements are set forth in California Code of Regulations (CCR), title 23, Chapter 16, sections 2720 through 2727.

We have reviewed the "Second Quarter 2008 Groundwater Monitoring Report (Report)," dated July 10, 2008, prepared by RMT, Inc. (RMT), for the subject site. The Report indicated that the current maximum total petroleum hydrocarbon as diesel (TPH_D) at 10,500 µg/L, and methyl tertiary butyl ether (MTBE) concentration at 8.65 µg/L were detected at the site. TPH_D was detected in the most downgradient well MW-5.

Based on our review, we have determined that the groundwater contamination plume has not been adequately assessed at the Site. At least one downgradient groundwater monitoring well must be installed to assess the extent of the groundwater contamination plume. Alternatively, you can use hydro-punch groundwater sampling method. At least two hydro-punch groundwater samples downgradient of MW-5 must be collected.

You can proceed with the field work for the hydro-punch sampling provided that the Board staff concur with the site plan for boring locations.

Pursuant to State Water Resources Control Board Resolution No. 92-49, under Water Code section 13304, all fieldwork related to subsurface investigation must be conducted by, or under the direct responsible supervision of, a licensed California Professional Geologist (PG) or Civil Engineer (PE). All technical documents submitted to this Regional Board must be reviewed and signed and/or stamped by a licensed California PG or PE with preferably five years subsurface hydrogeologic experience.

Groundwater samples must be analyzed by Cal-LUFT GC/FID or Cal-LUFT GC/MS Method for TPH_G, total petroleum hydrocarbons as diesel (TPH_D), and by EPA Method 8260B for benzene, toluene, ethlybenzene, and xylenes (BTEX), and fuel oxygenate compounds including methyl tertiary butyl ether (MTBE), di-isopropyl ether (DIPE), ethyl tertiary butyl ether (ETBE), tertiary amyl methyl ether (TAME), and tertiary butyl alcohol (TBA). Ethanol is also required and shall be analyzed by either method above. The analytical detection limits must conform to the Regional Board General Laboratory Testing Requirements (9/06) (http://www.waterboards.ca.gov/losangeles/publications_forms/forms/ust/lab_forms/labreq9-06.pdf). All respective analytical methods must be certified by the California Environmental Laboratory Accreditation Program (ELAP). All analytical data must be reported by a California-certified laboratory.

Prior to consideration of case closure, you must analyze at least one round of groundwater samples including all common aromatic and chlorinated volatile organic compounds per EPA Method 8260B. If the site has a waste oil tank, the full suite of aromatic and chlorinated analyses must also be tested and reported per EPA Method 8260B.

If you have any questions concerning this matter, please call me at (213) 576-6712 or e-mail me at mhsu@waterboards.ca.gov.

Sincerely,

Mercedes S. Hsu
Water Resource Control Engineer
Underground Tanks/LA Coastal

Ms. Yvonne Shanks, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Capt. Frank Comfort, Los Angeles City Fire Department, Underground Tanks
Mr. Mattew Getewood, Los Angeles City Fire Department, Underground Tanks
Mr. Eloy Luna, Los Angeles City Fire Department, Underground Tanks
Ms. Nancy Matsumoto, Water Replenishment District of Southern California
Mr. Chris D'Sa, RMT Inc.

From: "Mercedes Hsu" <MHSU@waterboards.ca.gov>
To: "Chris dSa" <Chris.dSa@rmtinc.com>
Date: 9/17/2008 9:01 AM
Subject: Re: 316 N.@ Juanita Ave.@, LA (ID# 900040225A)

I have reviewed the site plan and concur with the locations. You can proceed with the drilling. Thanks.

Mercedes Hsu
Water Resource Control Engineer
California Regional Water Quality Control Board
Los Angeles Region
320 West 4th Street, Suite 200
Los Angeles, CA 90013
Tel: 213-576-6712
Fax: 213-576-6700

>>> "Chris dSa" <Chris.dSa@rmtinc.com> 9/16/2008 1:07 PM >>>
** High Priority **

Hi Mercedes: We are planning to do this drilling in the first week of October. We are planning to drill two temporary wells and collect grab water samples. I am attaching the site plan in Acrobat (2 pages). I am applying for permits from LA-DHS. please let me know if the locations are acceptable. thanks

Chris

Christopher P. D'Sa, M.S., Esq., Client Service Manager
RMT| 601 W. 5th Street, Suite 760, Los Angeles, CA 90071
Office: 213.623.4175 | Cell: 310.570.7069 | Fax: 213.947.4183|CREATING BALANCE

>>> "Mercedes Hsu" <MHSU@waterboards.ca.gov> 7/29/2008 9:10 AM >>>
Please find attached correspondences from the LA Regional Water Quality Control Board.

The Regional Board Underground Storage Tank Program staff send copy of our correspondence through e-mail. You will not receive hard copy unless you are addressee of the correspondence.

The attached letter is in Adobe Acrobat PDF format. You can obtain an Acrobat Reader free of charge at http://www.adobe.com/products/acrobat/readstep2.html

Mercedes Hsu
Water Resource Control Engineer
California Regional Water Quality Control Board
Los Angeles Region
320 West 4th Street, Suite 200
Los Angeles, CA 90013
Tel: 213-576-6712
Fax: 213-576-6700

California Regional Water Quality Control Board
Los Angeles Region

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: http://www.waterboards.ca.gov/losangeles

Linda S. Adams
Cal/EPA Secretary

Arnold Schwarzenegger
Governor

January 7, 2008

Mr. Mark Smith
AT&T Environmental, Heath & Safety
308 South Akard Street
3 SBC Plaza, Room 1700
Dallas, Texas 75202-5399

UNDERGROUND STORAGE TANKS PROGRAM
PACIFIC BELL TELEPHONE COMPANY, AT&T
316 NORTH JUANITA AVENUE, LOS ANGELES, CA
(CASE NO. 900040225A)

Dear Mr. Smith:

We have received the "Phase II Environmental Site Assessment Report (Report)," dated November 29, 2007, prepared by RMT, Inc. (RMT), for the subject site. A total of five borings were drilled. Analytical test results of soil samples indicated all fuel hydrocarbons constituents were not detected. The borings were converted to groundwater monitoring wells. Analytical results of groundwater samples indicated that maximum total petroleum hydrocarbon as gasoline (TPH_G) concentration at 7,900 µg/L and methyl tertiary butyl ether (MTBE) concentration at 6.8 µg/L were detected. RMT recommended no further action for the site.

We have reviewed the information provided including previous site assessments and determined that you are required to conduct at least two more rounds of quarterly groundwater monitoring events. We will review the additional groundwater monitoring data for low risk closure.

If you have any questions concerning this matter, please call me at (213) 576-6712 or e-mail me at mhsu@waterboards.ca.gov.

Sincerely,

Mercedes S. Hsu
Water Resource Control Engineer
Underground Tanks/LA Coastal

cc: Ms. Yvonne Shanks, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Capt. Frank Comfort, Los Angeles City Fire Department, Underground Tanks
Ms. Valerie Toney, Los Angeles City Fire Department, Underground Tanks
Ms. Nancy Matsumoto, Water Replenishment District of Southern California
Mr. Seyed Morteza Mortazavi, Hydrologue, Inc.

California Regional Water Quality Control Board

Los Angeles Region

Recipient of the 2001 *Environmental Leadership Award* from Keep California Beautiful

Linda S. Adams
Agency Secretary

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: http://www.waterboards.ca.gov/losangeles

Arnold Schwarzenegger
Governor

August 9, 2007

Mr. Mark Smith
AT&T Environmental, Heath & Safety
308 South Akard Street
3 SBC Plaza, Room 1700
Dallas, Texas 75202-5399

UNDERGROUND STORAGE TANKS PROGRAM
PACIFIC BELL TELEPHONE COMPANY, AT&T
316 NORTH JUANITA AVENUE, LOS ANGELES, CA
(CASE NO. 900040225A)

Dear Mr. Smith:

Thank you for submitting the general information package dated July 12, 2007. We have reviewed the "UST Removal Report/Soils Report (Report)," dated November 17, 2004, and the "Workplan for Site Assessment (Workplan)," dated January 18, 2006, prepared by Hydrologue, Inc. (HI), for the subject site. The Report indicated that the total petroleum hydrocarbons as gasoline (TPH_G) concentration at 20,900 µg/L, benzene concentration at 524 µg/L and methyl tertiary butyl ether (MTBE) concentration at 5,400 µg/L were detected in a water sample collected from the excavation. In the Workplan, HI proposes to drill five soil borings and convert the borings to groundwater monitoring wells to assess soil and groundwater contamination beneath the site

We concur with the Workplan as proposed, provided the following conditions are met:

1. The construction, development, and abandonment of groundwater monitoring wells must comply with requirements prescribed in the California Well Standards (Bulletin 74-90), published by the California Department of Water Resources (can be seen at www.dpla2.water.ca.gov and go to "groundwater").

2. All necessary permits must be obtained from the appropriate agencies prior to the start of work.

3. Pursuant to State Water Resources Control Board Resolution No. 92-49, under Water Code section 13304, all fieldwork related to subsurface investigation must be conducted by, or under the direct responsible supervision of, a licensed California Professional Geologist (PG) or Civil Engineer (PE). All technical documents submitted to this Regional Board must be reviewed and signed and/or stamped by a licensed California PG or PE with at least five years subsurface hydrogeologic experience.

4. Soil must be logged at five-foot intervals, at changes in the soil lithology, and at areas of obvious contamination. The registered professional in responsible charge shall review the boring logs and assume the responsibility for the accuracy and completeness of the logs.

Soil samples collected from on-site wells must be prepared per EPA Method 5035 for analyses.

5. Soil and Groundwater samples must be analyzed by Cal-LUFT GC/FID or Cal-LUFT GC/MS Method for TPH_G, total petroleum hydrocarbons as diesel (TPH_D), and by EPA Method 8260B for benzene, toluene, ethlybenzene, and xylenes (BTEX), and fuel oxygenate compounds including MTBE, di-isopropyl ether (DIPE), ethyl tertiary butyl ether (ETBE), tertiary amyl methyl ether (TAME), and TBA. Ethanol is also required and shall be analyzed by either method above. The analytical detection limits must conform to the Regional Board General Laboratory Testing Requirements (9/06) (http://www.waterboards.ca.gov/losangeles/html/lab_report.html). All respective analytical methods must be certified by the California Environmental Laboratory Accreditation Program (ELAP). All analytical data must be reported by a California-certified laboratory.

   Prior to consideration of case closure, you must analyze at least one round of groundwater samples including all common aromatic and chlorinated volatile organic compounds per EPA Method 8260B. If the site has a waste oil tank, the full suite of aromatic and chlorinated analyses must also be tested and reported per EPA Method 8260B.

6. All proposed groundwater monitoring wells must be developed and surveyed to a benchmark of known elevation above mean sea level by a licensed land surveyor or registered civil engineer. Prior to collecting samples, free product thickness (if present) must be determined and the depth to water must measured in all wells to be sampled, then the wells are to be properly purged until the temperature, conductivity, and pH stabilize, and the water is free of suspended and settleable matter, before samples are collected for analysis. Any wells containing free product must be purged to remove any standing product, allowed to equilibrate to prepurged levels and free product thickness measured and reported.

7. You are required to submit a technical report summarizing this phase of investigation by **October 15, 2007.** The report must also include the soil boring logs, analytical results, well permits, geologic cross-section, isoconcentration map of contaminants, and as-built construction details of the new groundwater monitoring wells installed.

8. You are required to implement a quarterly groundwater monitoring program. The groundwater monitoring reports are to be submitted by the fifteenth day following the end of the month as shown in the following schedule:

Reporting Period	Report Due Date
January-March	April 15th
April-June	July 15th
July-September	October 15th
October-December	January 15th

The first groundwater monitoring report under this schedule is due by **October 15, 2007.**

9. The quarterly groundwater monitoring report must include the following:

   - A separate summary table containing current concentrations.
   - A summary table containing all historical data per each well with groundwater depth (or elevation) and well screen intervals.
   - A regional map depicting site vicinity business and street, etc.
   - A site plot plan depicting site location, tank and associated system locations.
   - A site map depicting all well locations and groundwater elevations (contour) with flow gradient and direction.
   - An isoconcentration map for TPH(g), benzene, MTBE, and TBA, respectively.
   - A hydrograph superimposing on concentration over time at the most impacted well for TPH(g), benzene, MTBE, and TBA (or at any other wells as warranted).
   - Conclusions and recommendations.

10. Two weeks prior to commencing field work, a Health and Safety plan pertinent to the subject project must be submitted to this office. The field crew must follow the Health and Safety Plan.

11. Please notify us at least seven working days prior to the start of work so that we may schedule a member of our staff to be present.

If you have any questions concerning this matter, please call me at (213) 576-6712 or e-mail me at mhsu@waterboards.ca.gov.

Sincerely,

Mercedes S. Hsu
Water Resource Control Engineer
Underground Tanks/LA Coastal

cc: Ms. Yvonne Shanks, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Capt. Frank Comfort, Los Angeles City Fire Department, Underground Tanks
Ms. Valerie Toney, Los Angeles City Fire Department, Underground Tanks
Ms. Nancy Matsumoto, Water Replenishment District of Southern California
Mr. Seyed Morteza Mortazavi, Hydrologue, Inc.

California Regional Water Quality Control Board

Los Angeles Region

Recipient of the 2001 *Environmental Leadership Award* from Keep California Beautiful

Linda S. Adams
Agency Secretary

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: http://www.waterboards.ca.gov/losangeles

Arnold Schwarzenegger
Governor

May 22, 2007

Mr. Louise Delano
AT&T Service Incorporated
308 South Akard Street
3 SBC Plaza, Room 900
Dallas, Texas 75202-5399

UNDERGROUND STORAGE TANKS (UST) PROGRAM – REQUEST FOR ADDITIONAL INFORMATION
PACIFIC BELL TELEPHONE COMPANY, AT&T
316 NORTH JUANITA AVENUE, LOS ANGELES, CA
(CASE NO. 900040225A) (GLOBAL ID# T0603797875)

Dear Mr. Delano:

On April 19, 2007, the City of Los Angeles Fire Department (LADF) transmitted this case to this agency due to concerns of groundwater impact from the subject site. The California Regional Water Quality Control Board, Los Angeles Region, is the public agency with primary responsibility for the protection of ground and surface water quality for all beneficial uses within the Los Angeles and Ventura counties. As such, we are the lead regulatory agency for overseeing corrective action (assessment and/or monitoring activities) and cleanup of releases from leaking underground storage tank (UST) systems at the subject site.

I. Technical Reports Submitted by Referring Agency

The LADF has provided the Regional Board with the following copies of the technical reports:

- "Workplan For Site Assessment" dated January 18, 2006.

II. Additional Information Required

To facilitate our review, we would appreciate that you provide the following information regarding the referenced site that has not already been submitted (see above):

- Facility contact person's name and phone number (email address, if any);
- Facility mailing address;
- Contaminant release information (e.g., copy of Site Assessment Report);
- Tank removal and/or repair information (include tank size and contents, removal and/or repair date);
- Tank disposal documentation;
- Copies of all previous site assessment and/or remediation report(s), if any;
- Reports of all previous soil and groundwater sample analytical results, if any;

- Name, telephone number and email address of your environmental consultant, if any; and
- Copies of all correspondence regarding environmental assessment for the subject site.

III. Landowner or Impacted Site Notification Requirements

Pursuant to the California Health and Safety Code Chapter 6.75 (Section 25299.37.2) and Division 7 of the Porter Cologne Water Quality Control Act under AB 681, the Regional Board is required to notify all current fee title holders for the subject site or sites impacted by releases from underground storage tanks prior to considering corrective action and cleanup or case closure. If corrective action data from the site indicate that release(s) from the underground storage tank systems have impacted offsite property, you are required to provide to this Regional Board the name, mailing address, and phone number for any new record fee title holders for the subject site and any offsite property(ies) impacted by releases from the subject site, together with a copy of county record of current ownership (grant trust deed), available from the County Recorder's Office, for each property affected. Or as an alternative, you can complete this Regional Board's "Certification Declaration for Compliance with Fee Title Holder Notification Requirements," for each site (available at

http://www.waterboards.ca.gov/losangeles/html/programs/ust/AB681_form.pdf).

If this information has been provided in the past, then you need not provide it again. Copies of future technical reports shall also be sent directly to the property owner of the site and to any other property owner(s) impacted by contamination from the site. You are also responsible to provide new contact information if the property owner(s) has been changed. The new owner shall comply with the requirement stated above.

The above requested information is due to this Regional Board, no later than **July 15, 2007**.

IV. Regulatory Requirement for Electronic Submission of Laboratory Data to the State Geotracker Internet Database

On September 30, 2004, the State Water Resources Control Board (SWRCB) adopted the resolution to revise regulations in Chapter 30, Division 3 of Title 23 of California Code of Regulations (CCR), which requires persons to ensure electronic submission of laboratory analytical data (i.e., soil or water chemical analysis) and locational data (i.e., location and elevation of groundwater monitoring wells), via the Internet to the SWRCB's GeoTracker database. The regulations and other background information are available at http://geotracker.waterboards.ca.gov.

In accordance with the above regulations, you are required to submit all future laboratory data over the Internet in the Electronic Deliverable Format to the SWRCB's GeoTracker database for any soil and/or groundwater samples obtained after September 1, 2001. This would include any sampling completed for underground storage tank system removal, site assessment activities, periodic groundwater monitoring, and post cleanup verification sampling. Per the same regulations, you are also required to submit locational data for all groundwater monitoring wells (i.e., latitude, longitude, and elevation survey data) together

with groundwater information (i.e., elevation, depth to free product, monitoring well status, etc.) and a site map commencing January 1, 2002. Hard copy paper reports for the main contents are still required per Regional Board guidelines available at http://www.waterboards.ca.gov/losangeles/html/programs/ust/04_0621_e-QMRGuideline6-04.pdf.

If you have any questions concerning this matter, please call me at (213) 576-6712 or e-mail me at mhsu@waterboards.ca.gov.

Sincerely,

Mercedes S. Hsu
Water Resource Control Engineer
Underground Tanks/LA Coastal

Cc: Ms. Yvonne Shanks, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Capt. Frank Comfort, Los Angeles City Fire Department, Underground Tanks
Ms. Valerie Toney, Los Angeles City Fire Department, Underground Tanks
Ms. Nancy Matsumoto, Water Replenishment District of Southern California
Mr. Seyed Morteza Mortazavi, Hydrologue, Inc.

Appendix E
Waste Manifests

Manifest

TPST Soil Recyclers of CA
Non-Hazardous Soils

↓ Manifest # ↓

Date of Shipment:	Responsible for Payment:	Transporter Truck #:	Facility #:	Given by TPST:	Load #
11 105 108		127	A07	30193	002

Generator and/or Consultant

Generator's Name and Billing Address:	Generator's Phone #:	Generator's US EPA ID No.
AT&T ENVIRONMENTAL MANAGEMENT P.O. BOX 6095 ROOM 3E000 SAN RAMON, CA 94583-0091	Person to Contact:	
	FAX#:	Customer Account Number with TPST:
Consultant's Name and Billing Address:	Consultant's Phone #:	
	Person to Contact:	
	FAX#:	Customer Account Number with TPST:
Generation Site (Transport from): *(name & address)* AT&T LSANCA88 (G1118) FACILITY 316 NORTH JUANITA AVE LOS ANGELES, CA 90004	Site Phone #:	BTEX Levels
	Person to Contact:	TPH Levels
	FAX#:	AVG. Levels
Designated Facility (Transport to): *(name & address)* TPST SOIL RECYCLERS OF CALIFORNIA 12328 HIBISCUS AVENUE ADELANTO, CA 92301	Facility Phone #: (800) 862-8001	Facility Permit Numbers
	Person to Contact: DELLENA JEFFREY	
	FAX#: (760) 246-8004	
Transporter Name and Mailing Address: BELSHIRE 25971 TOWNE CENTRE DRIVE FOOTHILL RANCH, CA 92610 BESI: 160472	Transporter's Phone #: (949) 460-6200	Transporter's US EPA ID No.: CAR000183913
	Person to Contact: LARRY MOOTHART	Transporter's DOT No.: 460647
	FAX#: (949) 460-6210	Customer Account Number with TPST:

Description of Soil	Moisture Content	Contaminated by:	Approx. Qty:	Description of Delivery	Gross Weight	Tare Weight	Net Weight
Sand ☐ Organic ☐ Clay ☐ Other ☐	0 - 10% ☐ 10 - 20% ☐ 20% - over ☐	Gas ☐ Diesel ☐ Other ☐	3 dms		3000	1240	1760
Sand ☐ Organic ☐ Clay ☐ Other ☐	0 - 10% ☐ 10 - 20% ☐ 20% - over ☐	Gas ☐ Diesel ☐ Other ☐					.88

List any exception to items listed above: Scale Ticket# 63709

Generator's and/or consultant's certification: I/We certify that the soil referenced herein is taken entirely from those soils described in the Soil Data Sheet completed and certified by me/us for the Generation Site shown above and nothing has been added or done to such soil that would alter it in any way.

Print or Type Name: Generator ☐ Consultant ☐	Signature and date:	Month	Day	Year
Larry Moothart of BESI on behalf of generator		10	23	08

Transporter

Transporter's certification: I/We acknowledge receipt of the soil described above and certify that such soil is being delivered in exactly the same condition as when received. I/We further certify that this soil is being directly transported from the Generation Site to the Designated Facility without off-loading, adding to, subtracting from or in any way delaying delivery to such site.

Print or Type Name:	Signature and date:	Month	Day	Year
Garry Gaunt		11	05	08

Recycling Facility

Discrepancies:

Recycling Facility certifies the receipt of the soil covered by this manifest except as noted above:

Print or Type Name:	Signature and date:
D. JEFFREY/J. PROVANSAL	11-5-8

Please print or type.

TRANSPORTER COPY

NO. 674829

NON-HAZARDOUS WASTE DATA FORM

3

TO BE COMPLETED BY GENERATOR

NAME: AT&T ENVIRONMENTAL MANAGEMENT
P.O. BOX 5095
ROOM 3E000
ADDRESS: SAN RAMON, CA 94583-0091

GENERATING SITE:
AT&T LSANCA86 (G1118) FACILITY
316 NORTH JUANITA AVE.
LOS ANGELES, CA 90004

EPA I.D. NO.
PROFILE

CITY, STATE, ZIP
PHONE NO. ( )

CONTAINERS: No. 1 VOLUME 55 Gallons WEIGHT

TYPE: [X] TANK TRUCK [ ] DUMP TRUCK [ ] DRUMS [ ] CARTONS [ ] OTHER

WASTE DESCRIPTION: NON-HAZARDOUS WATER
GENERATING PROCESS: WELL PURGING / DECON WATER

	COMPONENTS OF WASTE	PPM	%		COMPONENTS OF WASTE	PPM	%
1.	WATER		99-100%	5.			
2.	TPH		<1%	6.			
3.				7.			
4.				8.	BESI:160472		

PROPERTIES: pH 7-10 [ ] SOLID [X] LIQUID [ ] SLUDGE [ ] SLURRY [ ] OTHER

HANDLING INSTRUCTIONS: 24-HOUR EMERGENCY PHONE: 877-322-4722

THE GENERATOR CERTIFIES THAT THE WASTE AS DESCRIBED IS 100% NON-HAZARDOUS.

Larry Mosthart of BESI on behalf of generator 10/23/08
TYPED OR PRINTED FULL NAME & SIGNATURE DATE

TRANSPORTER

NAME: BELSHIRE
ADDRESS: 25871 TOWNE CENTRE DRIVE
CITY, STATE, ZIP: FOOTHILL RANCH, CA 92610
PHONE NO.: (949) 460-5200
TRUCK, UNIT, I.D. NO.

Nieto & Sons
1281 Brea Canyon Road
Brea, CA 92821
(714) 990-6855

EPA I.D. NO.
SERVICE ORDER NO.
PICK UP DATE 10/23/08

Steve Nieto (GG) 10 / 28 / 08
TYPED OR PRINTED FULL NAME & SIGNATURE DATE

TSD FACILITY

NAME: DEMENNO KERDOON
ADDRESS: 2000 N. ALAMEDA ST.
CITY, STATE, ZIP: COMPTON, CA 90222
PHONE NO.: 310-537-7100

EPA I.D. NO.
DISPOSAL METHOD
[ ] LANDFILL [X] OTHER Recycler

Marcus Wormley Marcus Wormley 10/30/08
TYPED OR PRINTED FULL NAME & SIGNATURE DATE

GEN	OLD/NEW	L A	TONS	
TRANS		S B		
C/Q		RT/CD	HWDF NONE	DISCREPANCY

RMT

• ENVIRONMENT • ENERGY • ENGINEERING

July 10, 2008

Los Angeles Regional Water Quality Control Board
Mercedes S. Hsu
320 W. 4th Street, Suite 200
Los Angeles, CA 90013

Subject: Second Quarter 2008 Groundwater Monitoring Report
April 1, 2008 through June 30, 2008
AT&T G1118 (LSANCA86) Facility 316 N. Juanita Avenue Los Angeles, CA 90004
RWQCB Case #900040225A RMT, Inc. Project No. 00-06644.02

Dear Ms. Hsu:

On behalf of AT&T Environment, Health and Safety, RMT Inc (RMT) has prepared this Second Quarter 2008 Summary Report for the property located at 316 N. Juanita Avenue, Los Angeles, CA 90004 (the Site; Figure 1). Electronic Deliverable Format (EDF) files have been uploaded to the State Water Resources Control Board Geotracker website.

In accordance with the RWQCB's January 7, 2008 letter, this is the final quarter of monitoring and the RWQCB is respectfully requested to grant closure for this Site.

If you have any questions or need additional information, please contact Mr. Chris D'Sa, the RMT Project Manager at (310) 570-7069 or Mr. Jason Weller, the AT&T Environmental Manager at (214) 464-5226.

Sincerely,

Chris D'Sa
Project Manager

Galen J. Kenoyer, Ph.D., P.G.
Principal Geologist (*Lic 8121 exp 2/09*)

PROFESSIONAL GEOLOGIST
GALEN JOHN KENOYER
No. 8121
Exp.
STATE OF CALIFORNIA

RMT, Inc. | AT&T
00-06644.04

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Attachment 1 – 2nd Quarter 2008 Groundwater Monitoring Report
Attachment 2 - Tables
Attachment 3 - Figures
Attachment 4 - Groundwater Sampling Procedures and Field Sheets
Attachment 5 - Laboratory Analyses and Chain of Custody Forms
Attachment 6 – Background & Site History

July 10, 2008

Los Angeles Regional Water Quality Control Board
Mercedes S. Hsu
320 W. 4th Street, Suite 200
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Dear Ms. Hsu:

On behalf of AT&T Environment, Health and Safety, RMT Inc (RMT) has prepared this Second Quarter 2008 Summary Report for the property located at 316 N. Juanita Avenue, Los Angeles, CA 90004 (the Site; Figure 1). Electronic Deliverable Format (EDF) files have been uploaded to the State Water Resources Control Board Geotracker website.

Based on the current and previous investigations, RMT previously recommended that this Site be granted No Further Action status by the RWQCB if groundwater monitoring for three more quarters confirm that the concentrations of contaminants of concern decrease or remain stable at the Site. In a letter dated January 7, 2008, the RWQCB concurred with RMT's conclusions and recommendations and directed AT&T to conduct two more rounds of groundwater monitoring, at which time the site will be re-evaluated for low risk closure. Therefore, in accordance with the RWQCB's guidance, this is the final quarter of monitoring and the RWQCB is respectfully requested to grant closure for this Site.

If you have any questions or need additional information, please contact Mr. Chris D'Sa, the RMT Project Manager at (310) 570-7069 or Mr. Jason Weller, the AT&T Environmental Manager at (214) 464-5226.
Sincerely,

Chris D'Sa
Project Manager

Galen J. Kenoyer, Ph.D., P.G.
Principal Geologist (*Lic 8121 exp 2/09*)

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601 West 5th Street, Suite 760 • Los Angeles, CA 90071-2004 • 213.623.4175 • 213.947.4183 FAX • www.rmtinc.com
CREATING BALANCE℠

Attachment 1 – 2nd Quarter 2008 Groundwater Monitoring Report
Attachment 2 - Tables
Attachment 3 - Figures
Attachment 4 - Groundwater Sampling Procedures and Field Sheets
Attachment 5 - Laboratory Analyses and Chain of Custody Forms
Attachment 6 – Background & Site History

cc: Jason Weller – AT&T
Kevin Bate, RMT

Attachment 1
2nd Quarter 2008
Groundwater Monitoring Report

1. SITE INFORMATION:

- Site Case No: RWQCB Case #900040225A
LAFD Permit #12134
- Global ID: T0603797875
- Site Name: AT&T G1118 (LSANCA86) Facility
- Address: 316 N. Juanita Avenue, Los Angeles, CA 90004

2. RESPONSIBLE PARTY INFORMATION:

- Contact: Jason Weller
- Company: AT&T Environment, Health & Safety
- Address: 308 South Akard, Room 1700, Dallas, TX 75202
- Phone: 214-464-5226

3. CONSULTANT INFORMATION:

- Contact: Mr. Chris D'Sa
- Company: RMT Inc.
- Address: One Bunker Hill Bldg
601 W 5th St, Ste 760
Los Angeles, CA 90071-2004
- Phone: 213-623-4175 x2503

4. WORK PERFORMED THIS QUARTER:

- Groundwater monitoring

5. WORK PROPOSED FOR NEXT QUARTER:

- none

6. CURRENT PHASE OF PROJECT (Initial Assessment, Additional Assessment, Corrective Action Plan (CAP), Remediation, Post-Remediation Monitoring, etc.):

- Low risk closure

7. DESCRIBE CORRECTIVE AND REMEDIAL TECHNIQUES TO BE IMPLEMENTED IN THE FUTURE AND INCLUDE TIME SCHEDULE FOR THE INITIATION OF THE ASSOCIATED ACTIVITIES (NAPL Removal, Pump and Treat, Vapor Extraction System (VES), Excavation, etc.):

- N/A

8. CURRENTLY MONITORING (Soil, Groundwater, Vapor, None):

- Groundwater

9. MONITORING FREQUENCY (Quarterly, Monthly, etc.):

- Wells MW1, MW2, MW3, MW4 and MW5 are sampled quarterly until 2nd Quarter 2008.

10. CUMULATIVE SOIL REMOVED TO DATE:

- N/A

11. SOIL REMOVED THIS QUARTER:

- None

12. ARE CONTAMINATED SOILS OR LIQUIDS GENERATED FROM INVESTIGATIONS OR CLEANUPS CURRENTLY STORED ONSITE?

- No

13. GROUNDWATER MONITORING SUMMARY

CURRENT FIELD ACTIVITIES

Groundwater monitoring frequency	Quarterly
Activity date	June 24, 2008
Field subcontractor	RMT Inc.
Purging method	Submersible pump
Purging subcontractor	RMT Inc
Disposal method/facility	Hauled offsite by Belshire Environmental
Gallons of groundwater purged:	Approximately 40 gallons
Number of groundwater wells total	5
Number of groundwater wells offsite	0
Number of wells sampled this period	5
Number of wells with Product	None.

SITE HYDROLOGY

Average groundwater elevation (*of wells gauged*):	259.88 feet above MSL
Average elevation change from previous quarter:	-0.84 feet
Approximate groundwater flow direction:	east-southeast
Approximate hydraulic gradient:	0.05 foot/foot

14. GROUNDWATER CONDITIONS

TPH-DRO Range:	10.5 mg/L in MW5 to 0.82 mg/L in MW3 ND (<0.50 mg/L) in MW1, MW2, and MW4
Historical maximum TPH- DRO concentration:	10.5 mg/L - MW5 (06/24/2008)
MTBE Range:	8.65 ug/L in MW2 to ND (<2 ug/L) in MW1, MW3, MW4, and MW5
Historical maximum MTBE concentration:	13.1 ug/L – MW2 (2/11/2008)
TPH-ORO:	ND in all wells (<0.50 mg/L
TPH- GRO:	ND in all wells (<50 ug/L)
Ethanol:	ND in all wells (<500 ug/L)
BTEX, DIPE, ETBE, TAME:	ND in all wells (<2 ug/L
TBA:	ND in all wells (<10 ug/L)

ND	Not Detected
ug/L	Micrograms per liter
ug/Kg	Micrograms per kilogram
mg/L	Milligrams per liter
mg/Kg	Milligrams per kilogram
TPH-DRO	Total Petroleum Hydrocarbons for Extractable Diesel Range Organics (C10 to C28)
TPH-ORO	Total Petroleum Hydrocarbons for Heavy Extractable Oil Range Organics (C28+)
TPH-GRO	Total Petroleum Hydrocarbons Gasoline Range Organics (C6 to C10)
MTBE	methyl-t-butyl ether
DIPE	di-isopropyl ether
ETBE	ethyl-t-butyl ether
TAME	tert-amyl methyl ether
TBA	tert-butanol

15. CONCLUSIONS

- Concentrations of gasoline-related analytes tested are relatively consistent with previous historical results. In accordance with the Los Angeles Regional Water Quality Control Board (RWQCB's) January 7, 2008 letter, this is scheduled to be the final quarter of monitoring and the RWQCB is respectfully requested to grant closure for this Site.

- During this groundwater monitoring event, the laboratory analytical results of groundwater samples collected from the five monitoring wells show that typical gasoline constituents, including TPH-ORO, TPH-GRO, benzene, ethylbenzene, toluene, xylenes, DIPE, ETBE, TAME, TBA, or ethanol were not detected above laboratory reporting limits in any of the groundwater samples collected. TPH-DRO was only detected in two monitoring wells, MW5 (at 10.5 mg/L) and MW3 (at 0.82 mg/L). MTBE was only detected in one monitoring well, MW2 (8.65 ug/L).

- The TPH-DRO results in the groundwater are anomalous and are inconsistent with historical data related to the 12,000-gallon **gasoline** UST that was removed from the Site

on November 10, 2004 and which is the subject of this site investigation. The DRO concentrations at MW5 and MW3 appear to be unrelated the AT&T site for the following reasons:

- The former on-site UST contained gasoline, not diesel.
- No gasoline constituents are detected in the groundwater.
- The DRO concentrations are anomalous because they have increased over time at MW5, which is inconsistent with an on-site source because the UST was removed in 2004, and it did not contain diesel.
- The former ARCO site located at 3737 Beverly Blvd W, Los Angeles, CA 90004 (*Case #: 900040098*) is located immediately adjacent to the south side of the AT&T Site. The former ARCO site has had a fueling service station since at least 1950. Several gasoline and diesel USTs at the former ARCO site have been determined to be leaking between the late 1980's and 1990's and have been removed. Remediation has been ongoing. The historical site assessment reports for this site reported "near saturated gasoline contaminated soil" on the ARCO site just south of the AT&T site. Other sites in the vicinity cannot be ruled out as a source for hydrocarbon concentrations detected in the groundwater in the area.

- Soil samples results which were collected during the installation of the groundwater monitoring wells at the AT&T Site in November 2007 also indicate a lack of contamination associated with the former gasoline UST on Site. No visual, olfactory, or PID indications of contamination were encountered in the soil borings. No **TPH-DRO**, TPH-GRO, benzene, ethylbenzene, toluene, xylenes, DIPE, ETBE, TAME, TBA, or ethanol were detected above laboratory reporting limits in any of the soil samples collected. TPH-ORO was only detected in one sample from MW2 at 10 feet bgs at 140 mg/Kg. MTBE was only detected in one soil boring MW1 at 5 feet (16 ug/kg), 10 feet (51 ug/kg) and 15 feet (7.4 ug/kg) bgs.

Based on the current and previous investigations, RMT recommends that this Site be granted No Further Action status and the RWQCB is respectfully requested to grant closure for this Site.

Attachment 2
Tables

CURRENT
GROUNDWATER ELEVATION
ANALYTICAL DATA

RMT	Ref Elevation (TOC)	Depth to Water	Free Phase Liquid	Groundwater Elevation	TPH-DRO	TPH-ORO	TPH-GRO	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	ETBE, DIPE, TAME	TBA	Ethanol
Well ID	ft, MSL	ft/bgs	amt (ft)	ft, MSL	Groundwater Analytical Results										
Date	**6/24/2008**				mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
MW1	270.03	10.10		259.93	<0.05	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
MW2	268.90	9.70		259.20	<0.05	<500	<50	**8.65**	<1	<1	<1	<2	<2	<10	<500
MW3	272.92	12.50		260.42	**0.82**	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
MW4	270.64	10.95		259.69	<0.05	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
MW5	269.14	13.20		255.94	**10.5**	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500

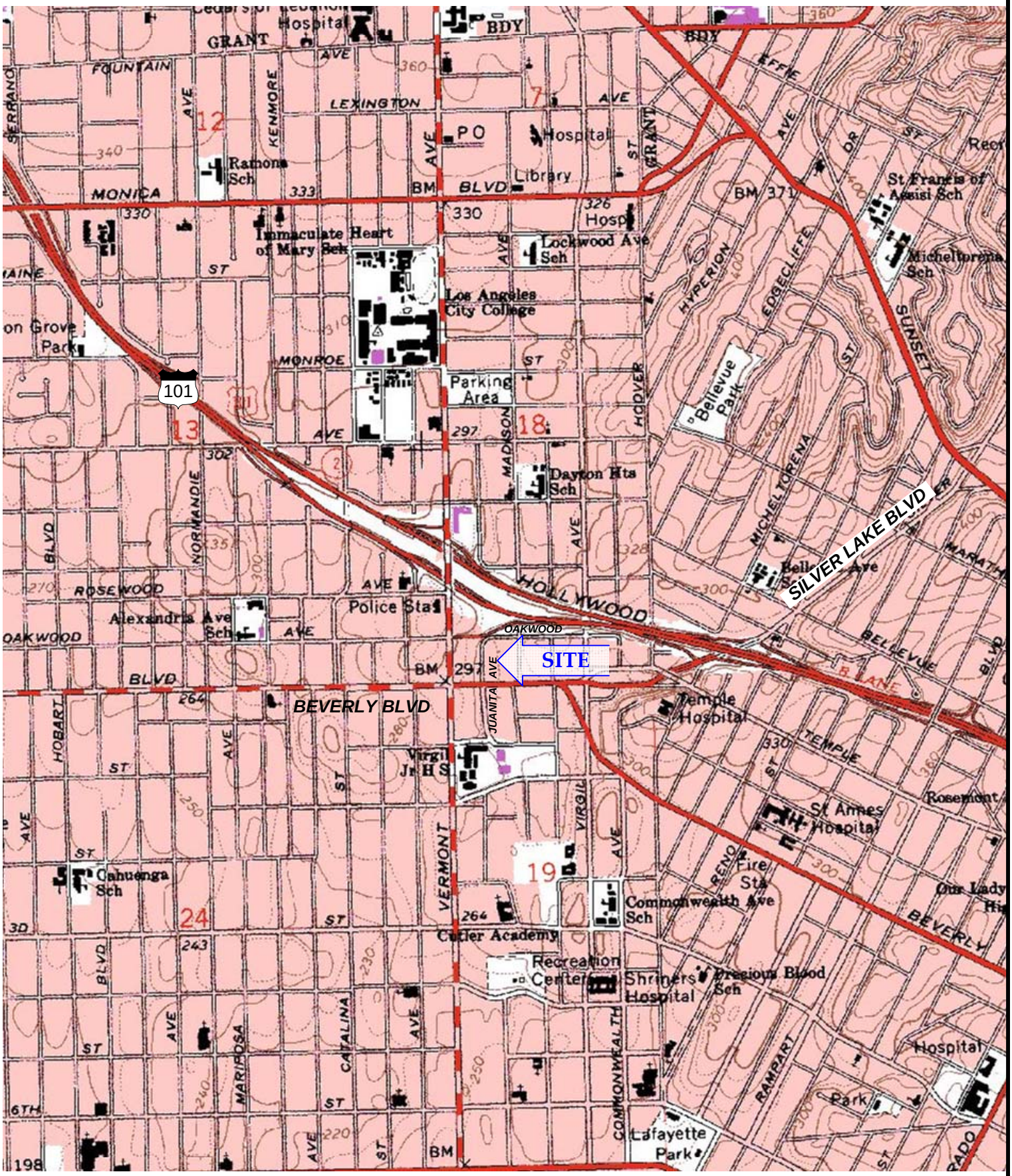
316 N Juanita Ave, Los Angeles

HISTORICAL SUMMARY
OF GROUNDWATER ELEVATION
& ANALYTICAL DATA (micrograms/Liter)

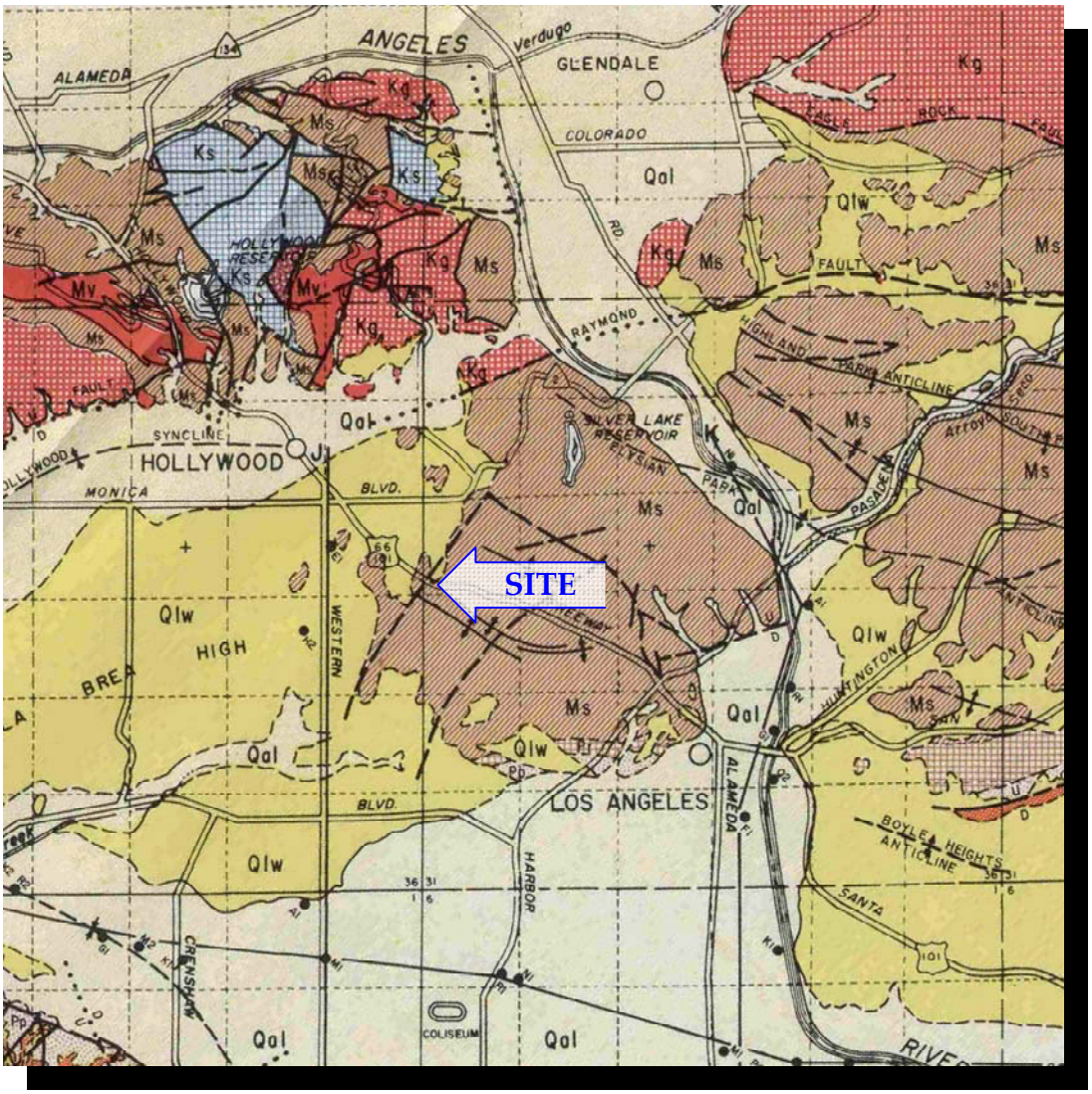
ATTACHMENT 2
TABLE 2-2

RMT	Ref Elevation (TOC) (ft, MSL)	Depth to Water (ft/bgs)	Free Phase Liquid (ft)	Groundwater Elevation (ft, MSL)	TPH-DRO	TPH-ORO	TPH-GRO	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	ETBE, DIPE, TAME	TBA	Ethanol
MW1															
11/15/2007	270.03	9.66		260.37	<500	<500	<50	**5.1**	<1	<1	<1	<2	<2	<10	<500
2/11/2008	270.03	9.48		260.55	<500	<500	<50	**7.2**	<1	<1	<1	<2	<2	<10	<500
6/24/2008	270.03	10.10		259.93	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
MW2															
11/15/2007	268.90	9.84		259.06	<500	<500	<50	**6.8**	<1	<1	<1	<2	<2	<10	<500
2/11/2008	268.90	9.46		259.44	<500	<500	<50	**13.1**	<1	<1	<1	<2	<2	<10	<500
6/24/2008	268.90	9.70		259.20	<500	<500	<50	**8.65**	<1	<1	<1	<2	<2	<10	<500
MW3															
11/15/2007	272.92	12.21	odor	260.71	**7,900**	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
2/11/2008	272.92	11.55		261.37	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
6/24/2008	272.92	12.50		260.42	**820**	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
MW4															
11/15/2007	270.64	10.27		260.37	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
2/11/2008	270.64	9.65		260.99	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
6/24/2008	270.64	10.95		259.69	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
MW5															
11/15/2007	269.14	13.18		255.96	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
2/11/2008	269.14	12.08		257.06	**1,200**	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
6/24/2008	269.14	13.20		255.94	**10,500**	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500

Attachment 3
Figures



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	PROJECT 316 N Juanita Ave, Los Angeles CA 90004	USGS HOLLYWOOD QUADRANGLE ID# o34118a3 DOQQ		
DRAWN CPD APPROVED BY: KB		SIZE A	CLIENT at&t	SHEET TITLE SITE LOCATION MAP
SCALE 0 0.09 0.18 0.27 0.36 mi	PROJECT 00-06644.04	MP_JUAN_LM.VSD	FIGURE NO 1	REV N



Qal	ALLUVIUM GRAVEL, SAND, SILT, AND CLAY	
Qsr	ACTIVE DUNE SAND WHITE OR GREYISH, WELL SORTED SAND	
Qso	OLDER DUNE SAND FINE TO MEDIUM SAND WITH SILT, AND GRAVEL LENSES	UPPER
Qlw	LAKEWOOD FORMATION (INCLUDES "TERRACE DEPOSITS," "PALOS VERDES SAND," AND "UNNAMED UPPER PLEISTOCENE DEPOSITS") MARINE AND CONTINENTAL GRAVEL, SAND, SANDY SILT, SILT, AND CLAY WITH SHALE PEBBLES	UPPER
Qsp	SAN PEDRO FORMATION (INCLUDES "LA HABRA CONGLOMERATE" AND PART OF "SAUGUS FORMATION") MARINE AND CONTINENTAL GRAVEL, SAND, SANDY SILT, SILT, AND CLAY	LOWER
Ms	(SANTA MONICA MOUNTAINS) MODELO FORMATION MARINE CONGLOMERATIC SANDSTONE, SANDSTONE, AND SHALE TOPANGA FORMATION MARINE CONGLOMERATE, SANDSTONE, AND SHALE (PALOS VERDES HILLS) MONTEREY FORMATION MUDSTONE, DIATOMITE, AND SHALE	

SOURCE: Plate 3A, Bulletin 104 Los Angeles County. California DWR

RMT
601 W 5th St Ste 760
Los Angeles CA 90071

PROJECT
316 N Juanita Ave,
Los Angeles CA 90004

DRAWN CPD APPROVED BY: KB

SIZE A

CLIENT at&t

SHEET TITLE
REGIONAL GEOLOGY MAP

REV

SCALE 0.0 in. 0.6 in. 1.0 in. 2.0 in.
0 mile 1 mile 2 miles

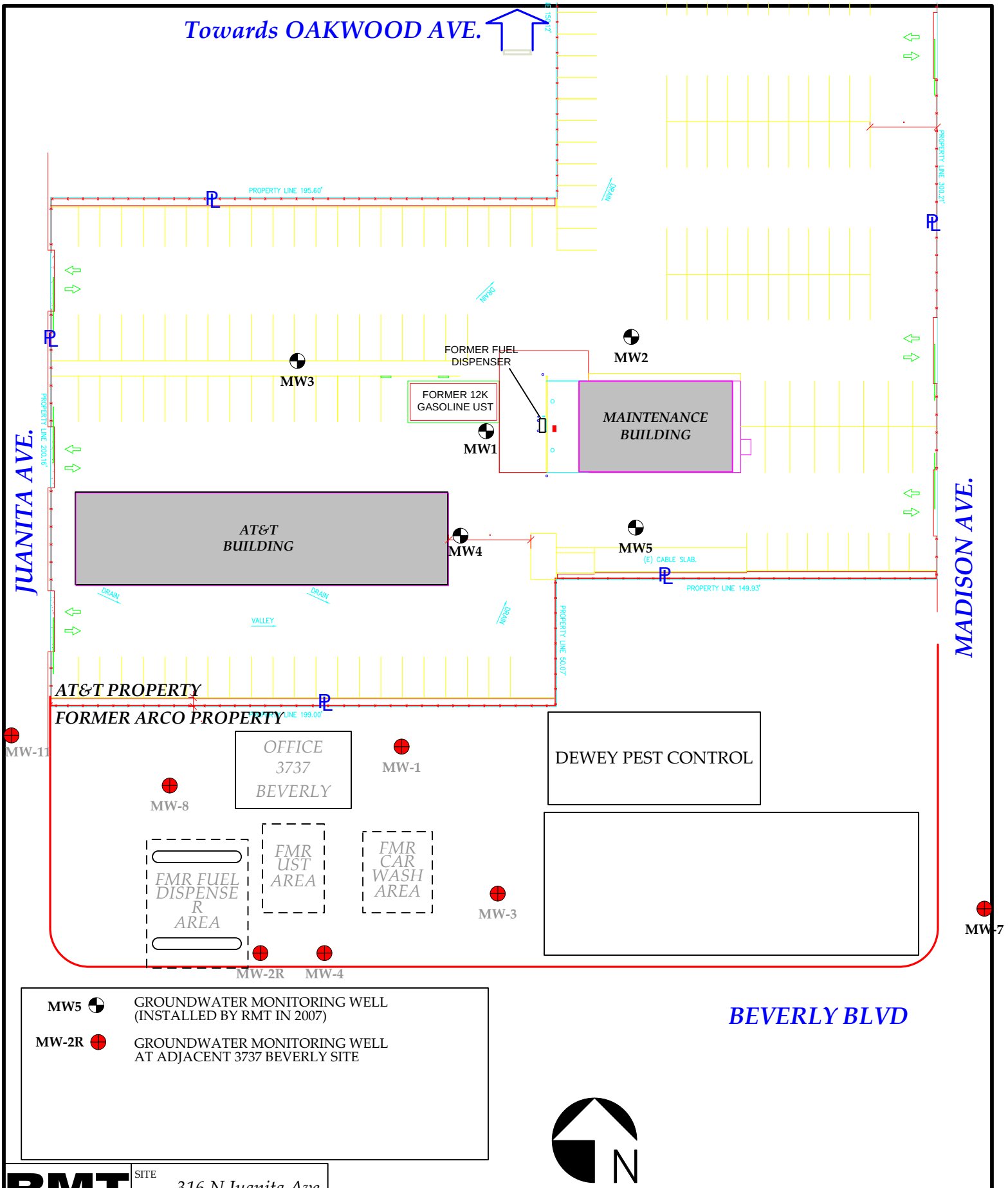
PROJECT 00-06644.04

MP_JUAN_LM.VSD

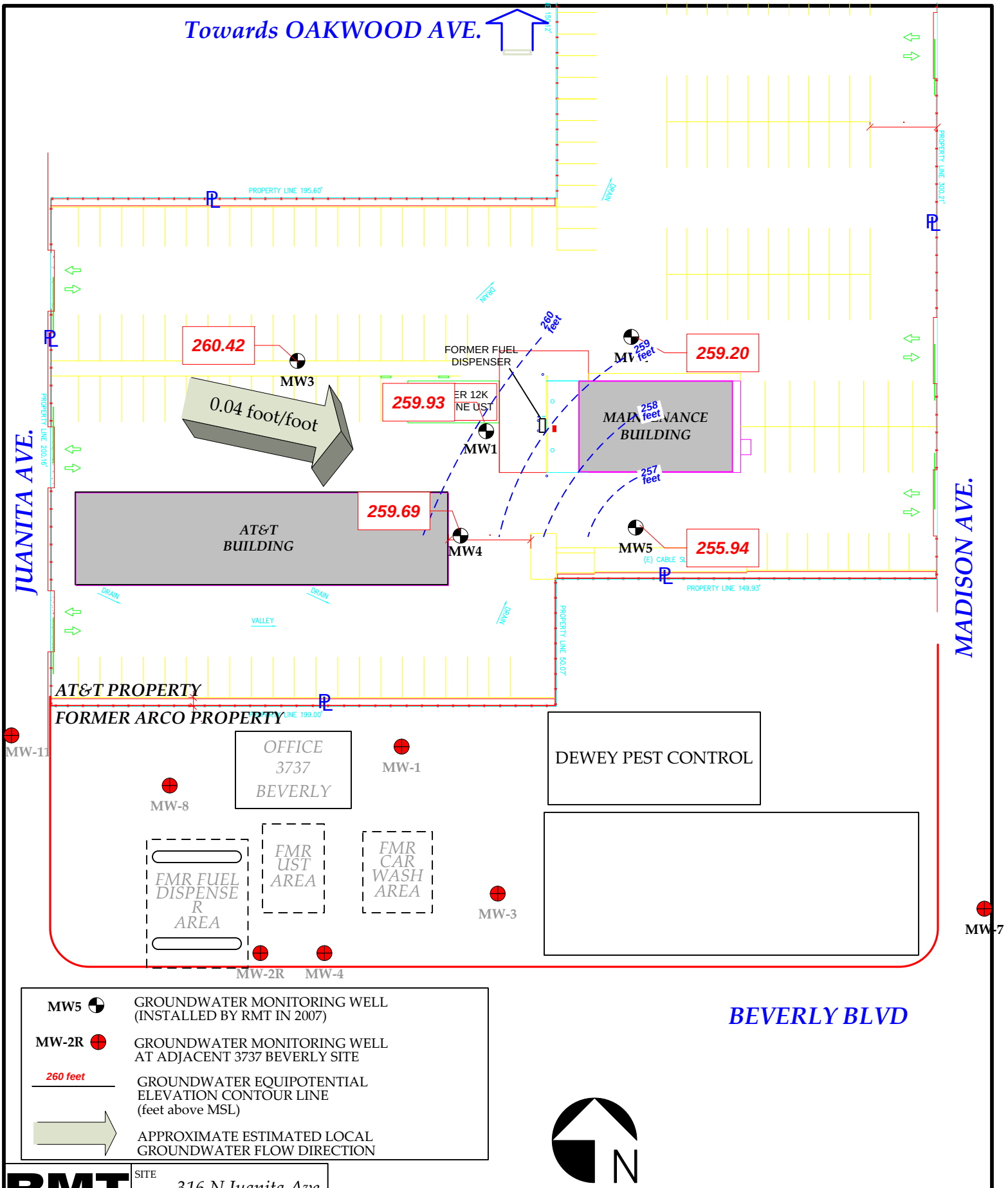
FIGURE NO 2

N

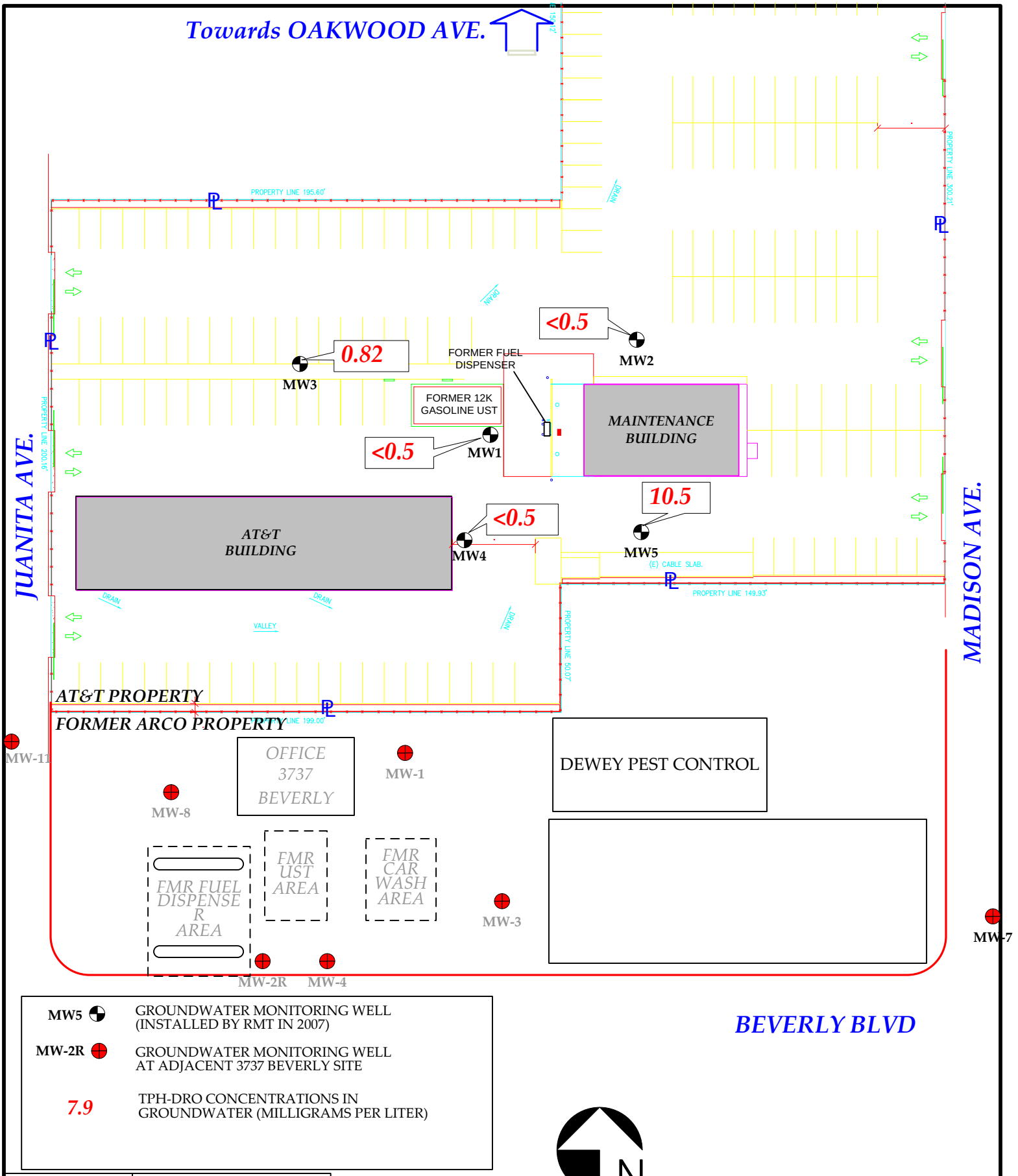
RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE 316 N Juanita Ave, Los Angeles CA 90004	SIZE A	CLIENT at&t	SHEET TITLE AERIAL SITE PLAN
DRAWN CPD APPROVED BY: AL				REV
SCALE 0.0 in. 0.6 in. 1.0 in. 2.0 in. 0 ft 44 ft 88 ft		PROJECT 00-06644.04	2008_Q2_FIG_JUAN.VSD	FIGURE NO 3



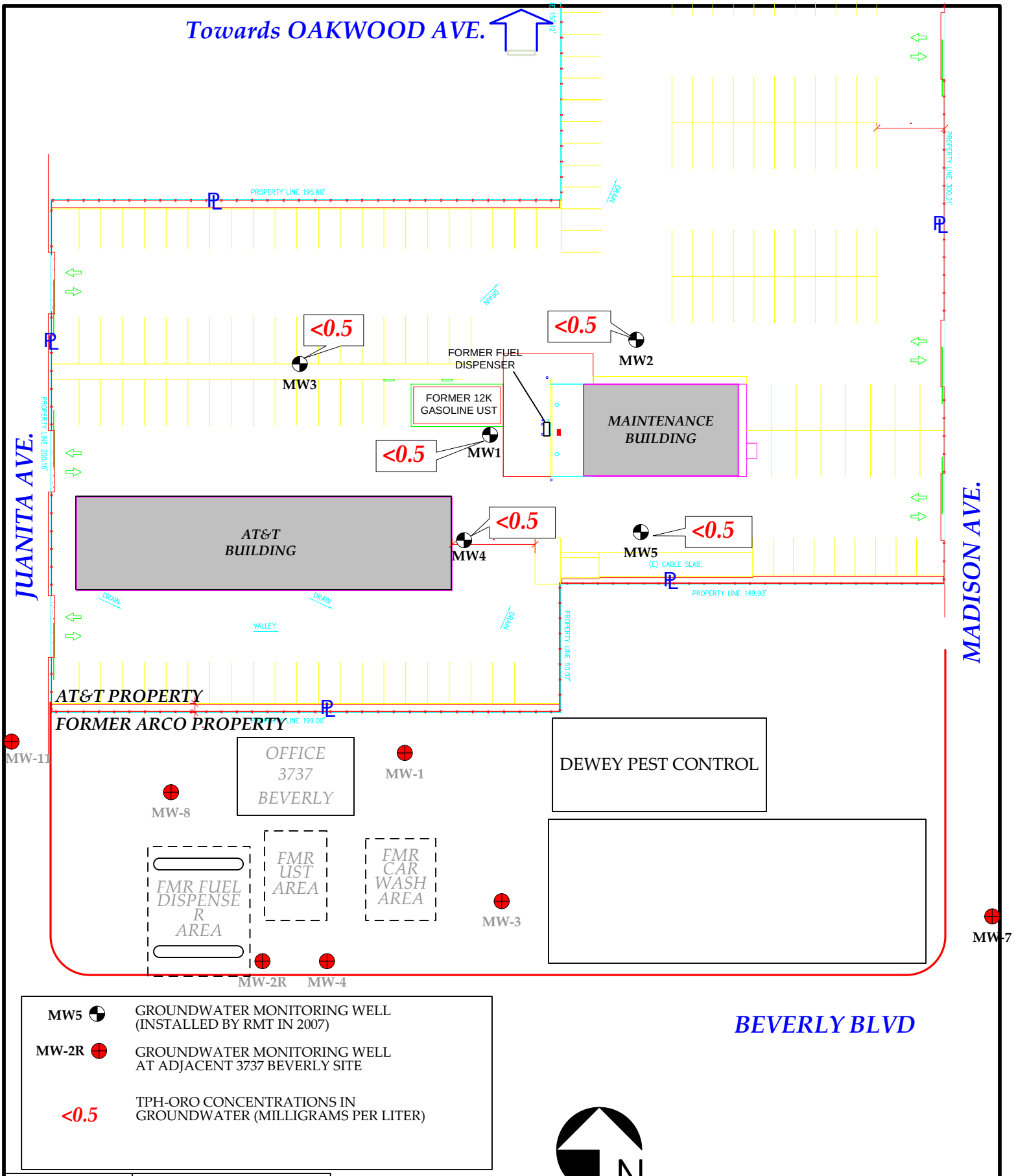
RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE: 316 N Juanita Ave, Los Angeles CA 90004	SIZE: A	CLIENT: at&t	SHEET TITLE: SITE PLAN / REV
DRAWN: CPD	APPROVED BY: AL			
SCALE: 0 ft 50 ft 100 ft	PROJECT: 00-06644.04	2008_Q2_FIG_JUAN.VSD	FIGURE NO: 4	



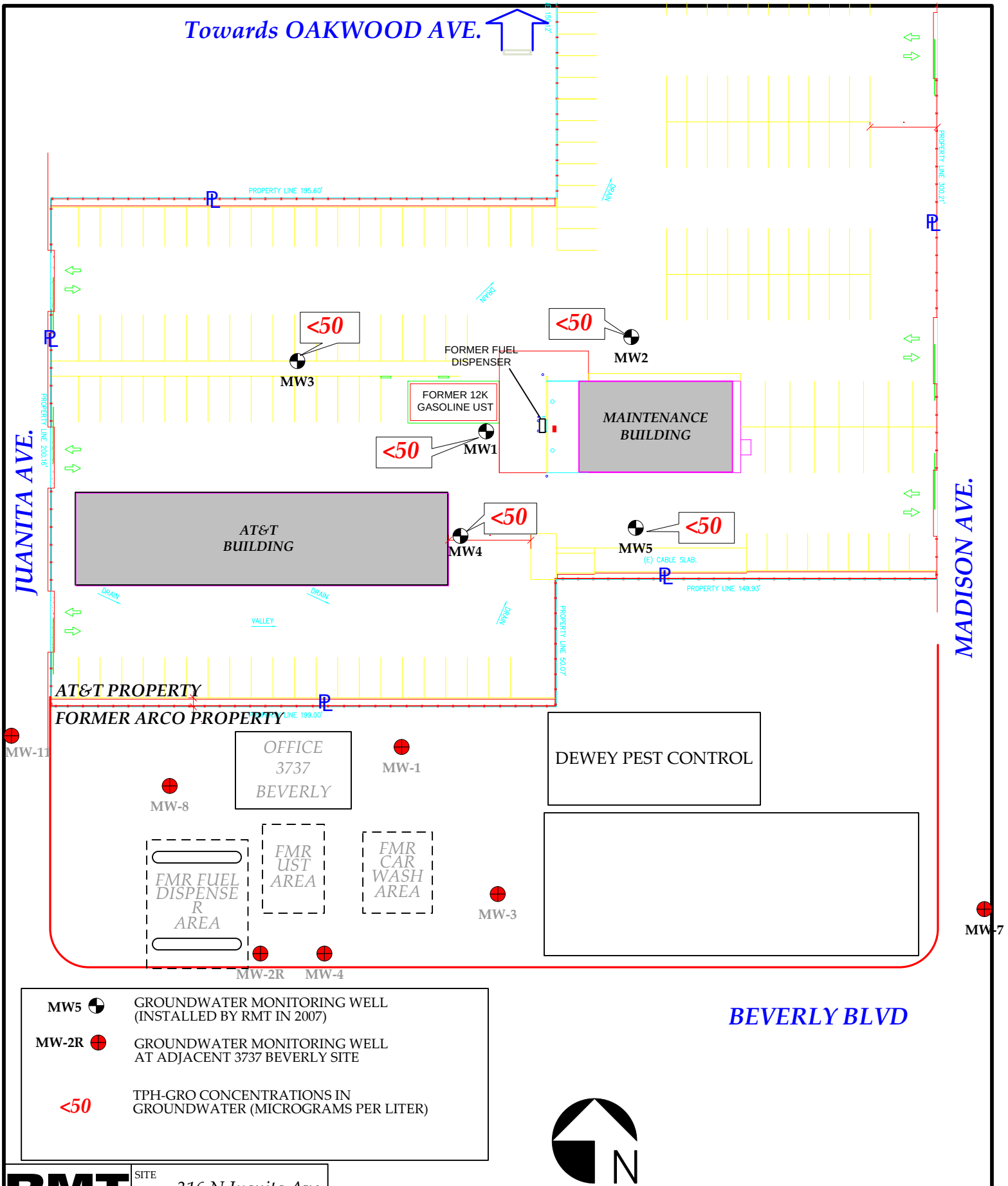
RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE: 316 N Juanita Ave, Los Angeles CA 90004	SIZE: A	CLIENT: at&t	SHEET TITLE: GROUNDWATER CONTOUR MAP JUNE 24, 2008
DRAWN: CPD	APPROVED BY: AL			REV
SCALE: 0 ft 50 ft 100 ft	PROJECT: 00-06644.04	2008_Q2_FIG_JUAN.VSD	FIGURE NO: 5	



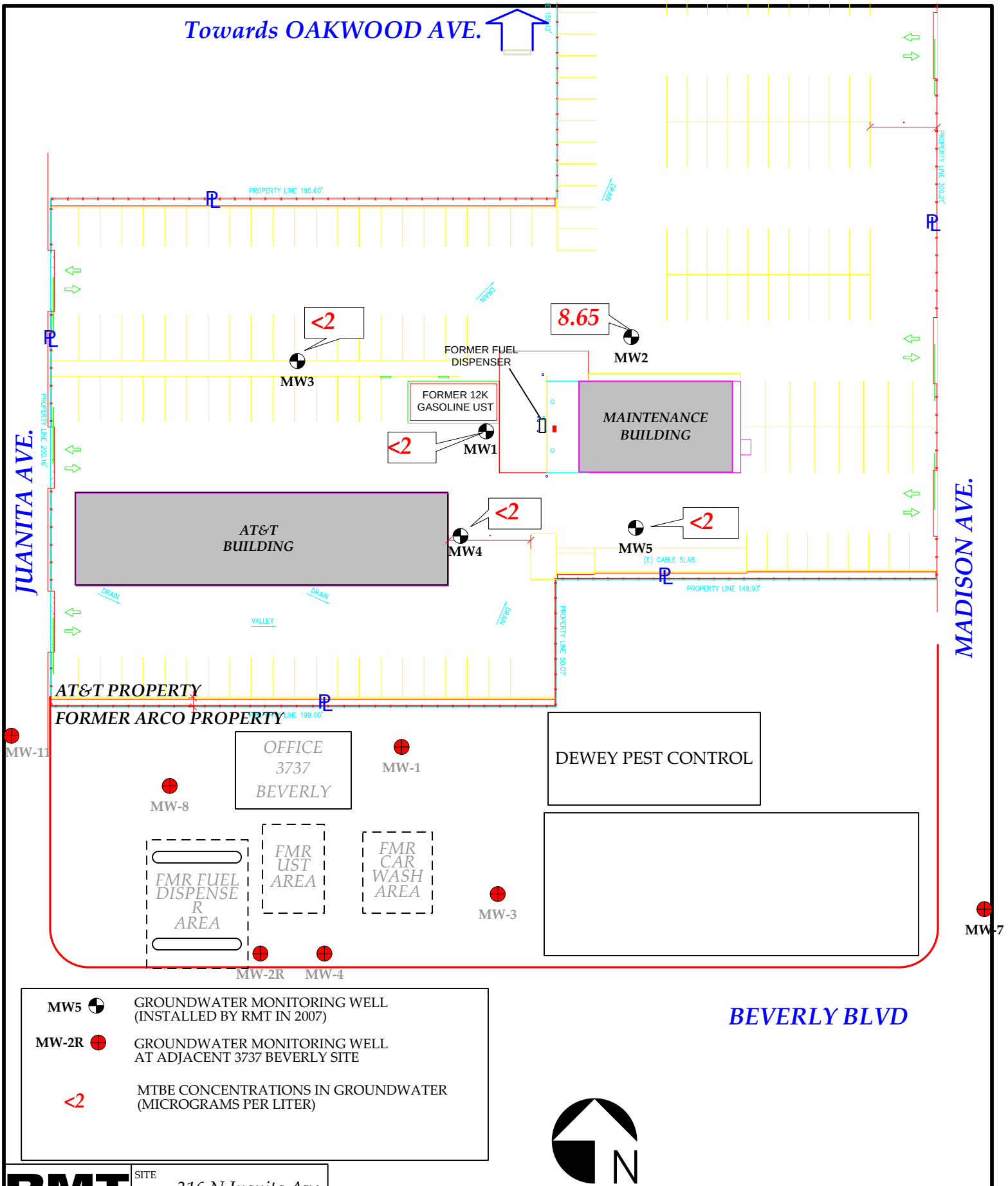
RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE: 316 N Juanita Ave, Los Angeles CA 90004	SIZE: A	CLIENT: at&t	SHEET TITLE: TPH-DRO CONCENTRATIONS IN GROUNDWATER JUNE 24, 2008
DRAWN: CPD	APPROVED BY: AL			REV
SCALE: 0 ft 50 ft 100 ft	PROJECT: 00-06644.04	2008_Q2_FIG_JUAN.VSD	FIGURE NO: 6	



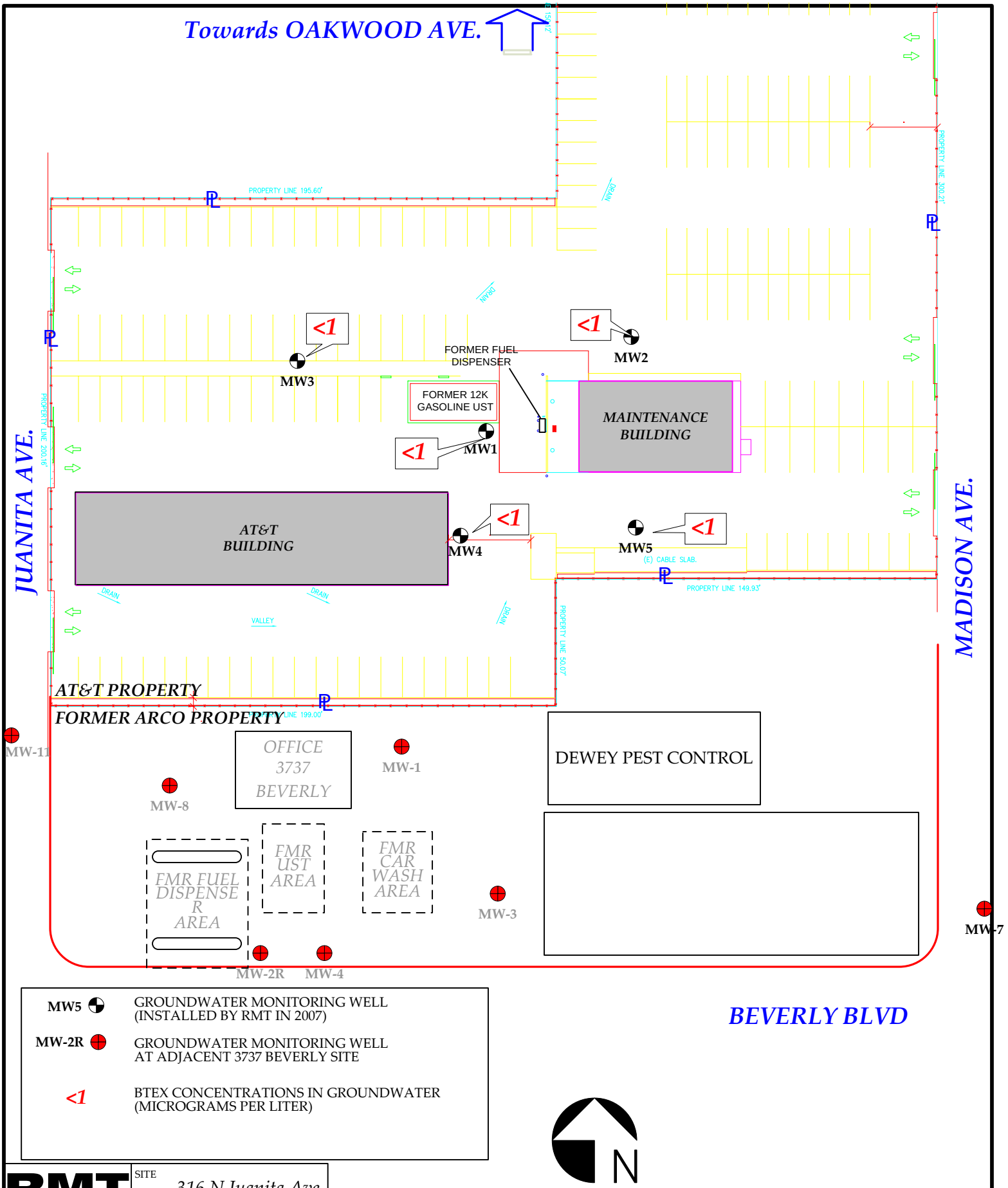
RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE: 316 N Juanita Ave, Los Angeles CA 90004	SIZE: A	CLIENT: at&t	SHEET TITLE: TPH-ORO CONCENTRATIONS IN GROUNDWATER JUNE 24, 2008
DRAWN: CPD	APPROVED BY: AL			REV
SCALE: 0.0 in. 0.6 in. 1.0 in. 2.0 in. / 0 ft 50 ft 100 ft	PROJECT: 00-06644.04	2008_Q2_FIG_JUAN.VSD	FIGURE NO: 7	



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE 316 N Juanita Ave, Los Angeles CA 90004	SIZE A	CLIENT at&t	SHEET TITLE TPH-GRO CONCENTRATIONS IN GROUNDWATER JUNE 24, 2008
DRAWN CPD	APPROVED BY: AL			REV
SCALE 0 ft 50 ft 100 ft	PROJECT 00-06644.04	2008_Q2_FIG_JUAN.VSD	FIGURE NO 8	



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE: 316 N Juanita Ave, Los Angeles CA 90004	SIZE: A	CLIENT: at&t	SHEET TITLE: MTBE CONCENTRATIONS IN GROUNDWATER JUNE 24, 2008
DRAWN: CPD APPROVED BY: AL				REV
SCALE: 0 ft 50 ft 100 ft	PROJECT: 00-06644.04	2008_Q2_FIG_JUAN.VSD	FIGURE NO: 9	



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE: 316 N Juanita Ave, Los Angeles CA 90004	SIZE: A	CLIENT: at&t	SHEET TITLE: BTEX CONCENTRATIONS IN GROUNDWATER JUNE 24, 2008 — REV
DRAWN: CPD	APPROVED BY: AL			
SCALE: 0 ft 50 ft 100 ft (0.0 in. 0.6 in. 1.0 in. 2.0 in.)	PROJECT: 00-06644.04	2008_Q2_FIG_JUAN.VSD	FIGURE NO: 10	

Attachment 4
Groundwater Sampling Procedures & Field Sheets

Inspection & Gauging
Wells are inspected prior to evacuation and sampling. The condition of the wellhead is checked and noted according to a wellhead inspection checklist. Standard measurements include the depth to water (DTW) and the total well depth (TD) obtained with industry standard electronic water level indicators that are graduated in increments of hundredths of a foot. The water in each well is inspected for the presence of free product. When free product is suspected, its presence is confirmed using an electronic interface probe (e.g. MMC). No samples are collected from a well containing free product.

Evacuation
Depth to water measurements are collected by RMT personnel prior to purging and minimum purge volumes are calculated anew for each well based on the height of the water column and the diameter of the well. Purge volumes are a minimum of three case volumes. Well purging devices are selected on the basis of the well diameter and the total volume to be evacuated. In most cases the well will be purged using an electric submersible pump (i.e. Grundfos) suspended near (but not touching) the bottom of the well.

Parameter Stabilization
Purging standards include minimum purge volumes, but additionally require stabilization of specific groundwater parameters prior to sample collection. Typical parameters used to measure stability are electrical conductivity, pH, temperature. Instrument readings are obtained at regular intervals during the evacuation process (no less than once per case volume). Stabilization standards for routine quarterly monitoring include the following: Temperature is considered to have stabilized when successive readings do not fluctuate more than +/- 1 degree Celsius. Electrical conductivity is considered stable when successive readings are within 10%. pH is considered to be stable when successive readings remain constant or vary no more than 0.2 of a pH unit.

Dewatered Wells
Normal evacuation removes no less than three case volumes of water from the well. However, less water may be removed in cases where the well dewaters and does not immediately recharge..

Purge Water Containment
Purge water evacuated from each groundwater monitoring well is captured and contained in 55-gallon drums, on-board storage tanks on the sampling vehicle and/or special water hauling trailers. Effluent from the decontamination of reusable apparatus (sounders, electric pumps and hoses etc.) consisting of groundwater combined with de-ionized water and non-phosphate soap, is also captured in drums. Non-hazardous purge and rinsate water is off loaded into 55-gallon drums on site.

Sample Collection Devices
All groundwater samples are collected using disposable bailers.

Sample Containers
Sample material is decanted directly from the sampling bailer into sample containers provided by

the laboratory that will analyze the samples. The transfer of sample material from the bailer to the sample container conforms to USEPA specifications. The type of sample container, material of construction, method of closure and filling requirements are specific to the intended analysis. Chemicals needed to preserve the sample material are commonly placed inside the sample containers by the laboratory or glassware vendor prior to delivery of the bottle to our personnel. The laboratory sets the number of replicate containers.

QA/QC Samples

For field Quality Assurance/Quality Control (QA/QC) purposes, either an equipment blank (QCEB) sample or a trip blank (QCTB) sample may be prepared along with the collected groundwater samples. If trip blanks are collected during this event, they are taken to the site and kept inside the sample cooler for the duration of the event. They are turned over to the laboratory for analysis with the samples from that site. The equipment blank sample is generally obtained after decontamination activities by pouring ultra-pure, de-ionized water over the pump. A water sample is then collected using, to the extent feasible, the same sampling protocol and equipment used to obtain the other samples. Any collected QA/QC blank samples are handled and processed in exactly the same manner as regular samples, as described herein. Additionally, the laboratory performs matrix spikes, matrix spike duplicates, method blanks, check samples and standards in accordance with the RWQCB guidelines to provide a measure of the positive interference introduced by the laboratory procedure and analytical testing methods.

Duplicates

Duplicates, if requested, may be collected at a site. The Duplicate sample is labeled "DUP" and the time of collection is omitted from the COC, thus rendering the sample blind.

Sample Storage

All sample containers are promptly placed on ice in ice chests for storage in the field and transport (direct or via our facility) to the designated analytical laboratory. The samples are maintained in either an ice chest or a refrigerator until relinquished into the custody of the laboratory or laboratory courier.

Documentation Conventions

Labels are affixed to all sample containers. The sample is identified with the project number and site address, and the groundwater well from which the sample is drawn (e.g. W-01, W-02, etc.). The time and date of sample collection along with the initials of the person who collects the sample are handwritten onto the label. Chain of Custody records are created using client specific preprinted forms following USEPA specifications.

Decontamination

All equipment is brought to the site in clean and serviceable condition and is cleaned between uses in each well. Equipment (reels, pumps and bailers) is decontaminated before leaving the site. Any sensitive equipment or parts (Dissolved Oxygen sensor membrane, water level indicator, etc.) that cannot be washed using the high pressure water, will be sprayed with a non-phosphate soap and de-ionized water solution and rinsed with de-ionized water.

RMT

WATER LEVEL DATA

PROJECT NAME:	316 N Juanita Ave Los Angeles	DATE:	6/24
PROJECT #:	00-06644.04	AUTHOR:	CG

WELL LOCATION	WELL DIAMTER	TIME	DEPTH TO WATER (FEET)	DEPTH TO BOTTOM (FEET)	SHEEN/ ODOR (Y/N)	
MW1	2	0800	10.10	30.1	N / N	
MW2	2"	↓	9.78	30.50	N / N	
MW3	2	↓	12.50	29.8	N / N	
MW4	2	↓	10.95	30.2	N / N	
MW5	2	↓	13.2	30.17	N / N	

ALL WATER LEVELS MUST INCLUDE REFERENCE POINT AND TAPE CORRECTION FACTOR
(E.G., 1.1 + 0.00 T/PVC).

Arcelia Gaspar 6/24

SIGNED DATE CHECKED DATE

Purge and samples wells this order Clean > Dirty:

How many FULL drums did you generate during **this** event and left at Site 2

How many EMPTY drums are left at Site 2

What are the total amount of FULL drums that are left at Site 4

Where are all the drums on site Office Side

SAMPLING FIELD DATA SHEET

RMT Integrated Environmental Solutions

Name/Location: Juanita Sample Date: 6/24/08

Sampler Name: LW/CG RMT Project No.:

SAMPLE ID: MW-1

SAMPLE LOCATION:

Sample Type: (circle one)	(Original)	Duplicate	Trip Blank	Equipment Blank	Grab	Other:
Sample Source: (circle one)	Extraction Well	(Monitoring Well)	Treatment System Influent	Treatment System Effluent	Midpoint Sample	Other:
Weather Description:	Approx. Temp.____°F		(Sunny)	Cloudy	Windy: 0-2 mph	Rainy

Total Well Depth	Depth to Water	Well Diameter	Multiplying Factor	Purge Volume Calculations: $3h\pi r^2$
30.10 ft	10.16 ft	2 in.	1"diam.= 0.1223 2"diam.= 0.4894 4"diam.= 1.9583	(TWD-DTW) x MF = 10 gallons 6" ⇒ 4.404

WATER QUALITY PARAMETER MEASUREMENTS

Volume Purged ~~(mL)~~ gal	Time	pH	Temp (°C)	E.C. (uS/Cm)	Turbidity (NTU)	D.O. (mg/L)	Other:
0	11:47	6.94	24.5	18:41		0.3	
2	11:51	7.10	25.3	1868		0.3	
4	11:56	6.99	24.8	1835		0.3	
6	12:03	7.05	25.2	1845		0.6	
8	12:07	7.00	24.5	1853		0.4	
10	12:11	7.01	24.6	1875		0.7	
Stabilization Goals:		± 0.2	± 0.3 °C	± 10 %	± ___		± ___
Precision:		0.10	1.0 (°C)	10 uS/cm	NTU	mg/L	

GENERAL OBSERVATIONS

Color:	Clear	(Brown)	Grey	Other: ~~Hazy~~ oily sheen
Odor:	None	Sulfur	Chemical	Other:
Solids/Deposits:	None	(Fine Silts)	Organic	Other: Cloudy

Meter Number:_____ Meter Reading:_____ Flow Rate:_____ gpm

Additional Notes/Comments:

MW1 Sample Time 12:13 pm

SAMPLING FIELD DATA SHEET

RMT Integrated Environmental Solutions

Name/Location: JUANITA - ATT Sample Date: 6 / 24/08

Sampler Name: RMT Project No.:

SAMPLE ID: _____

SAMPLE LOCATION: MW-2

Sample Type: (circle one)	Original	Duplicate	Trip Blank	Equipment Blank	Grab	Other:
Sample Source: (circle one)	Extraction Well	Monitoring Well	Treatment System Influent	Treatment System Effluent	Midpoint Sample	Other:
Weather Description:	Approx. Temp.____°F		Sunny	Cloudy	Windy: _____ mph	Rainy

Total Well Depth	Depth to Water	Well Diameter	Multiplying Factor	Purge Volume Calculations: $3h\pi r^2$
30.5 ft	9.7 ft	2 in.	1"diam.= 0.1223 2"diam.= 0.4894 4"diam.= 1.9583	(TWD-DTW) x MF = 10 gallons 6" ⇒ 4.404

WATER QUALITY PARAMETER MEASUREMENTS

Volume Purged (mL)	Time	pH	Temp (°C)	E.C. (uS/Cm)	Turbidity (NTU)	D.O. (mg/L)	Other:
0	9:08	7.24	23.4	1677		0.4	
2	9:11	7.03	23.2	1702		0.7	
4	9:14	7.05	23.5	1717		0.8	
6	9:18	7.01	23.7	1761		0.5	
8	9:22	7.05	23.3	1796		0.9	
10	9:28	7.03	24.0	1779		0.1	
		collected @		9:35AM			
Stabilization Goals:		± 0.2	± 0.3 °C	± 10 %	± ____		± ____
Precision:		0.10	1.0 (°C)	10 uS/cm	NTU	mg/L	

GENERAL OBSERVATIONS

Color: Clear Brown Grey Other: Oily Sheen

Odor: None Sulfur Chemical Other: _____

Solids/Deposits: None Fine Silts Organic Other: _____

Meter Number: _____ Meter Reading: _____ Flow Rate: _____ gpm

Additional Notes/Comments:

SAMPLING FIELD DATA SHEET

RMT Integrated Environmental Services

Name/Location: Jicarilla Sample Date: 6/24/08

Sampler Name: LW / CG RMT Project No.:

SAMPLE ID: MW-3

SAMPLE LOCATION:

Sample Type: (circle one)	Original	Duplicate	Trip Blank	Equipment Blank	Grab	Other:
Sample Source: (circle one)	Extraction Well	Monitoring Well	Treatment System Influent	Treatment System Effluent	Midpoint Sample	Other:
Weather Description:	Approx. Temp. ____ °F		Sunny	Cloudy	Windy: ____ mph	Rainy

Total Well Depth	Depth to Water	Well Diameter	Multiplying Factor	Purge Volume Calculations: $3h\pi r^2$
29.8 ft	12.50 ft	2 in.	1"diam.= 0.1223 2"diam.= 0.4894 4"diam.= 1.9583	(TWD-DTW) x MF = 8.5 gallons 6" ⇒ 4.404

WATER QUALITY PARAMETER MEASUREMENTS

Volume Purged (mL)	Time	pH	Temp (°C)	E.C. ~~(uS/Cm)~~ mS/cm	Turbidity (NTU)	D.O. (mg/L)	Other:
0	12:34	7.02	25.0	2.90 ms		0.1	
2	12:38	6.93	24.4	2.94		1.1	
4	12:41	7.08	24.4	2.90		0.8	
6	12:45	6.98	24.4	2.85		0.6	
8	12:49	7.00	24.6	1988		0.8	
9	12:52	7.09	24.4	2.80		1.2	
			Sample collected @			12:53pm	
Stabilization Goals:		± 0.2	± 0.3 °C	± 10 %	± ____		± ____
Precision:		0.10	1.0 (°C)	10 uS/cm	NTU	mg/L	

GENERAL OBSERVATIONS

Color: Clear (Brown) Grey Other: oily sheen

Odor: None (Sulfur) (Chemical) Other: ____

Solids/Deposits: None (Fine Silt) Organic Other: cloudy

Meter Number: ____ Meter Reading: ____ Flow Rate: ____ gpm

Additional Notes/Comments:

@CEB collected @ 13:12 ~~PM~~ pm

SAMPLING FIELD DATA SHEET

RMT Integrated Environmental Solutions

Name/Location: Juanita - ATT Sample Date: 6/24/08

Sampler Name: RMT Project No.:

SAMPLE ID: AAW - 4

SAMPLE LOCATION:

Sample Type: (circle one)	Original	Duplicate	Trip Blank	Equipment Blank	Grab	Other:
Sample Source: (circle one)	Extraction Well	Monitoring Well	Treatment System Influent	Treatment System Effluent	Midpoint Sample	Other:
Weather Description:	Approx. Temp. ____ °F		Sunny	Cloudy	Windy: ____ mph	Rainy

Total Well Depth	Depth to Water	Well Diameter	Multiplying Factor	Purge Volume Calculations: $3h\pi r^2$
30.2 ft	10.95 ft	2" in.	1"diam.= 0.1223 2"diam.= 0.4894 4"diam.= 1.9583	(TWD-DTW) x MF = 9.6 gallons

WATER QUALITY PARAMETER MEASUREMENTS

Volume Purged (mL)	Time	pH	Temp (°C)	E.C. (uS/Cm)	Turbidity (NTU)	D.O. (mg/L)	Other:
0	10:45	6.95	24.2	1855		0.7	
2	10:47	6.98	23.6	1883		0.9	
4	10:49	6.94	23.6	1860		~~8~~0.4	
6	10:51	6.97	23.7	1870		1.1	
8	10:55	6.99	24.2	1882		1.1	
10	11:00	7.01	24.3	1901		0.2	
		Sample collected @			11:03 AM		
Stabilization Goals:		± 0.2	± 0.3 °C	± 10 %	± ____		± ____
Precision:		0.10	1.0 (°C)	10 uS/cm	NTU	mg/L	

GENERAL OBSERVATIONS

Color:	Clear	Brown	Grey	Other:
Odor:	None	Sulfur	Chemical	Other:
Solids/Deposits:	None	Fine Silts	Organic	Other:

Meter Number: ____ Meter Reading: ____ Flow Rate: ____ gpm

Additional Notes/Comments:

Little bit of oily sheen "Tiny"

SAMPLING FIELD DATA SHEET

RMT Integrated Environmental Solutions

Name/Location: JUANITA - ATT Sample Date: 6/24/08

Sampler Name: RMT Project No.:

SAMPLE ID: _____

SAMPLE LOCATION: MW-5

Sample Type: (circle one)	Original	Duplicate	Trip Blank	Equipment Blank	Grab	Other:
Sample Source: (circle one)	Extraction Well	Monitoring Well	Treatment System Influent	Treatment System Effluent	Midpoint Sample	Other:
Weather Description:	Approx. Temp. ____ °F		Sunny	Cloudy	Windy: ____ mph	Rainy

Total Well Depth	Depth to Water	Well Diameter	Multiplying Factor	Purge Volume Calculations: $3h\pi r^2$
30.17 ft	13.2 ft	2 in.	1"diam.= 0.1223 2"diam.= 0.4894 4"diam.= 1.9583	(TWD-DTW) x MF = 8.5 gallons

WATER QUALITY PARAMETER MEASUREMENTS

Volume Purged (mL)	Time	pH	Temp (°C)	E.C. (uS/Cm)	Turbidity (NTU)	D.O. (mg/L)	Other:
0	10:00	6.45	23.8	1782		0.8	
2	10:04	7.07	23.8	1850		0.3	
4	10:10	7.05	24.0	1826		0.6	
6	10:13	7.01	23.8	1845		1.3	
8	10:17	7.06	23.7	1845		1.2	
9	10:20	7.02	23.9	1870		1.0	
Stabilization Goals:		± 0.2	± 0.3 °C	± 10 %	± ____		± ____
Precision:		0.10	1.0 (°C)	10 uS/cm	NTU	mg/L	

GENERAL OBSERVATIONS

Color:	Clear	~~Brown~~	Grey	Other: _____
Odor:	~~None~~	Sulfur	Chemical	Other: _____
Solids/Deposits:	None	~~Fine Silts~~	~~Organic~~	Other: _____

Meter Number: _____ Meter Reading: _____ Flow Rate: _____ gpm

Additional Notes/Comments:

Sample @ 10:23 AM
"Last Reading"

Attachment 5
Laboratory Analyses & Chain of Custody Forms

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

Ordered By

RMT Inc.
601 W. 5th St. Ste 760
Los Angeles, CA 90071-2004

Telephone (310)570-7069
Attn Chris D'Sa

Number of Pages 7
Date Received 06/24/2008
Date Reported 07/01/2008

Job Number	Ordered	Client
38325	06/24/2008	RMT

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility
Site: 316 North Juanita Ave.
Los Angeles, CA 90004

Enclosed are the results of analyses on 6 samples analyzed as specified on attached chain of custody.

Wendy Lu
Organics Supervisor

Rojert G. Araghi
Laboratory Director

American Scientific Laboratories, LLC (ASL) accepts sample materials from clients for analysis with the assumption that all of the information provided to ASL verbally or in writing by our clients (and/or their agents), regarding samples being submitted to ASL, is complete and accurate. ASL accepts all samples subject to the following conditions:

1) ASL is not responsible for verifying any client-provided information regarding any samples submitted to the laboratory.
2) ASL is not responsible for any consequences resulting from any inaccuracies, omissions, or misrepresentations contained in client-provided information regarding samples submitted to the laboratory.

LAB: RMT COC# 14958 ASL JOB # 388325

Chain Of Custody Record

LAB:
- ☐ C&T
- ☑ ASL - :(323) 223-9700
- ☐ Kiff - (530) 297-4800

SAMPLING COMPANY: RMT Inc. 601 W 5th St Ste 760, Los Angeles CA 90071-2004

PROJECT ID: 00-06644.04

DATE: 06/24/2008

PAGE: 1 of 1

PROJECT CONTACT (Hardcopy or PDF Report to): Chris D'Sa

GLOBAL ID NO.: T0603797875

SITE ADDRESS: Street and City: 316 NORTH JUANITA AVENUE LOS ANGELES CA 90004

PROJECT NAME: AT&T LSANCA86 (G1118) FACILITY

TELEPHONE: 310-570-7069

FAX: 213-947-4183

E-MAIL: chris.dsa@rmtinc.com

SAMPLER NAME(S) (Print): L. Wicks & C. Gaspary

LAB USE ONLY

TURNAROUND TIME (STANDARD IS 5 CALENDAR DAYS): ☑ STD ☐ 5 DAY ☐ 3 DAY ☐ 2 DAY ☐ 24 HOURS ☐ RESULTS NEEDED ON WEEKEND

☑ LA - RWQCB REPORT FORMAT ☑ UST AGENCY: LA-RWQCB

GC/MS MTBE CONFIRMATION: HIGHEST _____ HIGHEST per BORING _____ ALL _____

SPECIAL INSTRUCTIONS OR NOTES: CHECK BOX IF EDD IS NOT NEEDED ☐

Please email EDD (excel spreadsheet), PDF (incl COC) & EDF analytical to Chris d'Sa at chris.dsa@rmtinc.com. **Include both PQLs and MDLs in report.**

RECEIPT VERIFICATION REQUESTED ☑

REQUESTED ANALYSIS

LAB USE ONLY	Field Sample Identification	SAMPLING DATE	SAMPLING TIME	MATRIX	NO. OF CONT.	TPH DROs (C10 to C28) + OROs (C28+) (8015m)	TPH - Gas (DHS LUFT)	TPH-Purgeable GAS (8260B)	BTEX + MTBE (8260B)	5 Fuel Oxygenates (8260B)	Ethanol (8260B)	TBA (8260B)	DIPE (8260B)	TAME (8260B)	ETBE (8260B)	1,2 DCA (8260B)	EDB (8260B)	Ethanol (8260B)	Ethanol (8015)	EPA 5035 Extraction for Volatiles	TRPH (418.1)	Methanol (8015M)	CAM Metals on Composites	5 Oxygenates (8260B)		FIELD NOTES: Container/Preservative or PID Readings or Laboratory Notes
	MW1	06/24/08	12:13	water	3 4	X		X	X	X	X															3 VOA vials 1 Amber 220452
	MW2	06/24/08	9:35	water	3 4	X		X	X	X	X															220453
	MW3	06/24/08	12:53	water	3 4	X		X	X	X	X															220454
	MW4	06/24/08	11:03	water	3 4	X		X	X	X	X															220455
	MW5	06/24/08	10:23	water	3 4	X		X	X	X	X															220456
	QCEB	06/24/08	13:12	water	3	~~X~~		X	X	X	X															220457

TEMPERATURE ON RECEIPT C° 4°C Lab-ID.

Relinquished by: (Signature)	Received by: (Signature)	Date: 6/24/08	Time: 13:45
Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:
Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:
Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:

2/14/07 Revision

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

RMT Inc.
601 W. 5th St. Ste 760
Los Angeles, CA 90071-2004

Telephone: (310)570-7069
Attn: Chris D'Sa

Site

316 North Juanita Ave.
Los Angeles, CA 90004

Page: **2**

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
38325	06/24/2008	RMT

Method: 8015B, TPH DROs and OROs (Diesel and Oil Range Organics)

QC Batch No: 062608-2P

Our Lab I.D.			Method Blank	220452	220453	220454	220455
Client Sample I.D.				MW1	MW2	MW3	MW4
Date Sampled				06/24/2008	06/24/2008	06/24/2008	06/24/2008
Date Prepared			06/26/2008	06/26/2008	06/26/2008	06/26/2008	06/26/2008
Preparation Method			3510C	3510C	3510C	3510C	3510C
Date Analyzed			06/27/2008	06/27/2008	06/27/2008	06/27/2008	06/27/2008
Matrix			Water	Water	Water	Water	Water
Units			mg/L	mg/L	mg/L	mg/L	mg/L
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
TPH DROs (C10 to C28)	0.0500	0.500	ND	ND	ND	0.820	ND
TPH OROs (C28+)	0.170	0.500	ND	ND	ND	ND	ND

Our Lab I.D.				220452	220453	220454	220455
Surrogates	**% Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Surrogate Percent Recovery							
Chlorobenzene	70-120		101	119	117	119	119

QUALITY CONTROL REPORT

QC Batch No: 062608-2P

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Diesel	94	94	<1	75-120	<20					

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Page: 3

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
38325	06/24/2008	RMT

Method: 8015B, TPH DROs and OROs (Diesel and Oil Range Organics)

QC Batch No: 062608-2P

Our Lab I.D.			**220456**				
Client Sample I.D.			MW5				
Date Sampled			06/24/2008				
Date Prepared			06/26/2008				
Preparation Method			3510C				
Date Analyzed			06/27/2008				
Matrix			Water				
Units			mg/L				
Dilution Factor			1				
Analytes	**MDL**	**PQL**	**Results**				
TPH DROs (C10 to C28)	0.0500	0.500	10.5				
TPH OROs (C28+)	0.170	0.500	ND				

Our Lab I.D.			**220456**				
Surrogates	**% Rec.Limit**		**% Rec.**				
Surrogate Percent Recovery							
Chlorobenzene	70-120		119				

QUALITY CONTROL REPORT

QC Batch No: 062608-2P

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Diesel	94	94	<1	75-120	<20					

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ANALYTICAL RESULTS

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Page: **4**

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
38325	06/24/2008	RMT

Method: 8260B, Ethanol

QC Batch No: 062708-1C

Our Lab I.D.			Method Blank	220452	220453	220454	220455
Client Sample I.D.				MW1	MW2	MW3	MW4
Date Sampled				06/24/2008	06/24/2008	06/24/2008	06/24/2008
Date Prepared			06/27/2008	06/27/2008	06/27/2008	06/27/2008	06/27/2008
Preparation Method			5030B	5030B	5030B	5030B	5030B
Date Analyzed			06/27/2008	06/27/2008	06/27/2008	06/27/2008	06/27/2008
Matrix			Water	Water	Water	Water	Water
Units			ug/L	ug/L	ug/L	ug/L	ug/L
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
Ethanol	250	500	ND	ND	ND	ND	ND

Our Lab I.D.				220452	220453	220454	220455
Surrogates	**% Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Surrogate Percent Recovery							
Bromofluorobenzene	70-120		88	90	89	92	90
Dibromofluoromethane	70-120		106	96	89	95	98
Toluene-d8	70-120		105	106	104	104	105

QUALITY CONTROL REPORT

QC Batch No: 062708-1C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	96	97	1.0	75-120	15					
Chlorobenzene	90	91	1.1	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	92	98	6.3	75-120	15					
Toluene (Methyl benzene)	90	90	<1	75-120	15					
Trichloroethene (TCE)	91	92	1.1	75-120	15					

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Page: **5**

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
38325	06/24/2008	RMT

Method: 8260B, Ethanol

QC Batch No: 062708-1C

Our Lab I.D.			220456	220457			
Client Sample I.D.			MW5	QCEB			
Date Sampled			06/24/2008	06/24/2008			
Date Prepared			06/27/2008	06/27/2008			
Preparation Method			5030B	5030B			
Date Analyzed			06/27/2008	06/27/2008			
Matrix			Water	Water			
Units			ug/L	ug/L			
Dilution Factor			1	1			
Analytes	**MDL**	**PQL**	**Results**	**Results**			
Ethanol	250	500	ND	ND			

Our Lab I.D.			220456	220457			
Surrogates	**% Rec.Limit**		**% Rec.**	**% Rec.**			
Surrogate Percent Recovery							
Bromofluorobenzene	70-120		90	91			
Dibromofluoromethane	70-120		93	96			
Toluene-d8	70-120		104	105			

QUALITY CONTROL REPORT

QC Batch No: 062708-1C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	96	97	1.0	75-120	15					
Chlorobenzene	90	91	1.1	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	92	98	6.3	75-120	15					
Toluene (Methyl benzene)	90	90	<1	75-120	15					
Trichloroethene (TCE)	91	92	1.1	75-120	15					

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ANALYTICAL RESULTS

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Site

316 North Juanita Ave.
Los Angeles, CA 90004

Page: 6

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
38325	06/24/2008	RMT

Method: 8260B, Gas/BTEX and Oxygenates

QC Batch No: 062708-1C

Our Lab I.D.			Method Blank	220452	220453	220454	220455
Client Sample I.D.				MW1	MW2	MW3	MW4
Date Sampled				06/24/2008	06/24/2008	06/24/2008	06/24/2008
Date Prepared			06/27/2008	06/27/2008	06/27/2008	06/27/2008	06/27/2008
Preparation Method			5030B	5030B	5030B	5030B	5030B
Date Analyzed			06/27/2008	06/27/2008	06/27/2008	06/27/2008	06/27/2008
Matrix			Water	Water	Water	Water	Water
Units			ug/L	ug/L	ug/L	ug/L	ug/L
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
Benzene	0.0970	1.00	ND	ND	ND	ND	ND
DIPE	0.530	2.00	ND	ND	ND	ND	ND
ETBE	0.460	2.00	ND	ND	ND	ND	ND
Ethylbenzene	0.209	1.00	ND	ND	ND	ND	ND
MTBE	0.240	2.00	ND	ND	8.65	ND	ND
TAME	0.440	2.00	ND	ND	ND	ND	ND
TBA	4.75	10.0	ND	ND	ND	ND	ND
Toluene (Methyl benzene)	0.282	1.00	ND	ND	ND	ND	ND
o-Xylene	0.262	1.00	ND	ND	ND	ND	ND
m- & p-Xylenes	0.476	2.00	ND	ND	ND	ND	ND
TPH GROs (C6 to C10)	50.0	50.0	ND	ND	ND	ND	ND

Our Lab I.D.				220452	220453	220454	220455
Surrogates	**% Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Surrogate Percent Recovery							
Bromofluorobenzene	70-120		88	90	89	92	90
Dibromofluoromethane	70-120		106	96	89	9514	98
Toluene-d8	70-120		105	106	104	106	105

QUALITY CONTROL REPORT

QC Batch No: 062708-1C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	96	97	1.0	75-120	15					
MTBE	82	81	1.2	75-120	15					
Toluene (Methyl benzene)	90	90	<1	75-120	15					

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Page: **7**

Project ID: 00-06644.04
Project Name: AT&T LSANCA86 (G1118) Facility

ASL Job Number	Submitted	Client
38325	06/24/2008	RMT

Method: 8260B, Gas/BTEX and Oxygenates

QC Batch No: 062708-1C

Our Lab I.D.			220456	220457			
Client Sample I.D.			MW5	QCEB			
Date Sampled			06/24/2008	06/24/2008			
Date Prepared			06/27/2008	06/27/2008			
Preparation Method			5030B	5030B			
Date Analyzed			06/27/2008	06/27/2008			
Matrix			Water	Water			
Units			ug/L	ug/L			
Dilution Factor			1	1			
Analytes	**MDL**	**PQL**	**Results**	**Results**			
Benzene	0.0970	1.00	ND	ND			
DIPE	0.530	2.00	ND	ND			
ETBE	0.460	2.00	ND	ND			
Ethylbenzene	0.209	1.00	ND	ND			
MTBE	0.240	2.00	ND	ND			
TAME	0.440	2.00	ND	ND			
TBA	4.75	10.0	ND	ND			
Toluene (Methyl benzene)	0.282	1.00	ND	ND			
o-Xylene	0.262	1.00	ND	ND			
m- & p-Xylenes	0.476	2.00	ND	ND			
TPH GROs (C6 to C10)	50.0	50.0	ND	ND			

Our Lab I.D.			220456	220457			
Surrogates	**% Rec.Limit**		**% Rec.**	**% Rec.**			
Surrogate Percent Recovery							
Bromofluorobenzene	70-120		90	91			
Dibromofluoromethane	70-120		93	96			
Toluene-d8	70-120		104	105			

QUALITY CONTROL REPORT

QC Batch No: 062708-1C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	96	97	1.0	75-120	15					
MTBE	82	81	1.2	75-120	15					
Toluene (Methyl benzene)	90	90	<1	75-120	15					

Attachment 6
Background & Site History

The "Site" is located at 316 N. Juanita Avenue, Los Angeles, Los Angeles County, California, 90004. The property is bordered by private property to the south, private property and Oakwood Avenue on the north, Madison Avenue to the east and Juanita Avenue to the west.

On November 10, 2004, a 12,000-gallon gasoline UST was removed from the Site. Following removal of the 12,000-gallon UST, two soil samples were collected from the base of the tank excavation and one soil sample was collected from beneath the location of the former fuel dispenser. The only constituent detected in the three soil samples was methyl tert butyl ether (MTBE) at concentrations of 2.7 micrograms per kilogram (ug/kg), 4.7 ug/kg, and 6.0 ug/kg. However, water accumulating in the excavation was sampled and analyzed with the following concentrations of chemicals detected: 20,900 ug/L Total Petroleum Hydrocarbons (TPH) – Gasoline (TPH-GRO); 524 ug/L benzene; 2,030 ug/L toluene; 282 ug/L ethylbenzene; 1,770 ug/L total xylenes; 5,400 ug/L MTBE; 2,050 ug/L ethanol; 18 ug/L tert-amyl methyl ether (TAME); and 812 ug/L tert-butanol (TBA). The UST Removal Report, dated November 17, 2004, was submitted by Hydrologue Inc. (HI, 2004) to the Los Angeles Fire Department (LAFD).

On January 12, 2006, the LAFD requested an investigation work plan, which was prepared and submitted to the LAFD on January 18, 2006. Upon the request of the LAFD, an Unauthorized Release form was submitted on April 18, 2007, and on April 19, 2007, the LAFD referred the case to the RWQCB. The RWQCB requested additional background information for their review of the investigation work plan on May 22, 2007, which was submitted on July 12, 2007. The January 18, 2006 Work Plan was approved with comments by the RWQCB on August 9, 2007, and a deadline of October 15, 2007 was set for completion of the investigation and submittal of a report. This deadline was extended to December 15, 2007 by Ms. Mercedes Hsu on September 10, 2007.

In November 2007, RMT completed a Phase II Site Assessment investigation. The following is summarized from the report dated November 29, 2007 which was submitted to the RWQCB:

- Five soil borings (MW1, MW2, MW3, MW4 and MW5) were drilled to a termination depth of 30 feet bgs, using hollow stem auger drilling techniques. Soil samples were collected at five foot intervals in from each boring until 15 feet bgs. No visual, olfactory, or PID indications of contamination were encountered in the soil borings. Soil encountered in borings MW1 through MW5 consists of heterogeneous, inter-bedded clay, silty clay and/or clayey sand to a depth of approximately 30 feet bgs (the maximum depth explored). Based on the low permeability of the saturated zone, the groundwater wells can be classified as low recovery wells.
- The soil borings were converted into groundwater monitoring wells (MW1, MW2, MW3, MW4, and MW5). The installed groundwater monitoring wells were then surveyed by a licensed surveyor, developed, and sampled.
- The laboratory analytical results of soil samples collected from the soil borings show that TPH-DRO, TPH-GRO, Benzene, Ethylbenzene, Toluene, Xylenes, DIPE, ETBE, TAME, TBA, or ethanol were not detected above laboratory reporting limits in any of the soil samples collected. TPH-ORO was only detected in one sample from MW2 at 10 feet bgs at 140 mg/Kg. MTBE was only detected in one soil boring MW1 at 5 feet (16 ug/kg), 10 feet (51

ug/kg) and 15 feet (7.4 ug/kg) bgs. The soil samples were collected and preserved using EPA Method SW5035.

- The laboratory analytical results of groundwater samples collected from the five monitoring wells show that TPH-ORO, TPH-GRO, Benzene, Ethylbenzene, Toluene, Xylenes, DIPE, ETBE, TAME, TBA, or ethanol were not detected above laboratory reporting limits in any of the groundwater samples collected. TPH-DRO was only detected in one monitoring well, MW3 at 7.9 mg/L. MTBE was only detected in two monitoring wells, MW1 (5.1 ug/L) and MW2 (6.8 ug/L).
- The former ARCO site located at 3737 Beverly Blvd W, Los Angeles, CA 90004 is located immediately adjacent to the south of the AT&T Site. The former ARCO site has had a fueling service station since at least 1950. Several gasoline and diesel USTs have been determined to be leaking from the late 1980's and 1990's and have been removed. A review of the quarterly monitoring data show that the elevated levels of TPH-GRO, BTEX and MTBE have been encountered below the former ARCO Site. Remediation has been ongoing. The historical site assessment reports for this site have also reported "near saturated gasoline contaminated soil" just south of the AT&T site. Other sites in the vicinity cannot be ruled out as a source for hydrocarbon concentrations detected in the groundwater in the area.
- The California Primary Maximum Contaminant Level (MCL) for MTBE is 13 ug/L. The highest MTBE detected in the groundwater in November 2007 was 6.8 ug/L in MW2. The highest TPH-DRO detected in groundwater was 7.9 mg/L in MW3. The residual contamination could be potentially unrelated to the former gasoline UST which is the subject of this investigation. The current concentrations in both soil and groundwater do not warrant further investigations and/or corrective action.

Based on the current and previous investigations, RMT recommended that this Site be granted No Further Action status by the RWQCB if groundwater monitoring for three more quarters confirm that the concentrations of contaminants of concern decrease or remain stable at the Site. In a letter dated January 7, 2008, the RWQCB concurred with RMT's conclusions and recommendations and directed AT&T to conduct two more rounds of groundwater monitoring, at which time the site will be re-evaluated for low risk closure.

APPENDIX H

TERMINOLOGY

TERMINOLOGY

The following provides definitions and descriptions of certain terms that may be used in this report. Italics indicate terms that are defined by ASTM Standard Practice E 1527-13. The Standard Practice should be referenced for further detail related definitions or additional explanation regarding the meaning of terms.

Recognized environmental condition (REC): 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.

De minimis conditions: Conditions that generally do not present 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 are not recognized environmental conditions or controlled recognized conditions.

Historical recognized environmental condition(s) (HREC): 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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time of the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time of the Phase I ESA, the condition shall be included in the conclusions section of the report as a recognized environmental condition,

Controlled recognized environmental condition(s) (CREC): 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 the 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). A condition considered by the environmental professional to be a controlled recognized condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report. NOTE: A condition identified as a controlled recognized environmental condition does not imply that the environmental professional has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be, implemented.

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. An example might include an aboveground storage tank that contains a hazardous substance and which shows evidence of damage such that it may cause or contribute to tank integrity failure with a release of contents to the environment.

Material impact to public health or environment: A substantial risk of harm to public health or the environment resulting from the presence or likely presence of an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. An example might include a release of a hazardous substance in concentrations exceeding applicable governmental agency standards under conditions that could reasonably and foreseeably result in substantial exposure to humans or

substantial damage to natural resources. The risk of that exposure or damage would represent a material impact to public health or environment.

General risk of enforcement action: The likelihood that an environmental condition would be subject to enforcement action if brought to the attention of appropriate governmental agencies. If the circumstances suggest an enforcement action would be more likely than not, then the condition is considered a general risk of enforcement action.

Data failure: A failure to achieve the historical research objectives, even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

Data gap: A lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).

Phase II Environmental Site Assessment

316 North Juanita Avenue

316 North Juanita Avenue
Los Angeles, California

EBI Project No. 1218000439

December 26, 2018

Prepared for:

Flexible PSH, Solutions, Inc.
2102 Century Park Lane
Los Angeles, California 90067

Prepared by:

EBI Consulting
environmental | engineering | due diligence

EBI Consulting
environmental | engineering | due diligence

21 B Street
Burlington, MA 01803
Tel: (781) 273-2500
Fax: (781) 273-3311
www.ebiconsulting.com

December 26, 2018

Mr. John Molloy
Flexible PSH, Solutions, Inc.
2102 Century Park Lane
Los Angeles, California 90067

Subject: **Phase II Environmental Site Assessment**
316 North Juanita Avenue
316 North Juanita Avenue
Los Angeles, California
EBI Project No. 1218000439

Dear Mr. Molloy:

In accordance with the Proposal and Standard Conditions for Engagement approved by yourself on October 30, 2018, EnviroBusiness, Inc. (dba EBI Consulting, hereinafter "EBI") is pleased to submit this Phase II Environmental Site Assessment (ESA) for the above-referenced property (herein referred to as the Subject Property).

This *Report* is addressed to *Flexible PSH, Solutions, Inc.* and such other persons as may be designated by *Flexible PSH, Solutions, Inc.* and respective successors and assigns. This Report is for the use and benefit of, and may be relied upon by, *Flexible PSH, Solutions, Inc.* or any affiliates; initial and subsequent holders from time to time of any debt and/or debt securities secured, directly or indirectly, any participation interest in such debt; any indenture trustee, servicer, or other agent acting on behalf of such holders of such debt and/or debt securities; rating agencies; and the institutional provider(s) from time to time of any liquidity facility or credit support for such financings, and their respective successors and assigns.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments and are founded upon the findings of the investigations identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either express or implied.

The conclusions of this Report are based on soil and groundwater analytical data prepared by SGS Laboratories, a California certified laboratory, soil screening results obtained utilizing a field screening instrument, and field observations recorded by EBI personnel.

There are no intended or unintended third party beneficiaries to this Report, except as expressly stated herein.

EBI is an independent contractor, not an employee of either the issuer or the borrower, and its compensation was not based on the findings or recommendations made in the Report or on the closing of any business transaction.

Thank you for the opportunity to prepare this Report, and assist you with this project. Please call us if you have any questions or if we may be of further assistance.

Respectfully submitted,
EBI CONSULTING

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The Environmental Professionals listed above performed this Phase II ESA in general conformance with the ASTM E1903-11 Standard Practice for Phase II ESAs. The listed individuals meet the qualifications for individuals completing or overseeing all appropriate inquiries, and possess sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding the existence of environmental conditions on the property. Any work completed on this Phase II ESA by an individual who is not considered an environmental professional was completed under the supervision or responsible charge of the environmental professional.

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1.0 INTRODUCTION

In accordance with our Proposal and Standard Conditions for Engagement, EnviroBusiness, Inc. (dba EBI Consulting, hereinafter "EBI") is pleased to submit our *Phase II Environmental Site Assessment (ESA) Report (Report)* on the property located at 316 North Juanita Avenue, Los Angeles, California (the Subject Property). Mr. Chad Bechtel and Ms. Lizette Ruiz of EBI conducted the investigation at the Subject Property on November 30 and December 5, 2018.

1.1 BACKGROUND

EBI was requested to conduct a limited subsurface investigation to evaluate the potential impact to the Subject Property from the following recognized environmental concern(s) identified in EBI's (July 26, 2018) Phase I ESA report:

- AT&T has been engaged in automotive service activities that include petroleum hydrocarbons and generate regulated wastes (used oil and other automotive fluids such as automatic transmission fluid and antifreeze) and has operated automotive lifts since at least 1975. These operations are suspect to have occurred on the Subject Property prior to construction of the vehicle maintenance building that was constructed in 1975. AT&T also operates an in-ground oil/water separator and currently three aboveground hydraulic lifts. These lifts replaced underground hydraulic lifts in 2010 and a portion of the foundation was replaced at that time, per the Building Department record. No data regarding this activity was otherwise identified. The historic use of regulated materials, generation of regulated wastes, and presence of the in-ground automotive lifts and oil/water separator are considered to represent a recognized environmental condition (REC) to the Subject Property.

1.2 STATEMENT OF OBJECTIVES

The primary objective of this Phase II ESA was to evaluate potential impact to the Subject Property from the RECs identified in the Phase I ESA prepared by EBI (July 26, 2018) for the purpose of providing sufficient information regarding the nature and extent of contamination to assist in making informed business decisions about the property; and where applicable, providing the level of knowledge necessary to satisfy the innocent purchaser defense under CERCLA. The investigation focused on: 1) interior locations in the approximate location of the three former underground hydraulic lifts; and 2) exterior locations near the oil/water separator (OWS) and former wash rack.

In order to achieve the objectives of this investigation, EBI performed the following tasks:

- Contacted the local utility locating service Underground Service Alert of Southern California (Ticket #A183110874) prior to undertaking subsurface explorations on-site.

- Retained a private utility locating service (Ground Penetrating Radar Services, Inc. [GPRS]) to further screen for underground utilities in the vicinity of the proposed sampling locations.

- Advanced two exterior soil borings (B-1 and B-2) using direct push drilling methods near the OWS and former wash rack to depths of up to approximately 25 feet bgs.

- Advanced three interior soil borings (B-3 through B-5) using direct push drilling methods adjacent to the former underground hydraulic lifts to depths of up to approximately 28 feet bgs.

- Collected continuous soil samples from the borings, field screened the vapor headspace of the soil samples for total ionizable volatile organic compounds (VOCs) using a photoionization detector (PID), and described the physical characteristics of the soil samples on boring logs.

- Selected one soil sample from each soil boring, prepared, and submitted the samples under chain-of-custody documentation to a California-certified independent laboratory (SGS Laboratories). The samples collected near the OWS and former wash rack (B-1 and B-2) were submitted for analysis of VOCs via United States Environmental Protection Agency (EPA) Method 8260, polycyclic aromatic hydrocarbons (PAHs) via EPA Method 8270, and total petroleum hydrocarbons (TPH) - diesel range organics (DRO) and oil range organics (ORO) via EPA Method 8015. The samples collected near the former underground hydraulic lifts (B-3 through B-5) were submitted for analysis of TPH-DRO and -ORO via EPA Method 8015, PAHs via EPA Method 8270, and polychlorinated biphenyls (PCBs) via EPA Method 8082.

- Collected grab groundwater samples from temporary wells inserted into each boring, prepared, and submitted the samples under chain-of-custody documentation to SGS Laboratories. The samples collected near the OWS and former wash rack (B-1 and B-2) were submitted for analysis of VOCs via EPA Method 8260, PAHs via EPA Method 8270, and TPH-DRO and -ORO via EPA Method 8015. The samples collected near the former underground hydraulic lifts (B-3 through B-5) were submitted for analysis of TPH-DRO and -ORO via EPA Method 8015, PAHs via EPA Method 8270, and PCBs via EPA Method 8082.

- Prepared this summary of pertinent information obtained during this investigation including accompanying illustrations and appendices, along with EBI's findings and preliminary conclusions regarding the presence or absence of contamination in soils beneath the Subject Property in the areas investigated.

A detailed description of investigation methods is provided in Section 3.0 of this report.

1.3 LIMITATIONS AND ASSUMPTIONS

This *Report* was prepared for the use of *Flexible PSH, Solutions, Inc.*. It was performed in accordance with ASTM E1903-11, accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information obtained during the subsurface investigation. EBI renders no opinion as to the presence of potential contamination in the areas not investigated. The observations in this *Report* are valid on the date of the investigation. Any additional information that becomes available concerning the Subject Property should be provided to EBI so that our conclusions may be revised and modified, if necessary. This *Report* has been prepared in accordance with the proposal approved by *Flexible PSH, Solutions, Inc.* and with the limitations and assumptions described below, all of which are integral parts of this *Report.* No other warranty, express or implied, is made.

Limitations

1. The observations described in this Report were made under the conditions stated herein. The conclusions presented are based solely upon the services described, and not on scientific tasks or procedures beyond the scope of described services or the time and budgetary constraints imposed by Client. The work described in this Report was carried out in accordance with terms and conditions in our Authorization Letter and Agreement for Environmental Services regarding the Site, which are incorporated herein by references.
2. In preparing this Report, EBI has relied on certain information provided by state and other referenced parties, and on information contained in the files of federal, state and/or local agencies available to EBI at the time of the assessment. Although there may have been some degree of overlap in the information provided by these various sources, EBI did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of these Environmental Services.
3. Observations were made of the Site and of structures on the Site as indicated within the Report. Where access to portions of the Site or to structures on the Site was unavailable or limited, EBI renders no opinion as to the presence of oil or hazardous materials (OHM) in that portion of the Site or structure. In addition, EBI renders no opinion as to the presence of OHM or the presence of indirect evidence relating to OHM where direct observation of the interior walls, floor, or ceiling of a structure on a Site was obstructed by objects or coverings on or over these surfaces. No representations concerning insulating material is express or implied.
4. EBI did not perform testing or analyses to determine the presence or concentration of asbestos, radon, or lead at the Site unless specifically stated otherwise in the Report. Similarly, no investigation of dust or air quality was conducted unless specifically stated otherwise in the Report.
5. The purpose of this Report is to assess the physical characteristics of the Site with respect to the presence of OHM in the environment. No specific attempt was made to determine the compliance of present or past owners or operators of the Site with federal, state, or local laws or regulations (environmental or otherwise).
6. Except as noted in the Report, no quantitative laboratory testing was performed as part of the assessment. Where such analyses have been conducted by an outside laboratory, EBI has relied upon the data provided, and has not conducted an independent evaluation of the reliability of this data.
7. Any qualitative or quantitative information regarding the Site, which was not available to EBI at the time of this assessment may result in a modification of the representations made herein.
8. It is acknowledged that EBI judgments shall not be based on scientific or technical test or procedures beyond the scope of the Services or beyond the time and budgetary constraints imposed by Client. It is acknowledged further that EBI conclusions shall not rest on pure science but on such considerations as economic feasibility and available alternatives. Client also acknowledges that, because geologic and soil formations are inherently random, variable, and indeterminate in nature, the Services and opinions provided under this Agreement with respect to such Services, are not guaranteed to be a representation of actual conditions on the Site, which are also subject to change with time as a result of natural or man-made processes, including water permeation. In performing the Services, EBI shall use that degree of care and skill ordinarily exercised by environmental consultants or engineers performing similar services in the same or similar locality. The standard of care shall be determined solely at the time the Services are rendered and not according to standards utilized at a later date. The Services shall be rendered without any other warranty, express or implied,

including, without limitation, the warranty of merchant ability and the warranty of fitness for a particular purpose.

9. Client and EBI agree that to the fullest extent permitted by law, EBI shall not be liable to Client for any special, indirect or consequential damages whatsoever, whether caused by EBI's negligence, errors, omissions, strict liability, breach of contract, breach of warranty or other cause of causes whatsoever.

Assumptions

1. This Phase II ESA does not address the evaluation of business environmental risks in light of data collected through the Phase II ESA process. Such evaluation is a function of site and transaction-specific variables, and of the user's objectives and risk tolerance. This practice contemplates that the Phase II ESA process was planned and conducted with such variables in mind, and that the user will evaluate legal, business and environmental risks in light of known data relating to the particular site and transaction, and in consultation with legal and business advisors as well as the Phase II Assessor.

2. The ASTM E1903-11 does not define the threshold levels at which target analytes pose a concern of significance to the user. Users may apply this practice not only in light of applicable regulatory criteria and relevant liability principles, but also to meet self-defined objectives.

3. The scope of work for this Phase II ESA is site-specific and context-specific. The assessment process defined by ASTM E1903-11 is intended to generate sound, objective, and defensible information sufficient to satisfy diverse user objectives.

4. No Phase II ESA can eliminate all uncertainty. Furthermore, any sample, either surface or subsurface, taken for chemical testing may or may not be representative of a larger population. Professional judgment and interpretation are inherent in the process, and even when exercised in accordance with objective scientific principles, uncertainty is inevitable. Additional assessment beyond that which was reasonably undertaken may reduce the uncertainty.

5. Even when Phase II ESA work is executed competently and in accordance with ASTM E1903-11, it must be recognized that certain conditions present especially difficult target analyte detection problems. Such conditions may include, but are not limited to, complex geological settings, unusual or generally poorly understood behavior and fate characteristics of certain substances, complex, discontinuous, random, or spotty distributions of existing target analytes, physical impediments to investigation imposed by the location of utilities and other man-made objects, and the inherent limitations of assessment technologies.

6. The Phase II ESA is intended to develop and present sound, scientifically valid data concerning actual site conditions. It shall not be the role of the Phase II Assessor to provide legal or business advice.

1.4 SPECIAL TERMS AND CONDITIONS

This Phase II ESA (the report) has been prepared to assist *Flexible PSH, Solutions, Inc.* in its underwriting of a proposed mortgage loan on the Subject Property. This report can be relied upon by only the parties stated in the transmittal letter at the front of this report. EBI's liability to a purchaser wishing to use this report is limited to the cost of the report. Amendments to EBI's limitations as stated herein that may occur after issuance of the report are considered to be included in this report. Payment for the report is made by, and EBI's contract and report extends to *Flexible PSH, Solutions, Inc.* only, in accordance with our Standard Conditions for Engagement and, Authorization Letter and Agreement for Environmental Services.

2.0 SUBJECT PROPERTY BACKGROUND

2.1 SUBJECT PROPERTY DESCRIPTION AND FEATURES

Information regarding the Subject Property description, improvements, and operations is summarized below:

PROPERTY DESCRIPTION, IMPROVEMENTS, AND OPERATIONS	
Address	316 North Juanita Avenue, Los Angeles, California
Location	Southwest corner of the intersection of North Madison Avenue and Oakwood Avenue and is enclosed by North Juanita Avenue on the west side
Property Owner	According to the Los Angeles County Assessor's Office, the Subject Property is owned by Pacific Bell / S B of E Par 2 Map 303-19-47
Number of Parcels	One – 5501-001-800
Total Land Area	1.93 acre
Number/Type of Buildings	Three/commercial office, vehicle maintenance building, storage building
Number of Stories	One
Date of Construction	1960 – 1981
Area (SF)	5,402± square foot administration building, a 2,160± square foot vehicle maintenance building and a 300± square foot storage building
Basement	None
Operations	Commercial office and vehicle maintenance building
Site Characteristics	At the time of assessment, the Subject Property was solely occupied by AT&T and used for administration, vehicle maintenance and storage. There are currently no manufacturing or fueling operations conducted at the Subject Property.

2.2 PHYSICAL SETTING

Information regarding the physical settings at the Subject Property and immediate vicinity are summarized below:

PHYSICAL SETTING DESCRIPTIONS	
Regional Geology	Information concerning the geology of the Subject Property was obtained from the United States Geological Survey (USGS) Ground Water Atlas of the United States, California Region (1995). The Subject Property is located within the Pacific Border physiographic province, which is characterized by steep rolling hills and mountains and consists of severely folded, faulted, commonly metamorphosed marine and continental sediments.
Depth to Bedrock	No bedrock outcroppings were noted at the Subject Property. Depth to bedrock is expected to be greater than or equal to 28 feet.
Surficial Features	Surface drainage on the Subject Property occurs over land to the surrounding streets primarily to the south and east. No indication of cross-lot runoff, swales, drainage flows, or active rills or gullies were observed on the Subject Property.
Surficial Soils	According to the Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) website (http://websoilsurvey.nrcs.usda.gov/app/), the dominant soil composition in the vicinity of the Subject Property is classified as Urban Land.
Soil Stratigraphy Encountered during the Investigation	Soil stratigraphy encountered during the completion of soil borings consisted of dark brown to gray/brown clays with varying amounts of fine sand to 28 feet bgs, the total depth explored.

PHYSICAL SETTING DESCRIPTIONS	
Estimated Direction of Groundwater Flow	Local groundwater gradient is expected to follow surface topography; therefore, groundwater flow near the Subject Property is expected to flow to the east-southeast. Groundwater depths and flow gradients are best evaluated by a subsurface investigation involving the installation of at least three groundwater-monitoring wells, survey of well elevations, and precise measurements of hydraulic head. Calculation of groundwater flow directions based on relative differences of hydraulic head on the Subject Property was not included in this scope of work.
Depth to Groundwater (encountered during the investigation)	Depth to groundwater was observed during the investigation at depths of around 11 feet bgs.

2.3 SITE HISTORY AND LAND USE

According to the Phase I ESA prepared by EBI (July 26, 2018), the site history and land use is summarized in the following table:

Period	Site History And Land Use
At least 1894 - 1919	Undeveloped land
1919 – 1957	Residential with limited commercial (venetian blind manufacturing, pottery molding and store 1950 – 1956)
1957 – 1960	Undeveloped
1960 to Present	Existing communications company yard

2.4 ADJACENT PROPERTY LAND USE

Property use in the vicinity of the Subject Property is primarily characterized by multifamily residential and commercial development.

ADJOINING PROPERTIES	
North	The northeast side of the Subject Property is enclosed by Oakwood Avenue followed mostly by undeveloped land and the ramp to the Hollywood 101 Freeway. Remnants of a concrete structure were also located to the north with an unknown former use. MZ Collision at 340 North Juanita Avenue and a triplex at 3812 Oakwood Avenue enclose the northwest side of the Subject Property. EBI noted a few food trucks and an inground oil/water separator at the triplex indicating the residential use was likely converted to commercial use in support of the food trucks.
South	Midway Auto at 3725 - 3737 Beverly Boulevard and Dewey Pest Control at 3713 Beverly Boulevard and 307 – 311 North Madison Avenue enclose the south side of the Subject Property.
East	North Madison Avenue encloses the majority of the east side of the Subject Property. This street is followed by an office building that appears to provide assistance to homeless individuals at 3766 Oakwood Avenue and 340 North Madison Avenue and by a parcel that appeared to be undergoing construction at 320 North Madison Avenue. To the southeast was another Dewey Pest Control facility at 310 North Madison Avenue. The other Dewey Pest Control facility at 3713 Beverly Boulevard also encloses a portion of the southeast side of the Subject Property.
West	North Juanita Avenue encloses the west side of the Subject property followed by apartments at 335 North Juanita Avenue, a landscaping supply storage yard at 311 – 329 North Juanita Avenue and a parking lot associated with an office building to the southwest at 3755 Beverly Boulevard.

2.5 SUMMARY OF PREVIOUS ENVIRONMENTAL ASSESSMENTS

As noted in Section 1.1, EBI was requested to conduct a Phase II ESA to evaluate potential impact to the Subject Property from the following RECs identified in EBI's (July 26, 2018) Phase I ESA report:

- AT&T has been engaged in automotive service activities that include petroleum hydrocarbons and generate regulated wastes (used oil and other automotive fluids such as automatic transmission fluid and antifreeze) and has operated automotive lifts since at least 1975. These operations are suspect to have occurred on the Subject Property prior to construction of the vehicle maintenance building that was constructed in 1975. AT&T also operates an in-ground oil/water separator and currently three aboveground hydraulic lifts. These lifts replaced underground hydraulic lifts in 2010 and a portion of the foundation was replaced at that time, per the Building Department record. No data regarding this activity was otherwise identified. The historic use of regulated materials, generation of regulated wastes, and presence of the in-ground automotive lifts and oil/water separator are considered to represent a recognized environmental condition (REC) to the Subject Property.

During the Phase I ESA, EBI was not provided with or made aware of previous environmental assessments or other documentation regarding environmental investigations performed for the Subject Property other than those documents found on the Geotracker website that are referenced below.

Workplan for Site Assessment, Pacific Bell Telephone Company dba AT&T, 316 N. Juanita Avenue, Los Angeles, California, Hydrologue Inc., January 18, 2006. Significant findings are summarized as follows:

- In November 2004, a 12,000-gallon gasoline UST was removed from the site with no visual evidence of holes or a release from the tank upon removal. Soil samples only detected methyl tertiary butyl ether (MTBE) at 2.7 – 6 parts per billion (ppb). A sample of the water that accumulated at the base of the excavation was also analyzed and total petroleum hydrocarbons as gasoline (TPHg) and benzene, toluene, ethylbenzene and xylene (BTEX) components were detected up to 20,900 ppb and notably included benzene at 524 ppb along with MTBE at 5,400 ppb along with other fuel contaminants.

- A prior UST had been removed from the Subject Property in 1989. A leak was reported during that tank removal activity, the site was added to the LUST List and case closure was issued in 1996. No data regarding the 1989 tank removal was available. Additional work was proposed to further determine whether the source of the groundwater contamination identified in 2004 and include the installation of five groundwater monitoring wells on the Subject Property.

- A site plan included with the Workplan showed the 12,000-gallon UST was located just west of the vehicle maintenance building. At that time, a 250-gallon fuel oil AST was shown on the northeast corner at the southwest side of the storage building. The location of the former UST removed in 1989 was not shown.

Phase II Environmental Site Assessment Report, Case No. 900040225A, AT&T G118 Facility, 316 N. Juanita Avenue, Los Angeles, California, RMT Inc., November 29, 2007. Significant findings are summarized as follows:

- Five borings were installed to a depth of approximately 30 feet below ground surface (bgs). Soil samples were collected at each approximate 5-foot interval and wells were constructed in each

  boring. Laboratory analysis only detected TPH as heavy extractable range organics (TPH-ORO) in one boring (MW2) at 10 feet bgs at 140 parts per million (ppm) and MTBE in another soil boring (MW1) at depths of 10 – 15 feet bgs up to 51 ppb.

- Groundwater samples were collected from each well and the maximum contaminant levels were identified in three of the five wells: total petroleum hydrocarbon as diesel (TPH-DRO) 7,900 ppb in MW3, and MTBE up to 6.8 ppb in MW1 and MW2.

- The former ARCO site to the south at 3737 Beverly Boulevard had been in operation circa 1950s possibly to the early 1990s, was identified as a LUST site and as a potential source of contamination to the Subject Property.

Second Quarter 2008 Groundwater Monitoring Report, AT&T G1118 Facility, 316 N. Juanita Avenue, Los Angeles, California, RMT Inc., July 10, 2008. Significant findings are summarized as follows:

- Groundwater was encountered at depths of 9.7 to 13.2 bgs and the direction of groundwater flow was determined to be to the east-southeast.

- Groundwater samples were collected from each well and the maximum contaminant levels were identified in three of the five wells: TPH-DRO at 820 ppb in MW3 and 10,500 ppb in MW5; and MTBE at 8.65 ppb in MW2. MW3 was located on the northwest side of the Subject Property and MW5 was located south of the vehicle maintenance building (also south of the oil/water separator).

- The former ARCO site to the south at 3737 Beverly Boulevard had been in operation circa 1950s possibly to the early 1990s, was identified as a LUST site and as a potential source of contamination to the Subject Property.

- The report stated that the release did not occur from the former gasoline UST. EBI notes that there was no discussion of the other UST that was removed in 1989. As the report concluded the source did not appear to be on-site, case closure should be granted.

Addendum to Phase II Environmental Site Assessment Report, Case No. 900040225A, AT&T G118 Facility, 316 N. Juanita Avenue, Los Angeles, California, RMT Inc., November 6, 2008. Significant findings are summarized as follows:

- The RWQCB reportedly concurred with the consultant's request that case closure should be granted; however, the RWQCB also requested two grab groundwater samples be collected downgradient of MW5 prior to issuing case closure.

- In October 2008, two grab groundwater samples were collected from temporary wells placed downgradient of MW5. No TPH, BTEX, ethanol or fuel oxygenates were identified above laboratory detection levels in these two grab groundwater samples.

- The temporary wells were properly abandoned and the report concluded case closure should be granted.

Underground Storage Tanks Program – Case Closure Letter, Pacific Bell Telepho5one Company, AT&T, 316 N. Juanita Avenue, Los Angeles, Case No. 900040225A, RWQCB, April 10, 2009.

This letter granted case closure/no further action for the LUST case associated with the 12,000-gallon UST removed in 2004. The reasons for case closure were that no free product was ever observed; the extent of soil and groundwater contamination had been adequately defined; the levels of residual soil contamination were below the respective Screening Levels (SLs) and the groundwater samples "did not detect any fuel hydrocarbons higher than Maximum Contaminant Levels (MCLs for drinking water)."

3.0 RATIONALE AND WORK PERFORMED

3.1 RATIONALE

3.1.1 Conceptual Model

The Conceptual Model is a representation of hypothesized current site conditions, which describes the physical setting characteristics of a site and the likely distribution of target contaminants (in soil, air, ground water, surface water and/or sediments) that might have resulted from a known or likely release and the risk they pose to human and/or ecological receptors. This Conceptual Model takes into consideration the potential distributions of contaminants with respect to the properties, behaviors and fate and transport characteristics of the contaminant in a setting such as that being assessed. The sampling plan was designed to provide for the collection of potentially contaminated environmental media, if they occur, at locations and depths where the highest concentrations are likely to occur.

Site Environmental Concerns		**Site Physical Characteristics**		**Onsite Environmental Receptors**	
RECs	**COC's**	**Primary Release Media**	**Fate & Transport**	**Potential Exposure Route(s)**	**Potential Human Exposure**
On-site automotive servicing OWS and wash rack	VOCs PAHs TPH PCBs	Soil Groundwater	Soil Groundwater	Ingestion Inhalation Dermal (direct Contact)	Tenants Site workers Construction workers

COC = contaminants of concern

Assumptions:
1. Assumes the Subject Property retains existing use (Commercial)
2. Construction Worker exposure is limited due to short exposure duration

3.1.2 Rationale for Soil Boring Placement

The rationale for the placement of the soil borings was based on the 1) the *Likely Release Area(s)* that target analytes were first introduced into environmental media as a result of a release; and 2) the likely vertical and horizontal migration of the release.

3.1.3 Chemical Testing Plan

The chemical testing plan was designed to detect the target analytes that are present in, or have been released or potentially have been released to, environmental media at the site, and which are of interest in the context of the particular Phase II ESA and its objectives, the presence of which will be sought and concentrations of which will be quantified through chemical testing.

3.1.4 Deviations from the Proposed Scope of Work

There were no significant deviations to the proposed scope of work. EBI notes the soil samples from borings B-1 and B-5 were collected below the groundwater table and/or the "smear zone" which initially appeared to be above the groundwater table. Therefore, these soil samples are not representative of the current vadose zone soil (i.e., unsaturated soil zone above the water table) conditions and were not included in the evaluation[1]. EBI notes that this does not alter our findings and conclusions.

3.2 EXPLORATION, SAMPLING, AND TEST SCREENING METHODS

3.2.1 Pre-Drilling Activities

As required to install the soil borings on the Subject Property, EBI obtained a soil boring permit from the County of Los Angeles Department of Public Health, Environmental Health - Drinking Water Program (Permit #SR0165541) prior to conducting the field work activities. A copy of the permit is included as Attachment E.

EBI's drilling subcontractor submitted dig-safe clearance request to Underground Service Alert of Southern California to mark-out the locations of utilities on the Subject Property on November 7, 2018. Clearance for drilling at the Subject Property was granted for after 7:00 a.m. on November 13, 2018. EBI additionally retained a private utility locating service (Ground Penetrating Radar Services, Inc.) to screen for underground utilities in the area of the soil borings.

Personal health and safety precautions were followed in accordance with applicable federal and state law or local equivalents and any requirements imposed by the owner, occupant, or field personnel. EBI prepared a site-specific health and safety plan (HASP) and conducted a health and safety meeting with the onsite personnel prior to the drilling activities. No additional pre-drilling activities were performed as part of this investigation.

3.2.2 Soil Borings

A total of five borings (B-1 through B-5) were advanced at the Subject Property using a direct push rig operated by J&H Drilling Co., Inc. of Buena Park, California. EBI recorded soil sampling information and the physical characteristics of each soil sample onto boring logs presented in Appendix B.

TABLE 3.2.2
SUMMARY OF SOIL BORING DETAILS

Boring ID#	Location	Termination Depth/Reason (feet bgs)	Approx. Depth to Groundwater (feet)	Sample ID #/ Depths	Target Analytes/ EPA Method
B-1	Exterior location adjacent to the OWS	25 (termination per SOW)	11	B-1 (22.5-25) B-1 GW (20)	VOCs / 8260 PAHs / 8270 TPH / 8015

[1] The smear zone is generally defined as soil or rock in the vicinity of the capillary fringe, and below the water table, which contains contaminants in a sorbed or free product phase. The smear zone developed when the water table fluctuates or is depressed by non-aqueous phase liquids (NAPL).

Boring ID#	Location	Termination Depth/Reason (feet bgs)	Approx. Depth to Groundwater (feet)	Sample ID #/ Depths	Target Analytes/ EPA Method
B-2	Exterior location adjacent to the former wash rack	25 (termination per SOW)	11	B-2 (12.5-15) B-2 GW (17)	VOCs / 8260 PAHs / 8270 TPH / 8015
B-3	Interior location, approximate former location of west hydraulic lift	15 (Equipment refusal)	11	B-3 (7.5-10) B-3 GW (11)	TPH / 8015 PAHs / 8270 PCBs / 8082
B-4	Interior location, approximate former location of center hydraulic lift	20 (termination per SOW)	11	B-4 (7.5-10) B-4 GW (11)	TPH / 8015 PAHs / 8270 PCBs / 8082
B-5	Interior location, approximate former location of east hydraulic lift	28 (termination per SOW)	11	B-5 (28) B-5 GW (28)	TPH / 8015 PAHs / 8270 PCBs / 8082
Notes: VOCs – Volatile organic compounds (VOCs) via EPA Method 8260 PAHs – Polynuclear aromatic hydrocarbons (PAHs) via EPA Method 8270 TPH – Total petroleum hydrocarbons (TPH) via EPA Method 8015 PCBs - Polychlorinated biphenyls (PCBs) via EPA Method 8082 (#) – Depth below grade sample collected					

Boring locations are illustrated on Figure 3, Boring Location Map.

3.2.3 Field Screening

The vapor headspace of each soil sample was field-screened using a photoionization detector (PID). The PID provides a reading of total ionizable VOCs. The PID was calibrated with an isobutylene standard, to measure total VOCs as isobutylene equivalents. The PID has a practical sensitivity of approximately one part per million by volume (ppmV). PID readings should not be considered as exact measurements, but as relative readings of VOCs between locations. The soil samples were placed in a zip-lock bag approximately three-quarters full with the soil to be analyzed, which was sealed for approximately 10 minutes in a warm (>60˚ F) location for equilibration. The headspace analysis was conducted by inserting the probe of the PID through an opening in the zip-lock bag and into the space above the soil sample.

A strong petroleum odor and possible staining was observed in the soil sample collected from a depth of 20-25 feet bgs in boring B-1 with a PID reading of 15.0 ppmV. A strong petroleum odor was observed in the soil sample collected from a depth of 25-28 feet bgs in boring B-5 with a PID reading of 35.1 ppmV. No other visual or olfactory evidence of contamination or elevated PID readings above background was observed in the other soil samples collected. The PID results are noted in the Boring Logs provided in Appendix B.

3.2.4 Soil Sampling and Analysis

Selected "grab" soil samples (of approximate 6" intervals) from the borings were collected in laboratory-provided sample containers. Each sample was labeled/logged onto a chain-of-custody form, and placed in a cooler with ice for preservation in accordance with current Federal EPA SW-846 (3rd ed.). The samples were submitted to an independent qualified laboratory (SGS Laboratories) for analyses. The samples were analyzed for the target analytes noted in Table 3.2.2.

Samples submitted for VOC analyses were collected into 40-ml vials containing methanol using Terracore samplers in accordance with EPA Method 5035.

In order to ensure that no cross-contamination between samples occurred, all non-dedicated sampling equipment was decontaminated after the collection of each sample. Sampling equipment was scrubbed with a brush to remove loose material and then washed thoroughly with a laboratory grade detergent and water to remove all particulate matter and surface film. After washing, each piece and brush was rinsed with clean distilled water. Dedicated sampling equipment such as sampling liners and latex gloves were properly disposed of after the handling of each sample was complete. Samples were then collected using clean disposable gloves and laboratory-provided glassware appropriate for the specified analysis.

3.2.5 Groundwater Sampling and Analysis

Grab groundwater samples were collected from temporary small-diameter PVC well screens installed within the soil borings using new bailers or new tubing and a peristaltic pump. The groundwater samples were collected in clean laboratory-provided containers. Samples collected for VOC analysis were preserved with hydrochloric acid to a pH less than 2. Each sample was labeled/logged onto a chain-of-custody form, and placed in a cooler with ice for preservation in accordance with current Federal EPA SW-846 (3rd ed.). After collection, the samples were submitted to an independent qualified laboratory (SGS Laboratories) for analyses. The samples were analyzed for the target analytes noted in Table 3.2.2.

3.2.6 Abandonment of Borings

Upon completion of the soil sampling activities, each soil boring was tremie filled with neat cement in accordance with the County of Los Angeles permit requirements. The top two to four inches were patched with concrete or asphalt to match existing conditions.

4.0 PRESENTATION OF EVALUATION AND RESULTS

The analytical results of the soil and groundwater samples were compared to the following regulatory screening values:

1) California Department of Toxic Substances Control (DTSC, June 2018) Modified Screening Levels (DTSC-SLs);

2) EPA (November 2018) Regional Screening Levels (RSLs); and

3) California San Francisco Bay Regional Water Quality Control Board (RWQCB; February 2016) Tier 1 Environmental Screening Levels (ESLs, i.e., unrestricted land uses) for TPH because DTSC-SLs and EPA RSLs have not been developed for TPH.

4.1 SOIL ANALYSIS RESULTS

The soil samples were analyzed for the target analytes noted in Table 3.2.2. The following table presents only the contaminants identified above the laboratory method detection limits.

Table 4.1 – Soil Analytical Results

Table 4.1	Soil Results					
Project:	316 North Juanita Avenue					
Project Number:	1218000461					
Results flagged as "Exceed" if any of the selected criteria exceeded (most stringent).				Legend:	Hit	Exceed
Client Sample ID:		B-2 (12.5-15)	B-3 (7.5-10)	B-4 (7.5-10)	DTSC Modified RSLs Res/Com/Ind	Tier 1 ESLs
Lab Sample ID:		FA59800-2	FA59800-3	FA59800-4		
Date Sampled:		11/30/18	11/30/18	11/30/18		
Matrix:		Soil	Soil	Soil		
Total Petroleum Hydrocarbons (TPH)						
TPH-DRO (C10-C28)	mg/kg	31.6	249	42.0	NS	230
TPH-ORO (>C28-C40)	mg/kg	75.0	994	90.9	NS	5,100
Polycyclic Aromatic Hydrocarbons						
Benzo(g,h,i)perylene	mg/kg	0.0386 I	ND (0.017)	ND (0.017)	NS	NS
Indeno(1,2,3-cd)pyrene	mg/kg	0.0225 I	ND (0.020)	ND (0.020)	1.1 / 21	NS
Volatile Organic Compounds (VOCs)						
Acetone	mg/kg	0.0610 B	NA	NA	61,000 / 670,000	NS
2-Butanone (MEK)	mg/kg	0.0087 I	NA	NA	27,000 / 190,000	NS
Methylene Chloride	mg/kg	ND (0.0031)	NA	NA	1.9 / 24	NS
Toluene	mg/kg	ND (0.00079)	NA	NA	1,100 / 5,400	NS

Notes: All results are shown in milligrams per kilogram (mg/kg)
NA = Not analyzed
ND = Non-detect
NS = No Standard listed or Not Applicable
a = Suspected laboratory contaminant
B = Indicates analyte found in associated method blank
J = Indicates a laboratory estimated value
DTSC Modified RSLs = California Department of Toxic Substances Control (DTSC) Modified EPA Region IX Regional Screening Levels (RSLs) HERO HHRA Note Number 3, issued June 2018, Table 1 DTSC-SLs Residential and Commercial/Industrial Soil Screening Levels (SLs)
Shading = Contaminant not listed on HERO Note 3; therefore, DTSC recommends usage of May 2018 EPA RSLs
Tier 1 ESLs = California Regional Water Quality Control Board (RWQCB), San Francisco Bay Area Region, Tier 1 Environmental Screening Levels (ESLs) for Soil, February 2016 (Rev 3).

The soil sample results of analysis revealed the following:

1) No PCBs were detected[1] at concentrations greater than the laboratory method detection limits in the samples submitted for those analyses.

2) No VOCs were detected in the soil samples collected from borings B-1 and B-2 except acetone, 2-butanone (MEK), methylene chloride, and toluene. None of the detected concentrations exceeded the corresponding DTSC-SLs for residential and commercial/industrial soil. It is noted that concentrations of acetone and toluene were detected in the associated laboratory method blank sample.

3) TPH-DRO and TPH-ORO were detected at concentrations greater than the laboratory method detection limits in each of the soil samples submitted for analysis. None of the detected concentrations exceeded the corresponding Tier 1 ESLs except those detected in the 7.5 to 10 foot sample collected from boring B-3.

4) The PAHs benzo(g,h,i)perylene and indeno(1,2,3-cd)pyrene were detected in the soil sample collected from boring B-2. None of the detected concentrations exceeded the corresponding DTSC-SLs for residential and commercial/industrial soil.

Laboratory soil analytical results and complete laboratory data sheets and chain-of-custody documentation are presented in Appendix C.

4.2 GROUNDWATER ANALYSIS RESULTS

The groundwater samples were analyzed for the target analytes noted in Table 3.2.2. The following table presents only the contaminants identified above the laboratory method detection limits.

Table 4.2 – Groundwater Analytical Results

Table 4.2	**Groundwater Results**								
Project:	**316 North Juanita Avenue**								
Project Number:	**1218000461**								
Results flagged as "Exceed" if any of the selected criteria exceeded (most stringent).							**Legend:**	Hit	Exceed
Client Sample ID:		**B-1 GW (20)**	**B-2 GW (17)**	**B-3 GW (11)**	**B-4 GW (11)**	**B-5 GW (28)**	**DTSC Modified MCLs**	**Tier 1 ESLs**	
Lab Sample ID:		**FA59814-1**	**FA59814-2**	**FA59814-3**	**FA59814-4**	**FA59906-1**			
Date Sampled:		**11/30/18**	**11/30/18**	**11/30/18**	**11/30/18**	**12/5/18**			
Matrix:		**Groundwater**	**Groundwater**	**Groundwater**	**Groundwater**	**Groundwater**			
Total Petroleum Hydrocarbons (TPH)									
TPH-DRO (C10-C28)	µg/L	707	550	1,360	1,300	7,640	NS	100	
TPH-ORO (>C28-C40)	µg/L	545	737	489	443	7,400	NS	100***	
Volatile Organic Compounds (VOCs)									
MTBE	µg/L	10.3	20.9	NA	NA	NA	13.0	NS	
m,p-Xylene	µg/L	0.75 J	ND (0.47)	NA	NA	NA	10,000	NS	

Notes: All results are shown in micrograms per liter (µg/L)
ND = Non-detect
J = Indicates a laboratory estimated value
Tier 1 ESLs = California Regional Water Quality Control Board (RWQCB), San Francisco Bay Area Region, Tier 1 Environmental Screening Levels (ESLs) for Groundwater, February 2016 (Rev 3)

[1] Detected means that the analyte concentration exceeded the laboratory reporting limit.

***TPH-ORO is not soluble – if detected, add to TPH-DRO and compare to TPH-DRO standard
DTSC Modified MCLs = California Department of Toxic Substances Control (DTSC) HERO HHRA Note Number 3, issued June 2018, Table 4 DTSC-Modified Groundwater Maximum Contaminant Levels (MCLs)
Shading = Contaminant not listed on HERO Note 3; therefore, DTSC recommends usage of May 2018 EPA MCLs

The groundwater sample results of analysis revealed the following:

1) No PAHs or PCBs were detected at concentrations greater than the laboratory method detection limits in the samples submitted for those analyses.

2) No VOCs were detected except m,p-xylenes and MTBE. None of the detected concentrations exceeded the corresponding regulatory screening values except MTBE in the sample collected from boring B-2.

3) TPH-DRO and TPH-ORO were detected in each of the samples at concentrations that exceeded the corresponding Tier 1 ESLs for groundwater.

Laboratory groundwater analytical results and complete laboratory data sheets and chain-of-custody documentation are presented in Appendix C.

5.0 FINDINGS & CONCLUSIONS

We have performed a Phase II ESA at the property at (address) in general conformance with the scope and limitations of ASTM E1903-11 and for the following objectives:

- The primary objective of this Phase II ESA was to evaluate potential impact to the Subject Property from the RECs identified in the Phase I ESA prepared by EBI (July 26, 2018) for the purpose of providing sufficient information regarding the nature and extent of contamination to assist in making informed business decisions about the property; and where applicable, providing the level of knowledge necessary to satisfy the innocent purchaser defense under CERCLA. The investigation focused on: 1) interior locations in the approximate locations of the three former underground hydraulic lifts; and 2) exterior locations near the oil/water separator (OWS) and former wash rack.

The scope of work conducted by EBI on November 30 and December 5, 2018 included the following:

1) Advanced two exterior soil borings (B-1 and B-2) using direct push drilling methods near the OWS and former wash rack to depths of up to approximately 25 feet bgs.

2) Advanced three interior soil borings (B-3 through B-5) using direct push drilling methods adjacent to the former underground hydraulic lifts to depths of up to approximately 28 feet bgs.

3) Collected continuous soil samples from the borings, field screened the vapor headspace of the soil samples for total ionizable VOCs using a PID, and described the physical characteristics of the soil samples on boring logs.

4) Selected one soil sample from each soil boring, prepared, and submitted the samples under chain-of-custody documentation to a California-certified independent laboratory (SGS Laboratories). The samples collected near the OWS and former wash rack (B-1 and B-2) were submitted for analysis of VOCs via EPA Method 8260, PAHs via EPA Method 8270, and TPH-DRO and - ORO via EPA Method 8015. The samples collected near the former underground hydraulic lifts (B-3 through B-5) were submitted for analysis of TPH-DRO and -ORO via EPA Method 8015, PAHs via EPA Method 8270, and PCBs via EPA Method 8082.

5) Collected grab groundwater samples from temporary wells inserted into each boring, prepared, and submitted the samples under chain-of-custody documentation to SGS Laboratories. The samples collected near the OWS and former wash rack (B-1 and B-2) were submitted for analysis of VOCs via EPA Method 8260, PAHs via EPA Method 8270, and TPH-DRO and -ORO via EPA Method 8015. The samples collected near the former underground hydraulic lifts (B-3 through B-5) were submitted for analysis of TPH-DRO and -ORO via EPA Method 8015, PAHs via EPA Method 8270, and PCBs via EPA Method 8082.

Validation of the Conceptual Model

It is EBI's opinion that the findings and results of this Phase II ESA investigation are consistent with and support the assumptions of the Conceptual Model presented in Section 3.1.1. Sufficient investigation has been demonstrated to support sound conclusions regarding the presence of the target analytes.

Findings

The findings of the Phase II ESA indicated the following:

1) Soil stratigraphy observed during advancement of the soil borings consisted of dark brown to gray/brown clays with varying amounts of fine sand to 28 feet bgs, the total depth explored. Groundwater stabilized at depths of approximately 11 feet bgs in each of the temporary groundwater monitoring wells.

2) The soil sample results of analysis revealed the following:

   a) No PCBs were detected at concentrations greater than the laboratory method detection limits in the samples submitted for those analyses.

   b) No VOCs were detected in the soil samples collected from borings B-1 and B-2 except acetone, 2-butanone (MEK), methylene chloride, and toluene. None of the detected concentrations exceeded the corresponding DTSC-SLs for residential and commercial/industrial soil. It is noted that concentrations of acetone and toluene were detected in the associated laboratory method blank sample.

   c) TPH-DRO and TPH-ORO were detected at concentrations greater than the laboratory method detection limits in each of the soil samples submitted for analysis. None of the detected concentrations exceeded the corresponding Tier 1 ESLs except those detected in the 7.5 to 10 foot sample collected from boring B-3.

   d) The PAHs benzo(g,h,i)perylene and indeno(1,2,3-cd)pyrene were detected in the soil sample collected from boring B-2. None of the detected concentrations exceeded the corresponding DTSC-SLs for residential and commercial/industrial soil.

3) The groundwater sample results of analysis revealed the following:

   a) No PAHs or PCBs were detected at concentrations greater than the laboratory method detection limits in the samples submitted for those analyses.

   b) No VOCs were detected except m,p-xylenes and MTBE. None of the detected concentrations exceeded the corresponding regulatory screening values except MTBE in the sample collected from boring B-2.

   c) TPH-DRO and TPH-ORO were detected in each of the samples at concentrations that exceeded the corresponding Tier 1 ESLs for groundwater.

Conclusions

Based on the findings of this Phase II ESA, EBI concludes the following:

1) Significant subsurface impacts related to the historical uses of the OWS, former wash rack, and hydraulic lifts were not identified. The soil and groundwater results show that the contaminant concentrations (e.g., TPH-DRO, TPH-ORO, and MTBE) detected in the samples collected during EBI's 2018 Phase II ESA investigation are comparable to those collected by others during previous sampling events, which was issued a no further action (NFA) determination by the RWQCB in 2009.

6.0 RECOMMENDATIONS

Based on the findings and conclusions of this Phase II ESA, additional subsurface investigation does not appear to be warranted at this time. However, In the event any future redevelopment or excavation/construction activities are conducted at the Subject Property, further assessment of the soil should be conducted. In the event that impacted soil and/or groundwater is identified, the oversight of the subsurface activities should be conducted by an environmental professional and any impacted soil and/or groundwater should be handled/disposed in accordance with the applicable regulatory regulations.

APPENDIX A
FIGURES

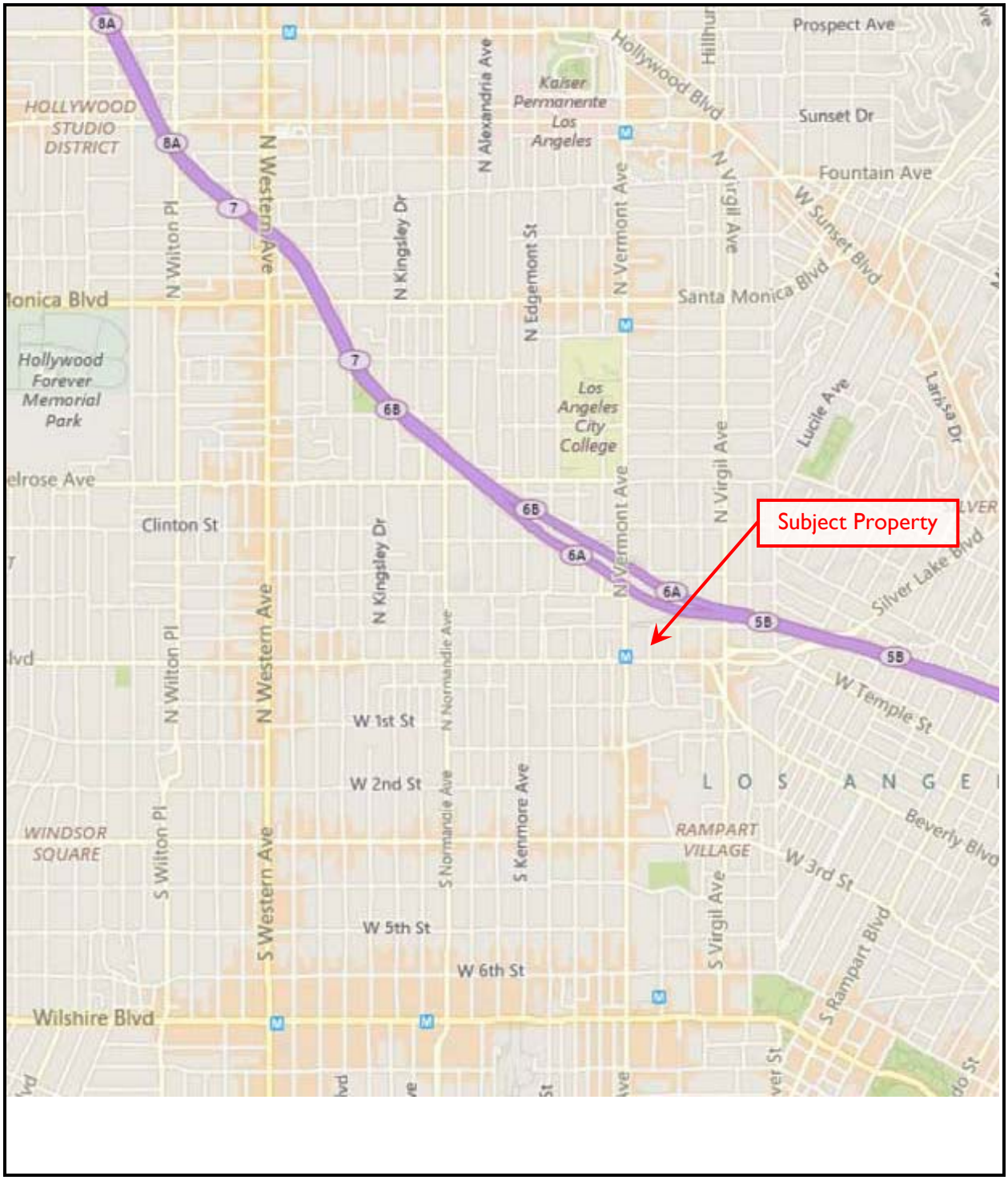

FIGURE 1 – SITE LOCATION MAP

Not to scale

FIGURE 2 – TOPOGRAPHIC MAP

N

Not to scale

FIGURE 3 – BORING LOCATION MAP

N

Not to scale

APPENDIX B
BORING LOGS

SOIL BORING LOG - FIELD READINGS

EBI Project #1218000439
Project Name: 316 North Juanita Avenue
Los Angeles, California

BORING METHOD: Direct Push DATE: 11/30/18 & 12/5/18

Sample #	Depth (Ft)	Moisture (Low-Med-High-Saturated)	PID Reading	Soil Description/Notes
B-1	0 - 5	M	5.5	Dark brown soft sandy clay, some gravel
B-1	5 - 10	M	4.8	Dark brown soft sandy clay, some gravel
B-1	10 - 15	M	7.0	Dark gray/brown soft sandy clay
B-1	15 - 20	H	5.6	Dark gray/brown soft sandy clay
B-1	20 - 25	S	15.0	Dark brown medium soft silty clay, strong petroleum odor and possible staining observed
Bottom of Boring at 25' (Termination depth), groundwater observed at 20', stabilized at 11'				
B-2	0 - 5	M	3.1	Dark brown soft sandy clay, some gravel
B-2	5 - 10	M	4.6	Dark brown soft sandy clay, some gravel
B-2	10 - 15	M	5.3	Dark gray/brown soft sandy clay
B-2	15 - 20	S	4.6	Dark gray/brown soft sandy clay
B-2	20 - 25	S	5.6	Dark brown medium soft silty clay
Bottom of Boring at 25' (Termination depth), groundwater observed at 17', stabilized at 11'				
B-3	0 - 5	M	2.1	Dark brown soft sandy clay, some gravel
B-3	5 - 10	M	5.8	Dark brown soft sandy clay, some gravel
B-3	10 - 15	S	3.2	Brown and gray soft silty sand
Bottom of Boring at 15' (Refusal depth), groundwater encountered at 11'				
B-4	0 - 5	M	4.3	Dark brown soft sandy clay, some gravel
B-4	5 - 10	M	6.5	Dark brown soft sandy clay, some gravel
B-4	10 - 15	S	5.5	Dark gray/brown soft sandy clay
B-4	15 - 20	S	4.1	Dark brown medium soft silty clay
Bottom of Boring at 20' (Termination depth), groundwater encountered at 11'				
B-5	0 - 5	M	4.8	Brown soft sandy clay, some gravel
B-5	5 - 10	--	--	No Recovery
B-5	10 - 15	M	10.6	Dark gray/brown soft sandy clay
B-5	15 - 20	M	7.4	Dark gray/brown soft sandy clay
B-5	20 - 25	H	7.2	Dark brown medium soft clay
B-5	25 - 28	S	35.1	Dark brown medium soft silty clay, strong petroleum odor observed
Bottom of Boring at 28' (Termination depth), groundwater stabilized at 11'				

APPENDIX C
LABORATORY ANALYTICAL RESULTS

The results set forth herein are provided by SGS North America Inc.

e-Hardcopy 2.0
Automated Report

Technical Report for

EBI Consulting

1218000439 Los Angeles, CA

SGS Job Number: FA59800

Sampling Date: 11/30/18

Report to:

EBI Consulting
21 B St
Burlington, MA 01803
rdeutsch@ebiconsulting.com; cbechtel@ebiconsulting.com

ATTN: Ryan Deutsch

Total number of pages in report: 45

Test results contained within this data package meet the requirements of the National Environmental Laboratory Accreditation Program and/or state specific certification programs as applicable.

Caitlin Brice, M.S.
General Manager

Client Service contact: Elvin Kumar 407-425-6700

Certifications: FL(E83510), LA(03051), KS(E-10327), IL(200063), NC(573), NJ(FL002), NY(12022), SC(96038001) DoD ELAP(ANAB L2229), AZ(AZ0806), CA(2937), TX(T104704404), PA(68-03573), VA(460177), AK, AR, IA, KY, MA, MS, ND, NH, NV, OK, OR, UT, WA, WV

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Please share your ideas about
how we can serve you better at:
EHS.US.CustomerCare@sgs.com

December 17, 2018

Ryan Deutsch
EBI Consulting
21 B Street
Burlington, MA 01803

RE: SGS North America Inc. - Orlando job FA59800 Reissue

Dear Mr. Deutsch,

The final report for job number FA59800 has been revised to exclude sample FA59800-1 from the final report.

SGS North America Inc. - Orlando apologies for any inconvenience this may have caused. Please feel free to contact us if we can be of further assistance.

Sincerely,

SGS North America, Inc. - Orlando

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SGS North America Inc.

Sample Summary

EBI Consulting

1218000439 Los Angeles, CA

Job No: FA59800

Sample Number	Collected Date	Time	By	Received	Matrix Code	Type	Client Sample ID
FA59800-2	11/30/18	09:00	CB	12/01/18	SO	Soil	B-2 (12.5-15)
FA59800-3	11/30/18	10:10	CB	12/01/18	SO	Soil	B-3 (7.5-10)
FA59800-4	11/30/18	10:45	CB	12/01/18	SO	Soil	B-4 (7.5-10)

Soil samples reported on a dry weight basis unless otherwise indicated on result page.

Summary of Hits

Job Number: FA59800
Account: EBI Consulting
Project: 1218000439 Los Angeles, CA
Collected: 11/30/18

Lab Sample ID / Analyte	Client Sample ID	Result/ Qual	RL	MDL	Units	Method
FA59800-2	**B-2 (12.5-15)**					
Acetone		0.0610 B	0.039	0.0079	mg/kg	SW846 8260B
2-Butanone (MEK)		0.0087 J	0.020	0.0057	mg/kg	SW846 8260B
Benzo(g,h,i)perylene		0.0386 J	0.17	0.017	mg/kg	SW846 8270D
Indeno(1,2,3-cd)pyrene		0.0225 J	0.17	0.020	mg/kg	SW846 8270D
TPH (C10-C28)		31.6	13	6.5	mg/kg	SW846 8015C
TPH (> C28-C40)		75.0	13	6.5	mg/kg	SW846 8015C
FA59800-3	**B-3 (7.5-10)**					
TPH (C10-C28)		249	66	33	mg/kg	SW846 8015C
TPH (> C28-C40)		994	66	33	mg/kg	SW846 8015C
FA59800-4	**B-4 (7.5-10)**					
TPH (C10-C28)		42.0	13	6.5	mg/kg	SW846 8015C
TPH (> C28-C40)		90.9	13	6.5	mg/kg	SW846 8015C

Sample Results

Report of Analysis

Report of Analysis

Client Sample ID:	B-2 (12.5-15)		
Lab Sample ID:	FA59800-2	**Date Sampled:**	11/30/18
Matrix:	SO - Soil	**Date Received:**	12/01/18
Method:	SW846 8260B	**Percent Solids:**	n/a [a]
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	F0087494.D	1	12/03/18 13:37	SP	n/a	n/a	VF3048
Run #2	F0087527.D	1	12/04/18 14:05	SP	n/a	n/a	VF3049

	Initial Weight	Final Volume
Run #1	6.35 g	5.0 ml
Run #2	6.65 g	5.0 ml

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	0.0610	0.039	0.0079	mg/kg	B
71-43-2	Benzene	ND	0.0039	0.00096	mg/kg	
108-86-1	Bromobenzene	ND	0.0039	0.00079	mg/kg	
74-97-5	Bromochloromethane	ND	0.0039	0.0012	mg/kg	
75-27-4	Bromodichloromethane	ND	0.0039	0.00079	mg/kg	
75-25-2	Bromoform	ND	0.0039	0.00079	mg/kg	
78-93-3	2-Butanone (MEK)	0.0087	0.020	0.0057	mg/kg	J
104-51-8	n-Butylbenzene	ND	0.0039	0.00079	mg/kg	
135-98-8	sec-Butylbenzene	ND	0.0039	0.00079	mg/kg	
98-06-6	tert-Butylbenzene	ND	0.0039	0.00079	mg/kg	
75-15-0	Carbon Disulfide	ND	0.0039	0.00079	mg/kg	
56-23-5	Carbon Tetrachloride	ND	0.0039	0.00080	mg/kg	
108-90-7	Chlorobenzene	ND	0.0039	0.00079	mg/kg	
75-00-3	Chloroethane	ND	0.0039	0.0016	mg/kg	
67-66-3	Chloroform	ND	0.0039	0.0010	mg/kg	
95-49-8	o-Chlorotoluene	ND	0.0039	0.00079	mg/kg	
106-43-4	p-Chlorotoluene	ND	0.0039	0.00079	mg/kg	
124-48-1	Dibromochloromethane	ND	0.0039	0.00079	mg/kg	
96-12-8	1,2-Dibromo-3-chloropropane	ND	0.0039	0.0015	mg/kg	
106-93-4	1,2-Dibromoethane	ND	0.0039	0.00079	mg/kg	
75-71-8	Dichlorodifluoromethane	ND [b]	0.0038	0.0015	mg/kg	
95-50-1	1,2-Dichlorobenzene	ND	0.0039	0.00079	mg/kg	
541-73-1	1,3-Dichlorobenzene	ND	0.0039	0.00079	mg/kg	
106-46-7	1,4-Dichlorobenzene	ND	0.0039	0.00091	mg/kg	
75-34-3	1,1-Dichloroethane	ND	0.0039	0.0014	mg/kg	
107-06-2	1,2-Dichloroethane	ND	0.0039	0.00079	mg/kg	
75-35-4	1,1-Dichloroethylene	ND	0.0039	0.00079	mg/kg	
156-59-2	cis-1,2-Dichloroethylene	ND	0.0039	0.0011	mg/kg	
156-60-5	trans-1,2-Dichloroethylene	ND	0.0039	0.00079	mg/kg	
78-87-5	1,2-Dichloropropane	ND	0.0039	0.00079	mg/kg	
142-28-9	1,3-Dichloropropane	ND	0.0039	0.00079	mg/kg	
594-20-7	2,2-Dichloropropane	ND	0.0039	0.00079	mg/kg	

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-2 (12.5-15)		
Lab Sample ID:	FA59800-2	**Date Sampled:**	11/30/18
Matrix:	SO - Soil	**Date Received:**	12/01/18
Method:	SW846 8260B	**Percent Solids:**	n/a [a]
Project:	1218000439 Los Angeles, CA		

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
563-58-6	1,1-Dichloropropene	ND	0.0039	0.00080	mg/kg	
10061-01-5	cis-1,3-Dichloropropene	ND	0.0039	0.00079	mg/kg	
10061-02-6	trans-1,3-Dichloropropene	ND	0.0039	0.00079	mg/kg	
100-41-4	Ethylbenzene	ND	0.0039	0.00079	mg/kg	
87-68-3	Hexachlorobutadiene	ND	0.0039	0.0010	mg/kg	
591-78-6	2-Hexanone	ND	0.020	0.0059	mg/kg	
98-82-8	Isopropylbenzene	ND	0.0039	0.00079	mg/kg	
99-87-6	p-Isopropyltoluene	ND	0.0039	0.00079	mg/kg	
74-83-9	Methyl Bromide	ND	0.0039	0.0016	mg/kg	
74-87-3	Methyl Chloride	ND [b]	0.0038	0.0015	mg/kg	
74-95-3	Methylene Bromide	ND	0.0039	0.00079	mg/kg	
75-09-2	Methylene Chloride	ND	0.0079	0.0031	mg/kg	
108-10-1	4-Methyl-2-pentanone (MIBK)	ND	0.020	0.0059	mg/kg	
1634-04-4	Methyl Tert Butyl Ether	ND	0.0039	0.00079	mg/kg	
91-20-3	Naphthalene	ND	0.0039	0.0016	mg/kg	
103-65-1	n-Propylbenzene	ND	0.0039	0.00079	mg/kg	
100-42-5	Styrene	ND	0.0039	0.00079	mg/kg	
630-20-6	1,1,1,2-Tetrachloroethane	ND	0.0039	0.00081	mg/kg	
79-34-5	1,1,2,2-Tetrachloroethane	ND	0.0039	0.00079	mg/kg	
127-18-4	Tetrachloroethylene	ND	0.0039	0.0010	mg/kg	
108-88-3	Toluene	ND	0.0039	0.00079	mg/kg	
87-61-6	1,2,3-Trichlorobenzene	ND	0.0039	0.0011	mg/kg	
120-82-1	1,2,4-Trichlorobenzene	ND	0.0039	0.00079	mg/kg	
71-55-6	1,1,1-Trichloroethane	ND	0.0039	0.00079	mg/kg	
79-00-5	1,1,2-Trichloroethane	ND	0.0039	0.00079	mg/kg	
79-01-6	Trichloroethylene	ND	0.0039	0.00079	mg/kg	
75-69-4	Trichlorofluoromethane	ND	0.0039	0.0016	mg/kg	
96-18-4	1,2,3-Trichloropropane	ND	0.0039	0.00098	mg/kg	
95-63-6	1,2,4-Trimethylbenzene	ND	0.0039	0.00079	mg/kg	
108-67-8	1,3,5-Trimethylbenzene	ND	0.0039	0.00079	mg/kg	
108-05-4	Vinyl Acetate	ND	0.020	0.013	mg/kg	
75-01-4	Vinyl Chloride	ND	0.0039	0.00079	mg/kg	
	m,p-Xylene	ND	0.0079	0.00087	mg/kg	
95-47-6	o-Xylene	ND	0.0039	0.00079	mg/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	98%	98%	75-124%
17060-07-0	1,2-Dichloroethane-D4	102%	102%	72-135%
2037-26-5	Toluene-D8	99%	101%	75-126%

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-2 (12.5-15)		
Lab Sample ID:	FA59800-2	**Date Sampled:**	11/30/18
Matrix:	SO - Soil	**Date Received:**	12/01/18
Method:	SW846 8260B	**Percent Solids:**	n/a [a]
Project:	1218000439 Los Angeles, CA		

VOA 8260 List

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
460-00-4	4-Bromofluorobenzene	103%	103%	71-133%

(a) All results reported on a wet weight basis.
(b) Result is from Run# 2

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range

J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-2 (12.5-15)		
Lab Sample ID:	FA59800-2	**Date Sampled:**	11/30/18
Matrix:	SO - Soil	**Date Received:**	12/01/18
Method:	SW846 8270D SW846 3550C	**Percent Solids:**	n/a [a]
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	X064043.D	1	12/05/18 16:37	MV	12/05/18 08:30	OP72890	SX2645
Run #2							

	Initial Weight	Final Volume
Run #1	30.3 g	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	0.17	0.018	mg/kg	
208-96-8	Acenaphthylene	ND	0.17	0.017	mg/kg	
120-12-7	Anthracene	ND	0.17	0.018	mg/kg	
56-55-3	Benzo(a)anthracene	ND	0.17	0.017	mg/kg	
50-32-8	Benzo(a)pyrene	ND	0.17	0.019	mg/kg	
205-99-2	Benzo(b)fluoranthene	ND	0.17	0.018	mg/kg	
191-24-2	Benzo(g,h,i)perylene	0.0386	0.17	0.017	mg/kg	J
207-08-9	Benzo(k)fluoranthene	ND	0.17	0.022	mg/kg	
218-01-9	Chrysene	ND	0.17	0.017	mg/kg	
53-70-3	Dibenzo(a,h)anthracene	ND	0.17	0.021	mg/kg	
206-44-0	Fluoranthene	ND	0.17	0.017	mg/kg	
86-73-7	Fluorene	ND	0.17	0.018	mg/kg	
193-39-5	Indeno(1,2,3-cd)pyrene	0.0225	0.17	0.020	mg/kg	J
90-12-0	1-Methylnaphthalene	ND	0.17	0.017	mg/kg	
91-57-6	2-Methylnaphthalene	ND	0.17	0.017	mg/kg	
91-20-3	Naphthalene	ND	0.17	0.017	mg/kg	
85-01-8	Phenanthrene	ND	0.17	0.017	mg/kg	
129-00-0	Pyrene	ND	0.17	0.019	mg/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
4165-60-0	Nitrobenzene-d5	64%		40-105%
321-60-8	2-Fluorobiphenyl	70%		43-107%
1718-51-0	Terphenyl-d14	65%		45-119%

(a) All results reported on a wet weight basis.

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-2 (12.5-15)		
Lab Sample ID:	FA59800-2	**Date Sampled:**	11/30/18
Matrix:	SO - Soil	**Date Received:**	12/01/18
Method:	SW846 8015C SW846 3546	**Percent Solids:**	n/a [a]
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	JJ022373.D	2	12/07/18 13:44	SJL	12/05/18 13:00	OP72907	GJJ911
Run #2							

	Initial Weight	Final Volume
Run #1	15.3 g	1.0 ml
Run #2		

TPH Extractable

CAS No.	Compound	Result	RL	MDL	Units	Q
	TPH (C10-C28)	31.6	13	6.5	mg/kg	
	TPH (> C28-C40)	75.0	13	6.5	mg/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
84-15-1	o-Terphenyl	79%		56-122%

(a) All results reported on a wet weight basis.

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-3 (7.5-10)		
Lab Sample ID:	FA59800-3	**Date Sampled:**	11/30/18
Matrix:	SO - Soil	**Date Received:**	12/01/18
Method:	SW846 8270D SW846 3550C	**Percent Solids:**	n/a [a]
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	X064044.D	1	12/05/18 17:03	MV	12/05/18 08:30	OP72890	SX2645
Run #2							

	Initial Weight	Final Volume
Run #1	30.0 g	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	0.17	0.018	mg/kg	
208-96-8	Acenaphthylene	ND	0.17	0.017	mg/kg	
120-12-7	Anthracene	ND	0.17	0.019	mg/kg	
56-55-3	Benzo(a)anthracene	ND	0.17	0.017	mg/kg	
50-32-8	Benzo(a)pyrene	ND	0.17	0.020	mg/kg	
205-99-2	Benzo(b)fluoranthene	ND	0.17	0.018	mg/kg	
191-24-2	Benzo(g,h,i)perylene	ND	0.17	0.017	mg/kg	
207-08-9	Benzo(k)fluoranthene	ND	0.17	0.022	mg/kg	
218-01-9	Chrysene	ND	0.17	0.017	mg/kg	
53-70-3	Dibenzo(a,h)anthracene	ND	0.17	0.021	mg/kg	
206-44-0	Fluoranthene	ND	0.17	0.017	mg/kg	
86-73-7	Fluorene	ND	0.17	0.018	mg/kg	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	0.17	0.020	mg/kg	
90-12-0	1-Methylnaphthalene	ND	0.17	0.017	mg/kg	
91-57-6	2-Methylnaphthalene	ND	0.17	0.017	mg/kg	
91-20-3	Naphthalene	ND	0.17	0.017	mg/kg	
85-01-8	Phenanthrene	ND	0.17	0.017	mg/kg	
129-00-0	Pyrene	ND	0.17	0.019	mg/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
4165-60-0	Nitrobenzene-d5	63%		40-105%
321-60-8	2-Fluorobiphenyl	69%		43-107%
1718-51-0	Terphenyl-d14	65%		45-119%

(a) All results reported on a wet weight basis.

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-3 (7.5-10)		
Lab Sample ID:	FA59800-3	**Date Sampled:**	11/30/18
Matrix:	SO - Soil	**Date Received:**	12/01/18
Method:	SW846 8082A SW846 3546	**Percent Solids:**	n/a [a]
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	MM53593.D	1	12/05/18 19:20	NM	12/05/18 11:00	OP72902	GMM1045
Run #2							

	Initial Weight	Final Volume
Run #1	15.2 g	5.0 ml
Run #2		

PCB List

CAS No.	Compound	Result	RL	MDL	Units	Q
12674-11-2	Aroclor 1016	ND	0.016	0.0066	mg/kg	
11104-28-2	Aroclor 1221	ND	0.016	0.0082	mg/kg	
11141-16-5	Aroclor 1232	ND	0.016	0.0082	mg/kg	
53469-21-9	Aroclor 1242	ND	0.016	0.0066	mg/kg	
12672-29-6	Aroclor 1248	ND	0.016	0.0066	mg/kg	
11097-69-1	Aroclor 1254	ND	0.016	0.0066	mg/kg	
11096-82-5	Aroclor 1260	ND	0.016	0.0066	mg/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
877-09-8	Tetrachloro-m-xylene	82%		44-126%
2051-24-3	Decachlorobiphenyl	50%		41-145%

(a) All results reported on a wet weight basis.

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-3 (7.5-10)		
Lab Sample ID:	FA59800-3	**Date Sampled:**	11/30/18
Matrix:	SO - Soil	**Date Received:**	12/01/18
Method:	SW846 8015C SW846 3546	**Percent Solids:**	n/a [a]
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	JJ022380.D	10	12/07/18 17:04	SJL	12/05/18 13:00	OP72907	GJJ911
Run #2							

	Initial Weight	Final Volume
Run #1	15.1 g	1.0 ml
Run #2		

TPH Extractable

CAS No.	Compound	Result	RL	MDL	Units	Q
	TPH (C10-C28)	249	66	33	mg/kg	
	TPH (> C28-C40)	994	66	33	mg/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
84-15-1	o-Terphenyl	60%		56-122%

(a) All results reported on a wet weight basis.

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-4 (7.5-10)		
Lab Sample ID:	FA59800-4	**Date Sampled:**	11/30/18
Matrix:	SO - Soil	**Date Received:**	12/01/18
Method:	SW846 8270D SW846 3550C	**Percent Solids:**	n/a [a]
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	X064045.D	1	12/05/18 17:28	MV	12/05/18 08:30	OP72890	SX2645
Run #2							

	Initial Weight	Final Volume
Run #1	29.9 g	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	0.17	0.018	mg/kg	
208-96-8	Acenaphthylene	ND	0.17	0.017	mg/kg	
120-12-7	Anthracene	ND	0.17	0.019	mg/kg	
56-55-3	Benzo(a)anthracene	ND	0.17	0.017	mg/kg	
50-32-8	Benzo(a)pyrene	ND	0.17	0.020	mg/kg	
205-99-2	Benzo(b)fluoranthene	ND	0.17	0.018	mg/kg	
191-24-2	Benzo(g,h,i)perylene	ND	0.17	0.017	mg/kg	
207-08-9	Benzo(k)fluoranthene	ND	0.17	0.022	mg/kg	
218-01-9	Chrysene	ND	0.17	0.017	mg/kg	
53-70-3	Dibenzo(a,h)anthracene	ND	0.17	0.021	mg/kg	
206-44-0	Fluoranthene	ND	0.17	0.017	mg/kg	
86-73-7	Fluorene	ND	0.17	0.018	mg/kg	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	0.17	0.020	mg/kg	
90-12-0	1-Methylnaphthalene	ND	0.17	0.017	mg/kg	
91-57-6	2-Methylnaphthalene	ND	0.17	0.017	mg/kg	
91-20-3	Naphthalene	ND	0.17	0.017	mg/kg	
85-01-8	Phenanthrene	ND	0.17	0.017	mg/kg	
129-00-0	Pyrene	ND	0.17	0.019	mg/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
4165-60-0	Nitrobenzene-d5	63%		40-105%
321-60-8	2-Fluorobiphenyl	66%		43-107%
1718-51-0	Terphenyl-d14	62%		45-119%

(a) All results reported on a wet weight basis.

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-4 (7.5-10)		
Lab Sample ID:	FA59800-4	**Date Sampled:**	11/30/18
Matrix:	SO - Soil	**Date Received:**	12/01/18
Method:	SW846 8082A SW846 3546	**Percent Solids:**	n/a [a]
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	MM53596.D	1	12/05/18 19:55	NM	12/05/18 11:00	OP72902	GMM1045
Run #2							

	Initial Weight	Final Volume
Run #1	15.0 g	5.0 ml
Run #2		

PCB List

CAS No.	Compound	Result	RL	MDL	Units	Q
12674-11-2	Aroclor 1016	ND	0.017	0.0067	mg/kg	
11104-28-2	Aroclor 1221	ND	0.017	0.0083	mg/kg	
11141-16-5	Aroclor 1232	ND	0.017	0.0083	mg/kg	
53469-21-9	Aroclor 1242	ND	0.017	0.0067	mg/kg	
12672-29-6	Aroclor 1248	ND	0.017	0.0067	mg/kg	
11097-69-1	Aroclor 1254	ND	0.017	0.0067	mg/kg	
11096-82-5	Aroclor 1260	ND	0.017	0.0067	mg/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
877-09-8	Tetrachloro-m-xylene	97%		44-126%
2051-24-3	Decachlorobiphenyl	55%		41-145%

(a) All results reported on a wet weight basis.

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-4 (7.5-10)		
Lab Sample ID:	FA59800-4	**Date Sampled:**	11/30/18
Matrix:	SO - Soil	**Date Received:**	12/01/18
Method:	SW846 8015C SW846 3546	**Percent Solids:**	n/a [a]
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	JJ022375.D	2	12/07/18 14:41	SJL	12/05/18 13:00	OP72907	GJJ911
Run #2							

	Initial Weight	Final Volume
Run #1	15.3 g	1.0 ml
Run #2		

TPH Extractable

CAS No.	Compound	Result	RL	MDL	Units	Q
	TPH (C10-C28)	42.0	13	6.5	mg/kg	
	TPH (> C28-C40)	90.9	13	6.5	mg/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
84-15-1	o-Terphenyl	77%		56-122%

(a) All results reported on a wet weight basis.

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Misc. Forms

Custody Documents and Other Forms

Includes the following where applicable:

- Chain of Custody

SGS ACCUTEST

CHAIN OF CUSTODY

2105 Lundy Ave, San Jose, CA 95131
(408) 588-0200 FAX: (408) 588-0201

FA59800

FED-EX Tracking #	Bottle Order Control #
SGS Accutest Quote #	SGS Accutest NC Job #: C

Client / Reporting Information

Company Name: EBI	Project Name: 1218000464 / Los Angeles, CA
Address: 21 B Street	Street:
City: Burlington State: MA Zip: 01803	City: Los Angeles State: California
Project Contact: Chad Bechtel / Ryan Deutsch	Project #: 1218000439
Phone #:	EMAIL:
Sampler's Name: Chad Bechtel / Liz Ruiz	Client Purchase Order #:

Project Information

Requested Analysis

Matrix Codes: WW- Wastewater; GW- Ground Water; SW- Surface Water; SO- Soil; OI-Oil; WP-Wipe; LIQ - Non-aqueous Liquid; AIR; DW- Drinking Water (Perchlorate Only)

SGS Accutest Sample ID	Sample ID / Field Point / Point of Collection	Collection Date	Collection Time	Sampled by	Matrix	# of bottles	HCl	NaOH	HNO3	H2SO4	NONE	NaHSO4	MEOH	ENCORE	VOCs (8260)	PAHs (8270)	TPH-DRO/ORO (8015)	PCBs (8082)	LAB USE ONLY
1	B-1 (22.5-25)	11/30/18	0820	CB	SO	5					4		1		X	X	X		
2	B-2 (12.5-15)		0900			5					4		1		X	X	X		
3	B-3 (7.5-10)		1010			1					1					X	X	X	
4	B-4 (7.5-10)		1045			1					1					X	X	X	
	← Not sampled →																		

Tumaround Time (Business days)

		Approved By:/ Date:
	10 Day	
	5 Day	
	3 Day	
	2 Day	
X	1 Day	
	Same Day	

Emergency T/A data available VIA Lablink

Data Deliverable Information

- [ ] Commercial "A" - Results only
- [X] Commercial "B" - Results with QC summaries
- [ ] Commerical "B+" - Results, QC, and chromatograms
- [ ] FULT1 - Level 4 data package
- [ ] EDF for Geotracker [ ] EDD Format
- Provide EDF Global ID
- Provide EDF Logcode:

Comments / Remarks

****RUSH TAT****

Sample Custody must be documented below each time samples change possession, including courier delivery.

Relinquished by Sampler:	Date Time:	Received By:	Relinquished By:	Date Time:	Received By:
1 Chad Bechtel	11/30/18 1600	1 Fed Ex	2 FY		2 [signature] 12/1/18 1600
Relinquished by: 3	Date Time:	Received By: 3	Relinquished By: 4	Date Time:	Received By: 4
Relinquished by: 5	Date Time:	Received By: 5	Custody Seal #	Appropriate Bottle / Pres. Y / N; Headspace Y / N; On Ice Y / N; Labels match Coc? Y / N; Separate Receiving Check List used: Y / N	Cooler Temp. 3.7 oC

4.1

4

FA59800: Chain of Custody
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SGS Sample Receipt Summary

Job Number: FA59800 **Client:** EBI **Project:** 1218000464/Los Angeles, CA

Date / Time Received: 12/1/2018 10:00:00 AM **Delivery Method:** FedEx **Airbill #'s:** 790902933001

Therm ID: IR 1; **Therm CF:** -0.2; **# of Coolers:** 1

Cooler Temps (Raw Measured) °C: Cooler 1: (3.9);

Cooler Temps (Corrected) °C: Cooler 1: (3.7);

Cooler Information	Y	or	N
1. Custody Seals Present	☑		☐
2. Custody Seals Intact	☑		☐
3. Temp criteria achieved	☑		☐
4. Cooler temp verification	IR Gun		
5. Cooler media	Ice (Bag)		

Trip Blank Information	Y	or	N	N/A
1. Trip Blank present / cooler	☐		☐	☑
2. Trip Blank listed on COC	☐		☐	☑

	W	or	S	N/A
3. Type Of TB Received	☐		☐	☑

Sample Information	Y	or	N	N/A
1. Sample labels present on bottles	☑		☐	
2. Samples preserved properly	☑		☐	
3. Sufficient volume/containers recvd for analysis:	☑		☐	
4. Condition of sample	Intact			
5. Sample recvd within HT	☑		☐	
6. Dates/Times/IDs on COC match Sample Label	☑		☐	
7. VOCs have headspace	☐		☐	☑
8. Bottles received for unspecified tests	☐		☑	
9. Compositing instructions clear	☐		☐	☑
10. Voa Soil Kits/Jars received past 48hrs?	☐		☐	☑
11. % Solids Jar received?	☐		☐	☑
12. Residual Chlorine Present?	☐		☐	☑

Misc. Information

Number of Encores: 25-Gram _____ 5-Gram _____ Number of 5035 Field Kits: 2 Number of Lab Filtered Metals: _____

Test Strip Lot #s: pH 0-3 230315 pH 10-12 219813A Other: (Specify) _____ _____

Residual Chlorine Test Strip Lot #: _____

Comments

SM001
Rev. Date 05/24/17

Technician: PETERH Date: 12/1/2018 10:00:00 A Reviewer: PH Date: 12/2/2018

FA59800: Chain of Custody
Page 2 of 2

MS Volatiles

QC Data Summaries

Includes the following where applicable:

- Method Blank Summaries
- Blank Spike Summaries
- Matrix Spike and Duplicate Summaries

Method Blank Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
VF3048-MB	F0087491.D	1	12/03/18	SP	n/a	n/a	VF3048

The QC reported here applies to the following samples: **Method:** SW846 8260B

FA59800-2

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	16.7	50	10	ug/kg	J
71-43-2	Benzene	ND	5.0	1.2	ug/kg	
108-86-1	Bromobenzene	ND	5.0	1.0	ug/kg	
74-97-5	Bromochloromethane	ND	5.0	1.5	ug/kg	
75-27-4	Bromodichloromethane	ND	5.0	1.0	ug/kg	
75-25-2	Bromoform	ND	5.0	1.0	ug/kg	
78-93-3	2-Butanone (MEK)	ND	25	7.3	ug/kg	
104-51-8	n-Butylbenzene	ND	5.0	1.0	ug/kg	
135-98-8	sec-Butylbenzene	ND	5.0	1.0	ug/kg	
98-06-6	tert-Butylbenzene	ND	5.0	1.0	ug/kg	
75-15-0	Carbon Disulfide	ND	5.0	1.0	ug/kg	
56-23-5	Carbon Tetrachloride	ND	5.0	1.0	ug/kg	
108-90-7	Chlorobenzene	ND	5.0	1.0	ug/kg	
75-00-3	Chloroethane	ND	5.0	2.0	ug/kg	
67-66-3	Chloroform	ND	5.0	1.3	ug/kg	
95-49-8	o-Chlorotoluene	ND	5.0	1.0	ug/kg	
106-43-4	p-Chlorotoluene	ND	5.0	1.0	ug/kg	
124-48-1	Dibromochloromethane	ND	5.0	1.0	ug/kg	
96-12-8	1,2-Dibromo-3-chloropropane	ND	5.0	1.9	ug/kg	
106-93-4	1,2-Dibromoethane	ND	5.0	1.0	ug/kg	
95-50-1	1,2-Dichlorobenzene	ND	5.0	1.0	ug/kg	
541-73-1	1,3-Dichlorobenzene	ND	5.0	1.0	ug/kg	
106-46-7	1,4-Dichlorobenzene	ND	5.0	1.2	ug/kg	
75-34-3	1,1-Dichloroethane	ND	5.0	1.8	ug/kg	
107-06-2	1,2-Dichloroethane	ND	5.0	1.0	ug/kg	
75-35-4	1,1-Dichloroethylene	ND	5.0	1.0	ug/kg	
156-59-2	cis-1,2-Dichloroethylene	ND	5.0	1.4	ug/kg	
156-60-5	trans-1,2-Dichloroethylene	ND	5.0	1.0	ug/kg	
78-87-5	1,2-Dichloropropane	ND	5.0	1.0	ug/kg	
142-28-9	1,3-Dichloropropane	ND	5.0	1.0	ug/kg	
594-20-7	2,2-Dichloropropane	ND	5.0	1.0	ug/kg	
563-58-6	1,1-Dichloropropene	ND	5.0	1.0	ug/kg	
10061-01-5	cis-1,3-Dichloropropene	ND	5.0	1.0	ug/kg	
10061-02-6	trans-1,3-Dichloropropene	ND	5.0	1.0	ug/kg	
100-41-4	Ethylbenzene	ND	5.0	1.0	ug/kg	
87-68-3	Hexachlorobutadiene	ND	5.0	1.3	ug/kg	

Method Blank Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
VF3048-MB	F0087491.D	1	12/03/18	SP	n/a	n/a	VF3048

The QC reported here applies to the following samples: **Method:** SW846 8260B

FA59800-2

CAS No.	Compound	Result	RL	MDL	Units	Q
591-78-6	2-Hexanone	ND	25	7.5	ug/kg	
98-82-8	Isopropylbenzene	ND	5.0	1.0	ug/kg	
99-87-6	p-Isopropyltoluene	ND	5.0	1.0	ug/kg	
74-83-9	Methyl Bromide	ND	5.0	2.0	ug/kg	
74-95-3	Methylene Bromide	ND	5.0	1.0	ug/kg	
75-09-2	Methylene Chloride	ND	10	4.0	ug/kg	
108-10-1	4-Methyl-2-pentanone (MIBK)	ND	25	7.5	ug/kg	
1634-04-4	Methyl Tert Butyl Ether	ND	5.0	1.0	ug/kg	
91-20-3	Naphthalene	ND	5.0	2.0	ug/kg	
103-65-1	n-Propylbenzene	ND	5.0	1.0	ug/kg	
100-42-5	Styrene	ND	5.0	1.0	ug/kg	
630-20-6	1,1,1,2-Tetrachloroethane	ND	5.0	1.0	ug/kg	
79-34-5	1,1,2,2-Tetrachloroethane	ND	5.0	1.0	ug/kg	
127-18-4	Tetrachloroethylene	ND	5.0	1.3	ug/kg	
108-88-3	Toluene	ND	5.0	1.0	ug/kg	
87-61-6	1,2,3-Trichlorobenzene	ND	5.0	1.4	ug/kg	
120-82-1	1,2,4-Trichlorobenzene	ND	5.0	1.0	ug/kg	
71-55-6	1,1,1-Trichloroethane	ND	5.0	1.0	ug/kg	
79-00-5	1,1,2-Trichloroethane	ND	5.0	1.0	ug/kg	
79-01-6	Trichloroethylene	ND	5.0	1.0	ug/kg	
75-69-4	Trichlorofluoromethane	ND	5.0	2.0	ug/kg	
96-18-4	1,2,3-Trichloropropane	ND	5.0	1.3	ug/kg	
95-63-6	1,2,4-Trimethylbenzene	ND	5.0	1.0	ug/kg	
108-67-8	1,3,5-Trimethylbenzene	ND	5.0	1.0	ug/kg	
108-05-4	Vinyl Acetate	ND	25	16	ug/kg	
75-01-4	Vinyl Chloride	ND	5.0	1.0	ug/kg	
	m,p-Xylene	ND	10	1.1	ug/kg	
95-47-6	o-Xylene	ND	5.0	1.0	ug/kg	

CAS No.	Surrogate Recoveries		Limits
1868-53-7	Dibromofluoromethane	98%	75-124%
17060-07-0	1,2-Dichloroethane-D4	102%	72-135%
2037-26-5	Toluene-D8	98%	75-126%
460-00-4	4-Bromofluorobenzene	105%	71-133%

Method Blank Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
VF3049-MB	F0087525.D	1	12/04/18	SP	n/a	n/a	VF3049

The QC reported here applies to the following samples: **Method:** SW846 8260B

FA59800-2

CAS No.	Compound	Result	RL	MDL	Units	Q
75-71-8	Dichlorodifluoromethane	ND	5.0	2.0	ug/kg	
74-87-3	Methyl Chloride	ND	5.0	2.0	ug/kg	

CAS No.	Surrogate Recoveries		Limits
1868-53-7	Dibromofluoromethane	100%	75-124%
17060-07-0	1,2-Dichloroethane-D4	102%	72-135%
2037-26-5	Toluene-D8	102%	75-126%
460-00-4	4-Bromofluorobenzene	104%	71-133%

Blank Spike Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
VF3048-BS	F0087492.D	1	12/03/18	SP	n/a	n/a	VF3048

The QC reported here applies to the following samples: **Method:** SW846 8260B

FA59800-2

CAS No.	Compound	Spike ug/kg	BSP ug/kg	BSP %	Limits
67-64-1	Acetone	250	235	94	61-152
71-43-2	Benzene	50	50.1	100	76-126
108-86-1	Bromobenzene	50	50.3	101	76-122
74-97-5	Bromochloromethane	50	45.0	90	77-120
75-27-4	Bromodichloromethane	50	51.2	102	74-130
75-25-2	Bromoform	50	51.8	104	76-127
78-93-3	2-Butanone (MEK)	250	244	98	75-137
104-51-8	n-Butylbenzene	50	53.5	107	71-128
135-98-8	sec-Butylbenzene	50	52.0	104	79-135
98-06-6	tert-Butylbenzene	50	50.7	101	77-133
75-15-0	Carbon Disulfide	50	47.3	95	72-122
56-23-5	Carbon Tetrachloride	50	47.1	94	78-133
108-90-7	Chlorobenzene	50	49.7	99	81-129
75-00-3	Chloroethane	50	49.2	98	68-133
67-66-3	Chloroform	50	47.2	94	72-123
95-49-8	o-Chlorotoluene	50	51.9	104	77-129
106-43-4	p-Chlorotoluene	50	52.0	104	80-134
124-48-1	Dibromochloromethane	50	48.6	97	76-127
96-12-8	1,2-Dibromo-3-chloropropane	50	49.8	100	70-137
106-93-4	1,2-Dibromoethane	50	46.8	94	77-126
95-50-1	1,2-Dichlorobenzene	50	49.5	99	80-129
541-73-1	1,3-Dichlorobenzene	50	51.7	103	81-129
106-46-7	1,4-Dichlorobenzene	50	50.7	101	76-130
75-34-3	1,1-Dichloroethane	50	50.8	102	73-125
107-06-2	1,2-Dichloroethane	50	50.7	101	74-128
75-35-4	1,1-Dichloroethylene	50	50.0	100	81-136
156-59-2	cis-1,2-Dichloroethylene	50	48.4	97	74-126
156-60-5	trans-1,2-Dichloroethylene	50	48.8	98	70-127
78-87-5	1,2-Dichloropropane	50	50.1	100	74-125
142-28-9	1,3-Dichloropropane	50	45.9	92	76-122
594-20-7	2,2-Dichloropropane	50	51.8	104	77-133
563-58-6	1,1-Dichloropropene	50	48.4	97	75-130
10061-01-5	cis-1,3-Dichloropropene	50	50.0	100	80-123
10061-02-6	trans-1,3-Dichloropropene	50	51.1	102	75-131
100-41-4	Ethylbenzene	50	51.0	102	77-123
87-68-3	Hexachlorobutadiene	50	50.2	100	74-136

* = Outside of Control Limits.

Blank Spike Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
VF3048-BS	F0087492.D	1	12/03/18	SP	n/a	n/a	VF3048

The QC reported here applies to the following samples: **Method:** SW846 8260B

FA59800-2

CAS No.	Compound	Spike ug/kg	BSP ug/kg	BSP %	Limits
591-78-6	2-Hexanone	250	240	96	72-133
98-82-8	Isopropylbenzene	50	52.9	106	80-136
99-87-6	p-Isopropyltoluene	50	52.0	104	77-131
74-83-9	Methyl Bromide	50	44.7	89	65-139
74-95-3	Methylene Bromide	50	48.3	97	74-124
75-09-2	Methylene Chloride	50	51.0	102	74-137
108-10-1	4-Methyl-2-pentanone (MIBK)	250	239	96	76-132
1634-04-4	Methyl Tert Butyl Ether	50	45.6	91	77-120
91-20-3	Naphthalene	50	48.6	97	79-129
103-65-1	n-Propylbenzene	50	50.9	102	80-135
100-42-5	Styrene	50	51.4	103	78-125
630-20-6	1,1,1,2-Tetrachloroethane	50	48.6	97	78-126
79-34-5	1,1,2,2-Tetrachloroethane	50	49.9	100	71-126
127-18-4	Tetrachloroethylene	50	46.8	94	79-130
108-88-3	Toluene	50	48.7	97	76-124
87-61-6	1,2,3-Trichlorobenzene	50	49.6	99	77-128
120-82-1	1,2,4-Trichlorobenzene	50	50.4	101	78-130
71-55-6	1,1,1-Trichloroethane	50	46.6	93	70-129
79-00-5	1,1,2-Trichloroethane	50	48.4	97	74-124
79-01-6	Trichloroethylene	50	49.7	99	75-128
75-69-4	Trichlorofluoromethane	50	47.4	95	73-145
96-18-4	1,2,3-Trichloropropane	50	49.5	99	74-127
95-63-6	1,2,4-Trimethylbenzene	50	49.8	100	74-123
108-67-8	1,3,5-Trimethylbenzene	50	51.9	104	73-122
108-05-4	Vinyl Acetate	250	177	71	48-164
75-01-4	Vinyl Chloride	50	41.3	83	76-141
	m,p-Xylene	100	103	103	80-128
95-47-6	o-Xylene	50	49.4	99	80-132

CAS No.	Surrogate Recoveries	BSP	Limits
1868-53-7	Dibromofluoromethane	97%	75-124%
17060-07-0	1,2-Dichloroethane-D4	100%	72-135%
2037-26-5	Toluene-D8	96%	75-126%
460-00-4	4-Bromofluorobenzene	100%	71-133%

* = Outside of Control Limits.

Blank Spike Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
VF3049-BS	F0087524.D	1	12/04/18	SP	n/a	n/a	VF3049

The QC reported here applies to the following samples: **Method:** SW846 8260B

FA59800-2

CAS No.	Compound	Spike ug/kg	BSP ug/kg	BSP %	Limits
75-71-8	Dichlorodifluoromethane	50	36.2	72	68-168
74-87-3	Methyl Chloride	50	39.0	78	71-144

CAS No.	Surrogate Recoveries	BSP	Limits
1868-53-7	Dibromofluoromethane	96%	75-124%
17060-07-0	1,2-Dichloroethane-D4	100%	72-135%
2037-26-5	Toluene-D8	97%	75-126%
460-00-4	4-Bromofluorobenzene	102%	71-133%

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
FA59800-2MS	F0087495.D	1	12/03/18	SP	n/a	n/a	VF3048
FA59800-2MSD	F0087496.D	1	12/03/18	SP	n/a	n/a	VF3048
FA59800-2	F0087494.D	1	12/03/18	SP	n/a	n/a	VF3048

The QC reported here applies to the following samples: **Method:** SW846 8260B

FA59800-2

CAS No.	Compound	FA59800-2 ug/kg	Q	Spike ug/kg	MS ug/kg	MS %	Spike ug/kg	MSD ug/kg	MSD %	RPD	Limits Rec/RPD
67-64-1	Acetone	61.0	B	289	271	73	288	269	72	1	61-152/27
71-43-2	Benzene	ND		57.7	56.5	98	57.6	58.6	102	4	76-126/26
108-86-1	Bromobenzene	ND		57.7	57.2	99	57.6	60.7	105	6	76-122/32
74-97-5	Bromochloromethane	ND		57.7	49.8	86	57.6	53.5	93	7	77-120/24
75-27-4	Bromodichloromethane	ND		57.7	57.1	99	57.6	58.2	101	2	74-130/25
75-25-2	Bromoform	ND		57.7	59.7	103	57.6	60.0	104	1	76-127/26
78-93-3	2-Butanone (MEK)	8.7	J	289	275	92	288	266	89	3	75-137/25
104-51-8	n-Butylbenzene	ND		57.7	57.6	100	57.6	58.8	102	2	71-128/35
135-98-8	sec-Butylbenzene	ND		57.7	57.1	99	57.6	60.8	106	6	79-135/34
98-06-6	tert-Butylbenzene	ND		57.7	55.5	96	57.6	59.6	103	7	77-133/34
75-15-0	Carbon Disulfide	ND		57.7	53.6	93	57.6	55.3	96	3	72-122/29
56-23-5	Carbon Tetrachloride	ND		57.7	53.3	92	57.6	55.4	96	4	78-133/29
108-90-7	Chlorobenzene	ND		57.7	55.9	97	57.6	57.1	99	2	81-129/29
75-00-3	Chloroethane	ND		57.7	54.8	95	57.6	56.2	98	3	68-133/29
67-66-3	Chloroform	ND		57.7	52.5	91	57.6	55.0	95	5	72-123/26
95-49-8	o-Chlorotoluene	ND		57.7	57.9	100	57.6	61.7	107	6	77-129/33
106-43-4	p-Chlorotoluene	ND		57.7	58.5	101	57.6	62.0	108	6	80-134/33
124-48-1	Dibromochloromethane	ND		57.7	54.8	95	57.6	56.7	98	3	76-127/27
96-12-8	1,2-Dibromo-3-chloropropane	ND		57.7	55.1	95	57.6	57.4	100	4	70-137/29
106-93-4	1,2-Dibromoethane	ND		57.7	54.3	94	57.6	55.9	97	3	77-126/26
95-50-1	1,2-Dichlorobenzene	ND		57.7	53.9	93	57.6	55.7	97	3	80-129/32
541-73-1	1,3-Dichlorobenzene	ND		57.7	57.7	100	57.6	59.1	103	2	81-129/33
106-46-7	1,4-Dichlorobenzene	ND		57.7	56.2	97	57.6	57.7	100	3	76-130/32
75-34-3	1,1-Dichloroethane	ND		57.7	56.5	98	57.6	58.8	102	4	73-125/27
107-06-2	1,2-Dichloroethane	ND		57.7	56.7	98	57.6	57.4	100	1	74-128/23
75-35-4	1,1-Dichloroethylene	ND		57.7	56.2	97	57.6	58.5	102	4	81-136/28
156-59-2	cis-1,2-Dichloroethylene	ND		57.7	54.5	94	57.6	57.1	99	5	74-126/26
156-60-5	trans-1,2-Dichloroethylene	ND		57.7	55.0	95	57.6	57.8	100	5	70-127/27
78-87-5	1,2-Dichloropropane	ND		57.7	55.1	95	57.6	57.2	99	4	74-125/25
142-28-9	1,3-Dichloropropane	ND		57.7	52.5	91	57.6	53.7	93	2	76-122/26
594-20-7	2,2-Dichloropropane	ND		57.7	57.8	100	57.6	59.3	103	3	77-133/28
563-58-6	1,1-Dichloropropene	ND		57.7	54.5	94	57.6	56.8	99	4	75-130/28
10061-01-5	cis-1,3-Dichloropropene	ND		57.7	56.9	99	57.6	57.3	99	1	80-123/26
10061-02-6	trans-1,3-Dichloropropene	ND		57.7	57.8	100	57.6	59.0	102	2	75-131/28
100-41-4	Ethylbenzene	ND		57.7	56.8	98	57.6	58.8	102	3	77-123/31
87-68-3	Hexachlorobutadiene	ND		57.7	44.8	78	57.6	40.3	70*	11	74-136/38

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
FA59800-2MS	F0087495.D	1	12/03/18	SP	n/a	n/a	VF3048
FA59800-2MSD	F0087496.D	1	12/03/18	SP	n/a	n/a	VF3048
FA59800-2	F0087494.D	1	12/03/18	SP	n/a	n/a	VF3048

The QC reported here applies to the following samples: **Method:** SW846 8260B

FA59800-2

CAS No.	Compound	FA59800-2 ug/kg	Q	Spike ug/kg	MS ug/kg	MS %	Spike ug/kg	MSD ug/kg	MSD %	RPD	Limits Rec/RPD
591-78-6	2-Hexanone	ND		289	273	95	288	264	92	3	72-133/26
98-82-8	Isopropylbenzene	ND		57.7	59.0	102	57.6	60.5	105	3	80-136/32
99-87-6	p-Isopropyltoluene	ND		57.7	57.7	100	57.6	59.8	104	4	77-131/34
74-83-9	Methyl Bromide	ND		57.7	50.3	87	57.6	51.5	89	2	65-139/31
74-95-3	Methylene Bromide	ND		57.7	55.6	96	57.6	56.1	97	1	74-124/24
75-09-2	Methylene Chloride	ND		57.7	58.1	101	57.6	58.4	101	1	74-137/28
108-10-1	4-Methyl-2-pentanone (MIBK)	ND		289	268	93	288	266	92	1	76-132/26
1634-04-4	Methyl Tert Butyl Ether	ND		57.7	52.8	91	57.6	52.7	91	0	77-120/24
91-20-3	Naphthalene	ND		57.7	49.0	85	57.6	47.1	82	4	79-129/33
103-65-1	n-Propylbenzene	ND		57.7	57.7	100	57.6	61.9	107	7	80-135/33
100-42-5	Styrene	ND		57.7	56.4	98	57.6	58.2	101	3	78-125/30
630-20-6	1,1,1,2-Tetrachloroethane	ND		57.7	53.7	93	57.6	55.3	96	3	78-126/27
79-34-5	1,1,2,2-Tetrachloroethane	ND		57.7	57.7	100	57.6	60.8	106	5	71-126/30
127-18-4	Tetrachloroethylene	ND		57.7	57.9	100	57.6	60.2	105	4	79-130/31
108-88-3	Toluene	ND		57.7	54.6	95	57.6	57.2	99	5	76-124/30
87-61-6	1,2,3-Trichlorobenzene	ND		57.7	44.3	77	57.6	40.5	70*	9	77-128/35
120-82-1	1,2,4-Trichlorobenzene	ND		57.7	47.2	82	57.6	44.2	77*	7	78-130/34
71-55-6	1,1,1-Trichloroethane	ND		57.7	52.5	91	57.6	55.0	95	5	70-129/27
79-00-5	1,1,2-Trichloroethane	ND		57.7	55.3	96	57.6	55.7	97	1	74-124/28
79-01-6	Trichloroethylene	ND		57.7	55.9	97	57.6	58.1	101	4	75-128/27
75-69-4	Trichlorofluoromethane	ND		57.7	52.8	91	57.6	53.8	93	2	73-145/31
96-18-4	1,2,3-Trichloropropane	ND		57.7	56.0	97	57.6	60.2	105	7	74-127/27
95-63-6	1,2,4-Trimethylbenzene	ND		57.7	55.1	95	57.6	58.4	101	6	74-123/34
108-67-8	1,3,5-Trimethylbenzene	ND		57.7	58.2	101	57.6	61.7	107	6	73-122/33
108-05-4	Vinyl Acetate	ND		289	139	48	288	69.1	24*	67*	48-164/37
75-01-4	Vinyl Chloride	ND		57.7	46.8	81	57.6	48.1	84	3	76-141/27
	m,p-Xylene	ND		115	117	101	115	120	104	3	80-128/30
95-47-6	o-Xylene	ND		57.7	55.4	96	57.6	56.5	98	2	80-132/30

CAS No.	Surrogate Recoveries	MS	MSD	FA59800-2	Limits
1868-53-7	Dibromofluoromethane	98%	97%	98%	75-124%
17060-07-0	1,2-Dichloroethane-D4	100%	97%	102%	72-135%
2037-26-5	Toluene-D8	96%	96%	99%	75-126%
460-00-4	4-Bromofluorobenzene	102%	106%	103%	71-133%

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
FA59795-3MS	F0087540.D	1	12/04/18	SP	n/a	n/a	VF3049
FA59795-3MSD	F0087541.D	1	12/04/18	SP	n/a	n/a	VF3049
FA59795-3	F0087530.D	1	12/04/18	SP	n/a	n/a	VF3049

The QC reported here applies to the following samples: **Method:** SW846 8260B

FA59800-2

CAS No.	Compound	FA59795-3 ug/kg	Q	Spike ug/kg	MS ug/kg	MS %	Spike ug/kg	MSD ug/kg	MSD %	RPD	Limits Rec/RPD
75-71-8	Dichlorodifluoromethane	ND		66.6	45.6	68	66.6	47.5	71	4	68-168/29
74-87-3	Methyl Chloride	ND		66.6	50.3	76	66.6	52.6	79	4	71-144/27

CAS No.	Surrogate Recoveries	MS	MSD	FA59795-3	Limits
1868-53-7	Dibromofluoromethane	96%	96%	99%	75-124%
17060-07-0	1,2-Dichloroethane-D4	102%	102%	103%	72-135%
2037-26-5	Toluene-D8	101%	100%	107%	75-126%
460-00-4	4-Bromofluorobenzene	116%	115%	129%	71-133%

* = Outside of Control Limits.

MS Semi-volatiles

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QC Data Summaries

Includes the following where applicable:

- Method Blank Summaries
- Blank Spike Summaries
- Matrix Spike and Duplicate Summaries

Method Blank Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72890-MB	X064038.D	1	12/05/18	MV	12/05/18	OP72890	SX2645

The QC reported here applies to the following samples: **Method:** SW846 8270D

FA59800-2, FA59800-3, FA59800-4

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	170	18	ug/kg	
208-96-8	Acenaphthylene	ND	170	17	ug/kg	
120-12-7	Anthracene	ND	170	19	ug/kg	
56-55-3	Benzo(a)anthracene	ND	170	17	ug/kg	
50-32-8	Benzo(a)pyrene	ND	170	20	ug/kg	
205-99-2	Benzo(b)fluoranthene	ND	170	18	ug/kg	
191-24-2	Benzo(g,h,i)perylene	ND	170	17	ug/kg	
207-08-9	Benzo(k)fluoranthene	ND	170	22	ug/kg	
218-01-9	Chrysene	ND	170	17	ug/kg	
53-70-3	Dibenzo(a,h)anthracene	ND	170	21	ug/kg	
206-44-0	Fluoranthene	ND	170	17	ug/kg	
86-73-7	Fluorene	ND	170	18	ug/kg	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	170	20	ug/kg	
90-12-0	1-Methylnaphthalene	ND	170	17	ug/kg	
91-57-6	2-Methylnaphthalene	ND	170	17	ug/kg	
91-20-3	Naphthalene	ND	170	17	ug/kg	
85-01-8	Phenanthrene	ND	170	17	ug/kg	
129-00-0	Pyrene	ND	170	19	ug/kg	

CAS No.	Surrogate Recoveries		Limits
367-12-4	2-Fluorophenol	65%	40-102%
4165-62-2	Phenol-d5	69%	41-100%
118-79-6	2,4,6-Tribromophenol	74%	42-108%
4165-60-0	Nitrobenzene-d5	66%	40-105%
321-60-8	2-Fluorobiphenyl	68%	43-107%
1718-51-0	Terphenyl-d14	67%	45-119%

Method Blank Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72890-MB	X064064.D	1	12/06/18	MV	12/05/18	OP72890	SX2646

The QC reported here applies to the following samples: **Method:** SW846 8270D

FA59800-2, FA59800-3, FA59800-4

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	170	18	ug/kg	
208-96-8	Acenaphthylene	ND	170	17	ug/kg	
120-12-7	Anthracene	ND	170	19	ug/kg	
56-55-3	Benzo(a)anthracene	ND	170	17	ug/kg	
50-32-8	Benzo(a)pyrene	ND	170	20	ug/kg	
205-99-2	Benzo(b)fluoranthene	ND	170	18	ug/kg	
191-24-2	Benzo(g,h,i)perylene	ND	170	17	ug/kg	
207-08-9	Benzo(k)fluoranthene	ND	170	22	ug/kg	
218-01-9	Chrysene	ND	170	17	ug/kg	
53-70-3	Dibenzo(a,h)anthracene	ND	170	21	ug/kg	
206-44-0	Fluoranthene	ND	170	17	ug/kg	
86-73-7	Fluorene	ND	170	18	ug/kg	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	170	20	ug/kg	
90-12-0	1-Methylnaphthalene	ND	170	17	ug/kg	
91-57-6	2-Methylnaphthalene	ND	170	17	ug/kg	
91-20-3	Naphthalene	ND	170	17	ug/kg	
85-01-8	Phenanthrene	ND	170	17	ug/kg	
129-00-0	Pyrene	ND	170	19	ug/kg	

CAS No.	Surrogate Recoveries		Limits
367-12-4	2-Fluorophenol	63%	40-102%
4165-62-2	Phenol-d5	67%	41-100%
118-79-6	2,4,6-Tribromophenol	75%	42-108%
4165-60-0	Nitrobenzene-d5	67%	40-105%
321-60-8	2-Fluorobiphenyl	69%	43-107%
1718-51-0	Terphenyl-d14	68%	45-119%

Blank Spike Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72890-BS	X064037.D	1	12/05/18	MV	12/05/18	OP72890	SX2645

The QC reported here applies to the following samples: **Method:** SW846 8270D

FA59800-2, FA59800-3, FA59800-4

CAS No.	Compound	Spike ug/kg	BSP ug/kg	BSP %	Limits
83-32-9	Acenaphthene	1670	1190	71	56-109
208-96-8	Acenaphthylene	1670	1240	74	56-106
120-12-7	Anthracene	1670	1180	71	61-110
56-55-3	Benzo(a)anthracene	1670	1210	73	66-111
50-32-8	Benzo(a)pyrene	1670	1160	70	59-104
205-99-2	Benzo(b)fluoranthene	1670	1220	73	67-113
191-24-2	Benzo(g,h,i)perylene	1670	1250	75	67-113
207-08-9	Benzo(k)fluoranthene	1670	1230	74	67-114
218-01-9	Chrysene	1670	1250	75	65-112
53-70-3	Dibenzo(a,h)anthracene	1670	1250	75	68-115
206-44-0	Fluoranthene	1670	1180	71	60-108
86-73-7	Fluorene	1670	1210	73	58-109
193-39-5	Indeno(1,2,3-cd)pyrene	1670	1270	76	66-116
90-12-0	1-Methylnaphthalene	1670	1080	65	49-106
91-57-6	2-Methylnaphthalene	1670	1160	70	47-106
91-20-3	Naphthalene	1670	1080	65	44-104
85-01-8	Phenanthrene	1670	1190	71	63-111
129-00-0	Pyrene	1670	1230	74	65-115

CAS No.	Surrogate Recoveries	BSP	Limits
367-12-4	2-Fluorophenol	63%	40-102%
4165-62-2	Phenol-d5	66%	41-100%
118-79-6	2,4,6-Tribromophenol	73%	42-108%
4165-60-0	Nitrobenzene-d5	66%	40-105%
321-60-8	2-Fluorobiphenyl	69%	43-107%
1718-51-0	Terphenyl-d14	63%	45-119%

* = Outside of Control Limits.

Blank Spike Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72890-BS	X064063.D	1	12/06/18	MV	12/05/18	OP72890	SX2646

The QC reported here applies to the following samples: **Method:** SW846 8270D

FA59800-2, FA59800-3, FA59800-4

CAS No.	Compound	Spike ug/kg	BSP ug/kg	BSP %	Limits
83-32-9	Acenaphthene	1670	1190	71	56-109
208-96-8	Acenaphthylene	1670	1250	75	56-106
120-12-7	Anthracene	1670	1190	71	61-110
56-55-3	Benzo(a)anthracene	1670	1210	73	66-111
50-32-8	Benzo(a)pyrene	1670	1170	70	59-104
205-99-2	Benzo(b)fluoranthene	1670	1250	75	67-113
191-24-2	Benzo(g,h,i)perylene	1670	1220	73	67-113
207-08-9	Benzo(k)fluoranthene	1670	1220	73	67-114
218-01-9	Chrysene	1670	1240	74	65-112
53-70-3	Dibenzo(a,h)anthracene	1670	1260	76	68-115
206-44-0	Fluoranthene	1670	1190	71	60-108
86-73-7	Fluorene	1670	1220	73	58-109
193-39-5	Indeno(1,2,3-cd)pyrene	1670	1260	76	66-116
90-12-0	1-Methylnaphthalene	1670	1080	65	49-106
91-57-6	2-Methylnaphthalene	1670	1170	70	47-106
91-20-3	Naphthalene	1670	1090	65	44-104
85-01-8	Phenanthrene	1670	1210	73	63-111
129-00-0	Pyrene	1670	1240	74	65-115

CAS No.	Surrogate Recoveries	BSP	Limits
367-12-4	2-Fluorophenol	62%	40-102%
4165-62-2	Phenol-d5	65%	41-100%
118-79-6	2,4,6-Tribromophenol	75%	42-108%
4165-60-0	Nitrobenzene-d5	66%	40-105%
321-60-8	2-Fluorobiphenyl	70%	43-107%
1718-51-0	Terphenyl-d14	64%	45-119%

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72890-MS	X064041.D	1	12/05/18	MV	12/05/18	OP72890	SX2645
OP72890-MSD	X064042.D	1	12/05/18	MV	12/05/18	OP72890	SX2645
FA59800-1 [a]	X064040.D	5	12/05/18	MV	12/05/18	OP72890	SX2645

The QC reported here applies to the following samples: **Method:** SW846 8270D

FA59800-2, FA59800-3, FA59800-4

CAS No.	Compound	FA59800-1 ug/kg	Q	Spike ug/kg	MS ug/kg	MS %	Spike ug/kg	MSD ug/kg	MSD %	RPD	Limits Rec/RPD
83-32-9	Acenaphthene	ND		1670	888	53*	1670	1130	68	24*	56-109/23
208-96-8	Acenaphthylene	ND		1670	919	55*	1670	1190	71	26*	56-106/23
120-12-7	Anthracene	ND		1670	924	55*	1670	1230	74	28*	61-110/21
56-55-3	Benzo(a)anthracene	ND		1670	921	55*	1670	1250	75	30*	66-111/23
50-32-8	Benzo(a)pyrene	ND		1670	843	51*	1670	1240	74	38*	59-104/23
205-99-2	Benzo(b)fluoranthene	ND		1670	942	57*	1670	1260	76	29*	67-113/24
191-24-2	Benzo(g,h,i)perylene	ND		1670	919	55*	1670	1000	60*	8	67-113/21
207-08-9	Benzo(k)fluoranthene	ND		1670	921	55*	1670	1220	73	28*	67-114/22
218-01-9	Chrysene	ND		1670	992	60*	1670	1380	83	33*	65-112/25
53-70-3	Dibenzo(a,h)anthracene	ND		1670	882	53*	1670	1100	66*	22	68-115/23
206-44-0	Fluoranthene	ND		1670	866	52*	1670	1200	72	32*	60-108/25
86-73-7	Fluorene	ND		1670	933	56*	1670	1190	71	24*	58-109/21
193-39-5	Indeno(1,2,3-cd)pyrene	ND		1670	836	50*	1670	1020	61*	20	66-116/22
90-12-0	1-Methylnaphthalene	ND		1670	825	49	1670	1100	66	29*	49-106/26
91-57-6	2-Methylnaphthalene	ND		1670	905	54	1670	1160	70	25	47-106/27
91-20-3	Naphthalene	ND		1670	873	52	1670	1140	68	27	44-104/27
85-01-8	Phenanthrene	ND		1670	927	56*	1670	1270	76	31*	63-111/22
129-00-0	Pyrene	ND		1670	986	59*	1670	1270	76	25	65-115/25

CAS No.	Surrogate Recoveries	MS	MSD	FA59800-1	Limits
367-12-4	2-Fluorophenol	50%	62%		40-102%
4165-62-2	Phenol-d5	52%	65%		41-100%
118-79-6	2,4,6-Tribromophenol	53%	73%		42-108%
4165-60-0	Nitrobenzene-d5	52%	65%	53%	40-105%
321-60-8	2-Fluorobiphenyl	52%	70%	56%	43-107%
1718-51-0	Terphenyl-d14	50%	66%	60%	45-119%

(a) Dilution required due to matrix interference.

* = Outside of Control Limits.

GC/LC Semi-volatiles

QC Data Summaries

Includes the following where applicable:

- Method Blank Summaries
- Blank Spike Summaries
- Matrix Spike and Duplicate Summaries

Method Blank Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72902-MB	MM53579.D	1	12/05/18	NM	12/05/18	OP72902	GMM1045

The QC reported here applies to the following samples: **Method:** SW846 8082A

FA59800-3, FA59800-4

CAS No.	Compound	Result	RL	MDL	Units	Q
12674-11-2	Aroclor 1016	ND	17	6.7	ug/kg	
11104-28-2	Aroclor 1221	ND	17	8.3	ug/kg	
11141-16-5	Aroclor 1232	ND	17	8.3	ug/kg	
53469-21-9	Aroclor 1242	ND	17	6.7	ug/kg	
12672-29-6	Aroclor 1248	ND	17	6.7	ug/kg	
11097-69-1	Aroclor 1254	ND	17	6.7	ug/kg	
11096-82-5	Aroclor 1260	ND	17	6.7	ug/kg	

CAS No.	Surrogate Recoveries		Limits
877-09-8	Tetrachloro-m-xylene	106%	44-126%
2051-24-3	Decachlorobiphenyl	80%	41-145%

Method Blank Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72902-MB	MM53623.D	1	12/06/18	NM	12/05/18	OP72902	GMM1046

The QC reported here applies to the following samples: **Method:** SW846 8082A

FA59800-3, FA59800-4

CAS No.	Compound	Result	RL	MDL	Units	Q
12674-11-2	Aroclor 1016	ND	17	6.7	ug/kg	
11104-28-2	Aroclor 1221	ND	17	8.3	ug/kg	
11141-16-5	Aroclor 1232	ND	17	8.3	ug/kg	
53469-21-9	Aroclor 1242	ND	17	6.7	ug/kg	
12672-29-6	Aroclor 1248	ND	17	6.7	ug/kg	
11097-69-1	Aroclor 1254	ND	17	6.7	ug/kg	
11096-82-5	Aroclor 1260	ND	17	6.7	ug/kg	

CAS No.	Surrogate Recoveries		Limits
877-09-8	Tetrachloro-m-xylene	105%	44-126%
2051-24-3	Decachlorobiphenyl	70%	41-145%

Method Blank Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72907-MB	JJ022344.D	1	12/06/18	SJL	12/05/18	OP72907	GJJ910

The QC reported here applies to the following samples: **Method:** SW846 8015C

FA59800-2, FA59800-3, FA59800-4

CAS No.	Compound	Result	RL	MDL	Units	Q
	TPH (C10-C28)	ND	6.7	3.3	mg/kg	
	TPH (> C28-C40)	ND	6.7	3.3	mg/kg	

CAS No.	Surrogate Recoveries		Limits
84-15-1	o-Terphenyl	80%	56-122%

Blank Spike Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72902-BS	MM53578.D	1	12/05/18	NM	12/05/18	OP72902	GMM1045

The QC reported here applies to the following samples: **Method:** SW846 8082A

FA59800-3, FA59800-4

CAS No.	Compound	Spike ug/kg	BSP ug/kg	BSP %	Limits
12674-11-2	Aroclor 1016	133	129	97	58-126
11096-82-5	Aroclor 1260	133	125	94	59-133

CAS No.	Surrogate Recoveries	BSP	Limits
877-09-8	Tetrachloro-m-xylene	98%	44-126%
2051-24-3	Decachlorobiphenyl	73%	41-145%

* = Outside of Control Limits.

Blank Spike Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72902-BS2	MM53622.D	1	12/06/18	NM	12/05/18	OP72902	GMM1046

The QC reported here applies to the following samples: **Method:** SW846 8082A

FA59800-3, FA59800-4

CAS No.	Compound	Spike ug/kg	BSP ug/kg	BSP %	Limits
11097-69-1	Aroclor 1254	133	158	119	60-130

CAS No.	Surrogate Recoveries	BSP	Limits
877-09-8	Tetrachloro-m-xylene	117%	44-126%
2051-24-3	Decachlorobiphenyl	73%	41-145%

* = Outside of Control Limits.

Blank Spike Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72907-BS	JJ022343.D	1	12/06/18	SJL	12/05/18	OP72907	GJJ910

The QC reported here applies to the following samples: **Method:** SW846 8015C

FA59800-2, FA59800-3, FA59800-4

CAS No.	Compound	Spike mg/kg	BSP mg/kg	BSP %	Limits
	TPH (C10-C28)	66.7	56.4	85	62-116
	TPH (> C28-C40)	66.7	58.7	88	47-138

CAS No.	Surrogate Recoveries	BSP	Limits
84-15-1	o-Terphenyl	86%	56-122%

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72902-MS	MM53594.D	1	12/05/18	NM	12/05/18	OP72902	GMM1045
OP72902-MSD	MM53595.D	1	12/05/18	NM	12/05/18	OP72902	GMM1045
FA59800-3	MM53593.D	1	12/05/18	NM	12/05/18	OP72902	GMM1045

The QC reported here applies to the following samples: **Method:** SW846 8082A

FA59800-3, FA59800-4

CAS No.	Compound	FA59800-3 ug/kg	Q	Spike ug/kg	MS ug/kg	MS %	Spike ug/kg	MSD ug/kg	MSD %	RPD	Limits Rec/RPD
12674-11-2	Aroclor 1016	ND		133	103	77	133	104	78	1	58-126/25
11096-82-5	Aroclor 1260	ND		133	95.3	71	133	95.0	71	0	59-133/31

CAS No.	Surrogate Recoveries	MS	MSD	FA59800-3	Limits
877-09-8	Tetrachloro-m-xylene	84%	86%	82%	44-126%
2051-24-3	Decachlorobiphenyl	51%	53%	50%	41-145%

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: FA59800
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72907-MS	JJ022365.D	2	12/06/18	SJL	12/05/18	OP72907	GJJ910
OP72907-MSD	JJ022366.D	2	12/06/18	SJL	12/05/18	OP72907	GJJ910
FA59724-3	JJ022364.D	2	12/06/18	SJL	12/05/18	OP72907	GJJ910

The QC reported here applies to the following samples: **Method:** SW846 8015C

FA59800-2, FA59800-3, FA59800-4

CAS No.	Compound	FA59724-3 mg/kg	Q	Spike mg/kg	MS mg/kg	MS %	Spike mg/kg	MSD mg/kg	MSD %	RPD	Limits Rec/RPD
	TPH (C10-C28)	42.3		73.8	117	101	74.2	145	138*	21	62-116/35
	TPH (> C28-C40)	53.0		73.8	124	96	74.2	133	108	7	47-138/29

CAS No.	Surrogate Recoveries	MS	MSD	FA59724-3	Limits
84-15-1	o-Terphenyl	85%	82%	81%	56-122%

* = Outside of Control Limits.

The results set forth herein are provided by SGS North America Inc.

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Automated Report

Technical Report for

EBI Consulting

1218000439 Los Angeles, CA

1218000439

SGS Job Number: FA59814

Sampling Date: 11/30/18

Report to:

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Total number of pages in report: 45

Test results contained within this data package meet the requirements of the National Environmental Laboratory Accreditation Program and/or state specific certification programs as applicable.

Caitlin Brice, M.S.
General Manager

Client Service contact: Elvin Kumar 407-425-6700

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Sample Summary

EBI Consulting

Job No: FA59814

1218000439 Los Angeles, CA
Project No: 1218000439

Sample Number	Collected Date	Time	By	Received	Matrix Code	Type	Client Sample ID
FA59814-1	11/30/18	09:30	CB	12/01/18	AQ	Ground Water	B-1 GW(20)
FA59814-2	11/30/18	11:20	CB	12/01/18	AQ	Ground Water	B-2 GW(17)
FA59814-3	11/30/18	12:40	CB	12/01/18	AQ	Ground Water	B-3 GW(11)
FA59814-4	11/30/18	11:50	CB	12/01/18	AQ	Ground Water	B-4 GW(11)

Summary of Hits

Job Number: FA59814
Account: EBI Consulting
Project: 1218000439 Los Angeles, CA
Collected: 11/30/18

Lab Sample ID / Analyte	Client Sample ID	Result/ Qual	RL	MDL	Units	Method
FA59814-1	**B-1 GW(20)**					
Methyl Tert Butyl Ether [a]		10.3	1.0	0.23	ug/l	SW846 8260B
m,p-Xylene [a]		0.75 J	2.0	0.47	ug/l	SW846 8260B
TPH (C10-C28)		0.707	0.20	0.080	mg/l	SW846 8015C
TPH (> C28-C40)		0.545	0.20	0.080	mg/l	SW846 8015C
FA59814-2	**B-2 GW(17)**					
Methyl Tert Butyl Ether [a]		20.9	1.0	0.23	ug/l	SW846 8260B
TPH (C10-C28)		0.550	0.20	0.080	mg/l	SW846 8015C
TPH (> C28-C40)		0.737	0.20	0.080	mg/l	SW846 8015C
FA59814-3	**B-3 GW(11)**					
TPH (C10-C28)		1.36	0.20	0.080	mg/l	SW846 8015C
TPH (> C28-C40)		0.489	0.20	0.080	mg/l	SW846 8015C
FA59814-4	**B-4 GW(11)**					
TPH (C10-C28)		1.30	0.20	0.080	mg/l	SW846 8015C
TPH (> C28-C40)		0.443	0.20	0.080	mg/l	SW846 8015C

(a) Sample was treated with an anti-foaming agent.

Sample Results

Report of Analysis

Report of Analysis

Client Sample ID:	B-1 GW(20)		
Lab Sample ID:	FA59814-1	**Date Sampled:**	11/30/18
Matrix:	AQ - Ground Water	**Date Received:**	12/01/18
Method:	SW846 8260B	**Percent Solids:**	n/a
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1 [a]	5E11969.D	1	12/03/18 15:11	AB	n/a	n/a	V5E487
Run #2							

	Purge Volume
Run #1	5.0 ml
Run #2	

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	25	10	ug/l	
71-43-2	Benzene	ND	1.0	0.31	ug/l	
108-86-1	Bromobenzene	ND	1.0	0.37	ug/l	
74-97-5	Bromochloromethane	ND	1.0	0.45	ug/l	
75-27-4	Bromodichloromethane	ND	1.0	0.24	ug/l	
75-25-2	Bromoform	ND	1.0	0.41	ug/l	
78-93-3	2-Butanone (MEK)	ND	5.0	2.0	ug/l	
104-51-8	n-Butylbenzene	ND	1.0	0.23	ug/l	
135-98-8	sec-Butylbenzene	ND	1.0	0.24	ug/l	
98-06-6	tert-Butylbenzene	ND	1.0	0.31	ug/l	
75-15-0	Carbon Disulfide	ND	2.0	0.53	ug/l	
56-23-5	Carbon Tetrachloride	ND	1.0	0.36	ug/l	
108-90-7	Chlorobenzene	ND	1.0	0.20	ug/l	
75-00-3	Chloroethane	ND	2.0	0.67	ug/l	
67-66-3	Chloroform	ND	1.0	0.30	ug/l	
95-49-8	o-Chlorotoluene	ND	1.0	0.22	ug/l	
106-43-4	p-Chlorotoluene	ND	1.0	0.31	ug/l	
124-48-1	Dibromochloromethane	ND	1.0	0.28	ug/l	
96-12-8	1,2-Dibromo-3-chloropropane	ND	5.0	1.0	ug/l	
106-93-4	1,2-Dibromoethane	ND	2.0	0.28	ug/l	
75-71-8	Dichlorodifluoromethane	ND	2.0	0.50	ug/l	
95-50-1	1,2-Dichlorobenzene	ND	1.0	0.32	ug/l	
541-73-1	1,3-Dichlorobenzene	ND	1.0	0.22	ug/l	
106-46-7	1,4-Dichlorobenzene	ND	1.0	0.26	ug/l	
75-34-3	1,1-Dichloroethane	ND	1.0	0.34	ug/l	
107-06-2	1,2-Dichloroethane	ND	1.0	0.31	ug/l	
75-35-4	1,1-Dichloroethylene	ND	1.0	0.32	ug/l	
156-59-2	cis-1,2-Dichloroethylene	ND	1.0	0.28	ug/l	
156-60-5	trans-1,2-Dichloroethylene	ND	1.0	0.22	ug/l	
78-87-5	1,2-Dichloropropane	ND	1.0	0.43	ug/l	
142-28-9	1,3-Dichloropropane	ND	1.0	0.31	ug/l	
594-20-7	2,2-Dichloropropane	ND	1.0	0.24	ug/l	

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range

J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-1 GW(20)		
Lab Sample ID:	FA59814-1	**Date Sampled:**	11/30/18
Matrix:	AQ - Ground Water	**Date Received:**	12/01/18
Method:	SW846 8260B	**Percent Solids:**	n/a
Project:	1218000439 Los Angeles, CA		

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
563-58-6	1,1-Dichloropropene	ND	1.0	0.34	ug/l	
10061-01-5	cis-1,3-Dichloropropene	ND	1.0	0.29	ug/l	
10061-02-6	trans-1,3-Dichloropropene	ND	1.0	0.21	ug/l	
100-41-4	Ethylbenzene	ND	1.0	0.36	ug/l	
87-68-3	Hexachlorobutadiene	ND	2.0	0.30	ug/l	
591-78-6	2-Hexanone	ND	10	2.0	ug/l	
98-82-8	Isopropylbenzene	ND	1.0	0.22	ug/l	
99-87-6	p-Isopropyltoluene	ND	1.0	0.21	ug/l	
74-83-9	Methyl Bromide	ND	2.0	0.59	ug/l	
74-87-3	Methyl Chloride	ND	2.0	0.50	ug/l	
74-95-3	Methylene Bromide	ND	2.0	0.37	ug/l	
75-09-2	Methylene Chloride	ND	5.0	2.0	ug/l	
108-10-1	4-Methyl-2-pentanone (MIBK)	ND	5.0	1.0	ug/l	
1634-04-4	Methyl Tert Butyl Ether	10.3	1.0	0.23	ug/l	
91-20-3	Naphthalene	ND	5.0	1.0	ug/l	
103-65-1	n-Propylbenzene	ND	1.0	0.29	ug/l	
100-42-5	Styrene	ND	1.0	0.22	ug/l	
630-20-6	1,1,1,2-Tetrachloroethane	ND	1.0	0.28	ug/l	
79-34-5	1,1,2,2-Tetrachloroethane	ND	1.0	0.30	ug/l	
127-18-4	Tetrachloroethylene	ND	1.0	0.22	ug/l	
108-88-3	Toluene	ND	1.0	0.30	ug/l	
87-61-6	1,2,3-Trichlorobenzene	ND	2.0	0.61	ug/l	
120-82-1	1,2,4-Trichlorobenzene	ND	2.0	0.50	ug/l	
71-55-6	1,1,1-Trichloroethane	ND	1.0	0.25	ug/l	
79-00-5	1,1,2-Trichloroethane	ND	1.0	0.47	ug/l	
79-01-6	Trichloroethylene	ND	1.0	0.35	ug/l	
75-69-4	Trichlorofluoromethane	ND	2.0	0.50	ug/l	
96-18-4	1,2,3-Trichloropropane	ND	2.0	0.63	ug/l	
95-63-6	1,2,4-Trimethylbenzene	ND	1.0	0.32	ug/l	
108-67-8	1,3,5-Trimethylbenzene	ND	1.0	0.27	ug/l	
108-05-4	Vinyl Acetate	ND	10	2.0	ug/l	
75-01-4	Vinyl Chloride	ND	1.0	0.41	ug/l	
	m,p-Xylene	0.75	2.0	0.47	ug/l	J
95-47-6	o-Xylene	ND	1.0	0.26	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	97%		83-118%
17060-07-0	1,2-Dichloroethane-D4	92%		79-125%
2037-26-5	Toluene-D8	100%		85-112%

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range

J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-1 GW(20)		
Lab Sample ID:	FA59814-1	**Date Sampled:**	11/30/18
Matrix:	AQ - Ground Water	**Date Received:**	12/01/18
Method:	SW846 8260B	**Percent Solids:**	n/a
Project:	1218000439 Los Angeles, CA		

VOA 8260 List

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
460-00-4	4-Bromofluorobenzene	99%		83-118%

(a) Sample was treated with an anti-foaming agent.

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range

J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-1 GW(20)		
Lab Sample ID:	FA59814-1	**Date Sampled:**	11/30/18
Matrix:	AQ - Ground Water	**Date Received:**	12/01/18
Method:	SW846 8270D SW846 3510C	**Percent Solids:**	n/a
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	9I003435.D	1	12/06/18 18:14	MV	12/05/18 08:30	OP72893	S9I120
Run #2							

	Initial Volume	Final Volume
Run #1	1050 ml	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	4.8	0.60	ug/l	
208-96-8	Acenaphthylene	ND	4.8	0.61	ug/l	
120-12-7	Anthracene	ND	4.8	0.76	ug/l	
56-55-3	Benzo(a)anthracene	ND	4.8	0.72	ug/l	
50-32-8	Benzo(a)pyrene	ND	4.8	0.75	ug/l	
205-99-2	Benzo(b)fluoranthene	ND	4.8	0.74	ug/l	
191-24-2	Benzo(g,h,i)perylene	ND	4.8	0.78	ug/l	
207-08-9	Benzo(k)fluoranthene	ND	4.8	0.82	ug/l	
218-01-9	Chrysene	ND	4.8	0.81	ug/l	
53-70-3	Dibenzo(a,h)anthracene	ND	4.8	0.77	ug/l	
206-44-0	Fluoranthene	ND	4.8	0.53	ug/l	
86-73-7	Fluorene	ND	4.8	0.67	ug/l	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	4.8	0.68	ug/l	
90-12-0	1-Methylnaphthalene	ND	4.8	0.50	ug/l	
91-57-6	2-Methylnaphthalene	ND	4.8	0.57	ug/l	
91-20-3	Naphthalene	ND	4.8	0.48	ug/l	
85-01-8	Phenanthrene	ND	4.8	0.82	ug/l	
129-00-0	Pyrene	ND	4.8	0.65	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
4165-60-0	Nitrobenzene-d5	73%		42-108%
321-60-8	2-Fluorobiphenyl	73%		40-106%
1718-51-0	Terphenyl-d14	71%		39-121%

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-1 GW(20)		
Lab Sample ID:	FA59814-1	**Date Sampled:**	11/30/18
Matrix:	AQ - Ground Water	**Date Received:**	12/01/18
Method:	SW846 8015C SW846 3510C	**Percent Solids:**	n/a
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	JJ022335.D	1	12/06/18 05:30	SJL	12/05/18 12:00	OP72899	GJJ910
Run #2							

	Initial Volume	Final Volume
Run #1	250 ml	1.0 ml
Run #2		

TPH Extractable

CAS No.	Compound	Result	RL	MDL	Units	Q
	TPH (C10-C28)	0.707	0.20	0.080	mg/l	
	TPH (> C28-C40)	0.545	0.20	0.080	mg/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
84-15-1	o-Terphenyl	83%		50-131%

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range

J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-2 GW(17)		
Lab Sample ID:	FA59814-2	**Date Sampled:**	11/30/18
Matrix:	AQ - Ground Water	**Date Received:**	12/01/18
Method:	SW846 8260B	**Percent Solids:**	n/a
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1 [a]	5E11970.D	1	12/03/18 15:35	AB	n/a	n/a	V5E487
Run #2							

	Purge Volume
Run #1	5.0 ml
Run #2	

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	25	10	ug/l	
71-43-2	Benzene	ND	1.0	0.31	ug/l	
108-86-1	Bromobenzene	ND	1.0	0.37	ug/l	
74-97-5	Bromochloromethane	ND	1.0	0.45	ug/l	
75-27-4	Bromodichloromethane	ND	1.0	0.24	ug/l	
75-25-2	Bromoform	ND	1.0	0.41	ug/l	
78-93-3	2-Butanone (MEK)	ND	5.0	2.0	ug/l	
104-51-8	n-Butylbenzene	ND	1.0	0.23	ug/l	
135-98-8	sec-Butylbenzene	ND	1.0	0.24	ug/l	
98-06-6	tert-Butylbenzene	ND	1.0	0.31	ug/l	
75-15-0	Carbon Disulfide	ND	2.0	0.53	ug/l	
56-23-5	Carbon Tetrachloride	ND	1.0	0.36	ug/l	
108-90-7	Chlorobenzene	ND	1.0	0.20	ug/l	
75-00-3	Chloroethane	ND	2.0	0.67	ug/l	
67-66-3	Chloroform	ND	1.0	0.30	ug/l	
95-49-8	o-Chlorotoluene	ND	1.0	0.22	ug/l	
106-43-4	p-Chlorotoluene	ND	1.0	0.31	ug/l	
124-48-1	Dibromochloromethane	ND	1.0	0.28	ug/l	
96-12-8	1,2-Dibromo-3-chloropropane	ND	5.0	1.0	ug/l	
106-93-4	1,2-Dibromoethane	ND	2.0	0.28	ug/l	
75-71-8	Dichlorodifluoromethane	ND	2.0	0.50	ug/l	
95-50-1	1,2-Dichlorobenzene	ND	1.0	0.32	ug/l	
541-73-1	1,3-Dichlorobenzene	ND	1.0	0.22	ug/l	
106-46-7	1,4-Dichlorobenzene	ND	1.0	0.26	ug/l	
75-34-3	1,1-Dichloroethane	ND	1.0	0.34	ug/l	
107-06-2	1,2-Dichloroethane	ND	1.0	0.31	ug/l	
75-35-4	1,1-Dichloroethylene	ND	1.0	0.32	ug/l	
156-59-2	cis-1,2-Dichloroethylene	ND	1.0	0.28	ug/l	
156-60-5	trans-1,2-Dichloroethylene	ND	1.0	0.22	ug/l	
78-87-5	1,2-Dichloropropane	ND	1.0	0.43	ug/l	
142-28-9	1,3-Dichloropropane	ND	1.0	0.31	ug/l	
594-20-7	2,2-Dichloropropane	ND	1.0	0.24	ug/l	

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range

J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: B-2 GW(17)
Lab Sample ID: FA59814-2
Matrix: AQ - Ground Water
Method: SW846 8260B
Project: 1218000439 Los Angeles, CA

Date Sampled: 11/30/18
Date Received: 12/01/18
Percent Solids: n/a

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
563-58-6	1,1-Dichloropropene	ND	1.0	0.34	ug/l	
10061-01-5	cis-1,3-Dichloropropene	ND	1.0	0.29	ug/l	
10061-02-6	trans-1,3-Dichloropropene	ND	1.0	0.21	ug/l	
100-41-4	Ethylbenzene	ND	1.0	0.36	ug/l	
87-68-3	Hexachlorobutadiene	ND	2.0	0.30	ug/l	
591-78-6	2-Hexanone	ND	10	2.0	ug/l	
98-82-8	Isopropylbenzene	ND	1.0	0.22	ug/l	
99-87-6	p-Isopropyltoluene	ND	1.0	0.21	ug/l	
74-83-9	Methyl Bromide	ND	2.0	0.59	ug/l	
74-87-3	Methyl Chloride	ND	2.0	0.50	ug/l	
74-95-3	Methylene Bromide	ND	2.0	0.37	ug/l	
75-09-2	Methylene Chloride	ND	5.0	2.0	ug/l	
108-10-1	4-Methyl-2-pentanone (MIBK)	ND	5.0	1.0	ug/l	
1634-04-4	Methyl Tert Butyl Ether	20.9	1.0	0.23	ug/l	
91-20-3	Naphthalene	ND	5.0	1.0	ug/l	
103-65-1	n-Propylbenzene	ND	1.0	0.29	ug/l	
100-42-5	Styrene	ND	1.0	0.22	ug/l	
630-20-6	1,1,1,2-Tetrachloroethane	ND	1.0	0.28	ug/l	
79-34-5	1,1,2,2-Tetrachloroethane	ND	1.0	0.30	ug/l	
127-18-4	Tetrachloroethylene	ND	1.0	0.22	ug/l	
108-88-3	Toluene	ND	1.0	0.30	ug/l	
87-61-6	1,2,3-Trichlorobenzene	ND	2.0	0.61	ug/l	
120-82-1	1,2,4-Trichlorobenzene	ND	2.0	0.50	ug/l	
71-55-6	1,1,1-Trichloroethane	ND	1.0	0.25	ug/l	
79-00-5	1,1,2-Trichloroethane	ND	1.0	0.47	ug/l	
79-01-6	Trichloroethylene	ND	1.0	0.35	ug/l	
75-69-4	Trichlorofluoromethane	ND	2.0	0.50	ug/l	
96-18-4	1,2,3-Trichloropropane	ND	2.0	0.63	ug/l	
95-63-6	1,2,4-Trimethylbenzene	ND	1.0	0.32	ug/l	
108-67-8	1,3,5-Trimethylbenzene	ND	1.0	0.27	ug/l	
108-05-4	Vinyl Acetate	ND	10	2.0	ug/l	
75-01-4	Vinyl Chloride	ND	1.0	0.41	ug/l	
	m,p-Xylene	ND	2.0	0.47	ug/l	
95-47-6	o-Xylene	ND	1.0	0.26	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	96%		83-118%
17060-07-0	1,2-Dichloroethane-D4	92%		79-125%
2037-26-5	Toluene-D8	100%		85-112%

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range

J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-2 GW(17)		
Lab Sample ID:	FA59814-2	**Date Sampled:**	11/30/18
Matrix:	AQ - Ground Water	**Date Received:**	12/01/18
Method:	SW846 8260B	**Percent Solids:**	n/a
Project:	1218000439 Los Angeles, CA		

VOA 8260 List

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
460-00-4	4-Bromofluorobenzene	102%		83-118%

(a) Sample was treated with an anti-foaming agent.

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range

J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-2 GW(17)		
Lab Sample ID:	FA59814-2	**Date Sampled:**	11/30/18
Matrix:	AQ - Ground Water	**Date Received:**	12/01/18
Method:	SW846 8270D SW846 3510C	**Percent Solids:**	n/a
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	X064071.D	1	12/06/18 17:11	MV	12/05/18 08:30	OP72893	SX2646
Run #2							

	Initial Volume	Final Volume
Run #1	1030 ml	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	4.9	0.61	ug/l	
208-96-8	Acenaphthylene	ND	4.9	0.62	ug/l	
120-12-7	Anthracene	ND	4.9	0.77	ug/l	
56-55-3	Benzo(a)anthracene	ND	4.9	0.74	ug/l	
50-32-8	Benzo(a)pyrene	ND	4.9	0.76	ug/l	
205-99-2	Benzo(b)fluoranthene	ND	4.9	0.75	ug/l	
191-24-2	Benzo(g,h,i)perylene	ND	4.9	0.80	ug/l	
207-08-9	Benzo(k)fluoranthene	ND	4.9	0.83	ug/l	
218-01-9	Chrysene	ND	4.9	0.83	ug/l	
53-70-3	Dibenzo(a,h)anthracene	ND	4.9	0.78	ug/l	
206-44-0	Fluoranthene	ND	4.9	0.54	ug/l	
86-73-7	Fluorene	ND	4.9	0.68	ug/l	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	4.9	0.69	ug/l	
90-12-0	1-Methylnaphthalene	ND	4.9	0.51	ug/l	
91-57-6	2-Methylnaphthalene	ND	4.9	0.58	ug/l	
91-20-3	Naphthalene	ND	4.9	0.49	ug/l	
85-01-8	Phenanthrene	ND	4.9	0.84	ug/l	
129-00-0	Pyrene	ND	4.9	0.66	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
4165-60-0	Nitrobenzene-d5	71%		42-108%
321-60-8	2-Fluorobiphenyl	77%		40-106%
1718-51-0	Terphenyl-d14	72%		39-121%

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-2 GW(17)		
Lab Sample ID:	FA59814-2	**Date Sampled:**	11/30/18
Matrix:	AQ - Ground Water	**Date Received:**	12/01/18
Method:	SW846 8015C SW846 3510C	**Percent Solids:**	n/a
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	JJ022355.D	1	12/06/18 15:04	SJL	12/05/18 12:00	OP72899	GJJ910
Run #2							

	Initial Volume	Final Volume
Run #1	250 ml	1.0 ml
Run #2		

TPH Extractable

CAS No.	Compound	Result	RL	MDL	Units	Q
	TPH (C10-C28)	0.550	0.20	0.080	mg/l	
	TPH (> C28-C40)	0.737	0.20	0.080	mg/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
84-15-1	o-Terphenyl	81%		50-131%

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range

J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-3 GW(11)		
Lab Sample ID:	FA59814-3	**Date Sampled:**	11/30/18
Matrix:	AQ - Ground Water	**Date Received:**	12/01/18
Method:	SW846 8270D SW846 3510C	**Percent Solids:**	n/a
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	9I003436.D	1	12/06/18 18:39	MV	12/05/18 08:30	OP72893	S9I120
Run #2							

	Initial Volume	Final Volume
Run #1	1040 ml	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	4.8	0.60	ug/l	
208-96-8	Acenaphthylene	ND	4.8	0.61	ug/l	
120-12-7	Anthracene	ND	4.8	0.77	ug/l	
56-55-3	Benzo(a)anthracene	ND	4.8	0.73	ug/l	
50-32-8	Benzo(a)pyrene	ND	4.8	0.75	ug/l	
205-99-2	Benzo(b)fluoranthene	ND	4.8	0.75	ug/l	
191-24-2	Benzo(g,h,i)perylene	ND	4.8	0.79	ug/l	
207-08-9	Benzo(k)fluoranthene	ND	4.8	0.82	ug/l	
218-01-9	Chrysene	ND	4.8	0.82	ug/l	
53-70-3	Dibenzo(a,h)anthracene	ND	4.8	0.77	ug/l	
206-44-0	Fluoranthene	ND	4.8	0.53	ug/l	
86-73-7	Fluorene	ND	4.8	0.67	ug/l	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	4.8	0.69	ug/l	
90-12-0	1-Methylnaphthalene	ND	4.8	0.50	ug/l	
91-57-6	2-Methylnaphthalene	ND	4.8	0.58	ug/l	
91-20-3	Naphthalene	ND	4.8	0.48	ug/l	
85-01-8	Phenanthrene	ND	4.8	0.83	ug/l	
129-00-0	Pyrene	ND	4.8	0.66	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
4165-60-0	Nitrobenzene-d5	53%		42-108%
321-60-8	2-Fluorobiphenyl	52%		40-106%
1718-51-0	Terphenyl-d14	45%		39-121%

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-3 GW(11)		
Lab Sample ID:	FA59814-3	**Date Sampled:**	11/30/18
Matrix:	AQ - Ground Water	**Date Received:**	12/01/18
Method:	SW846 8082A SW846 3510C	**Percent Solids:**	n/a
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	MM53540.D	1	12/04/18 11:40	NM	12/03/18 10:00	OP72859	GMM1044
Run #2							

	Initial Volume	Final Volume
Run #1	250 ml	5.0 ml
Run #2		

PCB List

CAS No.	Compound	Result	RL	MDL	Units	Q
12674-11-2	Aroclor 1016	ND	0.40	0.16	ug/l	
11104-28-2	Aroclor 1221	ND	0.40	0.20	ug/l	
11141-16-5	Aroclor 1232	ND	0.40	0.20	ug/l	
53469-21-9	Aroclor 1242	ND	0.40	0.16	ug/l	
12672-29-6	Aroclor 1248	ND	0.40	0.16	ug/l	
11097-69-1	Aroclor 1254	ND	0.40	0.16	ug/l	
11096-82-5	Aroclor 1260	ND	0.40	0.16	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
877-09-8	Tetrachloro-m-xylene	106%		38-127%
2051-24-3	Decachlorobiphenyl	79%		25-137%

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range

J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-3 GW(11)		
Lab Sample ID:	FA59814-3	**Date Sampled:**	11/30/18
Matrix:	AQ - Ground Water	**Date Received:**	12/01/18
Method:	SW846 8015C SW846 3510C	**Percent Solids:**	n/a
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	JJ022337.D	1	12/06/18 06:27	SJL	12/05/18 12:00	OP72899	GJJ910
Run #2							

	Initial Volume	Final Volume
Run #1	250 ml	1.0 ml
Run #2		

TPH Extractable

CAS No.	Compound	Result	RL	MDL	Units	Q
	TPH (C10-C28)	1.36	0.20	0.080	mg/l	
	TPH (> C28-C40)	0.489	0.20	0.080	mg/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
84-15-1	o-Terphenyl	81%		50-131%

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range

J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-4 GW(11)		
Lab Sample ID:	FA59814-4	**Date Sampled:**	11/30/18
Matrix:	AQ - Ground Water	**Date Received:**	12/01/18
Method:	SW846 8270D SW846 3510C	**Percent Solids:**	n/a
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	9I003437.D	1	12/06/18 19:04	MV	12/05/18 08:30	OP72893	S9I120
Run #2							

	Initial Volume	Final Volume
Run #1	1020 ml	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	4.9	0.61	ug/l	
208-96-8	Acenaphthylene	ND	4.9	0.63	ug/l	
120-12-7	Anthracene	ND	4.9	0.78	ug/l	
56-55-3	Benzo(a)anthracene	ND	4.9	0.75	ug/l	
50-32-8	Benzo(a)pyrene	ND	4.9	0.77	ug/l	
205-99-2	Benzo(b)fluoranthene	ND	4.9	0.76	ug/l	
191-24-2	Benzo(g,h,i)perylene	ND	4.9	0.81	ug/l	
207-08-9	Benzo(k)fluoranthene	ND	4.9	0.84	ug/l	
218-01-9	Chrysene	ND	4.9	0.83	ug/l	
53-70-3	Dibenzo(a,h)anthracene	ND	4.9	0.79	ug/l	
206-44-0	Fluoranthene	ND	4.9	0.54	ug/l	
86-73-7	Fluorene	ND	4.9	0.69	ug/l	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	4.9	0.70	ug/l	
90-12-0	1-Methylnaphthalene	ND	4.9	0.51	ug/l	
91-57-6	2-Methylnaphthalene	ND	4.9	0.59	ug/l	
91-20-3	Naphthalene	ND	4.9	0.49	ug/l	
85-01-8	Phenanthrene	ND	4.9	0.85	ug/l	
129-00-0	Pyrene	ND	4.9	0.67	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
4165-60-0	Nitrobenzene-d5	57%		42-108%
321-60-8	2-Fluorobiphenyl	57%		40-106%
1718-51-0	Terphenyl-d14	57%		39-121%

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-4 GW(11)		
Lab Sample ID:	FA59814-4	**Date Sampled:**	11/30/18
Matrix:	AQ - Ground Water	**Date Received:**	12/01/18
Method:	SW846 8082A SW846 3510C	**Percent Solids:**	n/a
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	MM53541.D	1	12/04/18 11:52	NM	12/03/18 10:00	OP72859	GMM1044
Run #2							

	Initial Volume	Final Volume
Run #1	250 ml	5.0 ml
Run #2		

PCB List

CAS No.	Compound	Result	RL	MDL	Units	Q
12674-11-2	Aroclor 1016	ND	0.40	0.16	ug/l	
11104-28-2	Aroclor 1221	ND	0.40	0.20	ug/l	
11141-16-5	Aroclor 1232	ND	0.40	0.20	ug/l	
53469-21-9	Aroclor 1242	ND	0.40	0.16	ug/l	
12672-29-6	Aroclor 1248	ND	0.40	0.16	ug/l	
11097-69-1	Aroclor 1254	ND	0.40	0.16	ug/l	
11096-82-5	Aroclor 1260	ND	0.40	0.16	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
877-09-8	Tetrachloro-m-xylene	103%		38-127%
2051-24-3	Decachlorobiphenyl	71%		25-137%

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range

J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-4 GW(11)		
Lab Sample ID:	FA59814-4	**Date Sampled:**	11/30/18
Matrix:	AQ - Ground Water	**Date Received:**	12/01/18
Method:	SW846 8015C SW846 3510C	**Percent Solids:**	n/a
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	JJ022338.D	1	12/06/18 06:56	SJL	12/05/18 12:00	OP72899	GJJ910
Run #2							

	Initial Volume	Final Volume
Run #1	250 ml	1.0 ml
Run #2		

TPH Extractable

CAS No.	Compound	Result	RL	MDL	Units	Q
	TPH (C10-C28)	1.30	0.20	0.080	mg/l	
	TPH (> C28-C40)	0.443	0.20	0.080	mg/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
84-15-1	o-Terphenyl	72%		50-131%

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range

J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Misc. Forms

Custody Documents and Other Forms

Includes the following where applicable:

- Chain of Custody

SGS ACCUTEST

CHAIN OF CUSTODY

2105 Lundy Ave, San Jose, CA 95131
(408) 588-0200 FAX: (408) 588-0201

FA59814

FED-EX Tracking #	Bottle Order Control #
SGS Accutest Quote #	SGS Accutest NC Job #: C

Client / Reporting Information

Company Name: EBI	Project Name: 1218000464 / Los Angeles, CA
Address: 21 B Street	Street:
City: Burlington State: MA Zip: 01803	City: Los Angeles State: California
Project Contact: Chad Bechtel / Ryan Deutsch	Project #: 1218000439
Phone #:	EMAIL:
Sampler's Name: Chad Bechtel / Liz Ruiz	Client Purchase Order #:

Project Information

Requested Analysis

Matrix Codes: WW- Wastewater; GW- Ground Water; SW- Surface Water; SO- Soil; OI-Oil; WP-Wipe; LIQ - Non-aqueous Liquid; AIR; DW- Drinking Water (Perchlorate Only)

SGS Accutest Sample ID	Sample ID / Field Point / Point of Collection	Collection Date	Collection Time	Sampled by	Matrix	# of bottles	HCl	NaOH	HNO3	H2SO4	NONE	NaHSO4	MEOH	ENCORE	VOCs (8260)	PAHs (8270)	TPH-DRO/ORO (8015)	PCBs (8082)	LAB USE ONLY
1	B-1 GW (20)	11/30/18	0930	CB	GW	7	3			2	2				X	X	X		
2	B-2 GW (17)		1020			7	3			2	2				X	X	X		
3	B-3 GW (11)		1240			6				4	2					X	X	X	
4	B-4 GW (11)		1150			6				4	2					X	X	X	
	← Not sampled																		

Turnaround Time (Business days)

		Approved By:/ Date:
	10 Day	
	5 Day	
	3 Day	
	2 Day	
X	1 Day	
	Same Day	

Emergency T/A data available VIA Lablink

Data Deliverable Information

- [ ] Commercial "A" - Results only
- [X] Commercial "B" - Results with QC summaries
- [ ] Commerical "B+" - Results, QC, and chromatograms
- [ ] FULT1 - Level 4 data package
- [ ] EDF for Geotracker [ ] EDD Format
- Provide EDF Global ID
- Provide EDF Logcode:

Comments / Remarks

****RUSH TAT****

Sample Custody must be documented below each time samples change possession, including courier delivery.

Relinquished by Sampler:	Date Time:	Received By:	Relinquished By:	Date Time:	Received By:
1 Chad Bechtel	11/30/18 1600	1 FedEx	2 FF		2 Petitt 12/1/18 1000
Relinquished by: 3	Date Time:	Received By: 3	Relinquished By: 4	Date Time:	Received By: 4
Relinquished by: 5	Date Time:	Received By: 5	Custody Seal #	Appropriate Bottle / Pres. Y / N; Headspace Y / N; On Ice Y / N; Labels match Coc? Y / N; Separate Receiving Check List used: Y / N	Cooler Temp. 2.7, 1.8 °C

FA59814: Chain of Custody
Page 1 of 2

SGS Sample Receipt Summary

Job Number: FA59814 **Client:** EBI **Project:** 1218000464/Los Angeles, CA

Date / Time Received: 12/1/2018 10:00:00 AM **Delivery Method:** FedEx **Airbill #'s:** 790902933012

Therm ID: IR 1; **Therm CF:** -0.2; **# of Coolers:** 2

Cooler Temps (Raw Measured) °C: Cooler 1: (2.9); Cooler 2: (2.0);

Cooler Temps (Corrected) °C: Cooler 1: (2.7); Cooler 2: (1.8);

Cooler Information	Y	or	N
1. Custody Seals Present	☑		☐
2. Custody Seals Intact	☑		☐
3. Temp criteria achieved	☑		☐
4. Cooler temp verification	IR Gun		
5. Cooler media	Ice (Bag)		

Trip Blank Information	Y	or	N	N/A
1. Trip Blank present / cooler	☐		☑	☐
2. Trip Blank listed on COC	☐		☑	☐

	W	or	S	N/A
3. Type Of TB Received	☐		☐	☑

Sample Information	Y	or	N	N/A
1. Sample labels present on bottles	☑		☐	
2. Samples preserved properly	☐		☑	
3. Sufficient volume/containers recvd for analysis:	☑		☐	
4. Condition of sample	Intact			
5. Sample recvd within HT	☑		☐	
6. Dates/Times/IDs on COC match Sample Label	☑		☐	
7. VOCs have headspace	☐		☑	☐
8. Bottles received for unspecified tests	☐		☑	
9. Compositing instructions clear	☐		☐	☑
10. Voa Soil Kits/Jars received past 48hrs?	☐		☐	☑
11. % Solids Jar received?	☐		☐	☑
12. Residual Chlorine Present?	☐		☐	☑

Misc. Information

Number of Encores: 25-Gram _____ 5-Gram _____ Number of 5035 Field Kits: _____ Number of Lab Filtered Metals: _____

Test Strip Lot #s: pH 0-3 230315 pH 10-12 219813A Other: (Specify) _____ _____

Residual Chlorine Test Strip Lot #: _____

Comments SAMPLE #2 HAS 2 250ML AMBER N/P AND 2 250 ML AMBERS PERSERVED WITH H2SO4 CHAIN STATES ALL 4 SUPPOSED TO BE PRESERVED.

SM001
Rev. Date 05/24/17

Technician: PETERH Date: 12/1/2018 10:00:00 A Reviewer: PH Date: 12/2/2018

MS Volatiles

QC Data Summaries

Includes the following where applicable:

- Method Blank Summaries
- Blank Spike Summaries
- Matrix Spike and Duplicate Summaries

Method Blank Summary

Job Number: FA59814
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V5E487-MB	5E11961.D	1	12/03/18	AB	n/a	n/a	V5E487

The QC reported here applies to the following samples: **Method:** SW846 8260B

FA59814-1, FA59814-2

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	25	10	ug/l	
71-43-2	Benzene	ND	1.0	0.31	ug/l	
108-86-1	Bromobenzene	ND	1.0	0.37	ug/l	
74-97-5	Bromochloromethane	ND	1.0	0.45	ug/l	
75-27-4	Bromodichloromethane	ND	1.0	0.24	ug/l	
75-25-2	Bromoform	ND	1.0	0.41	ug/l	
78-93-3	2-Butanone (MEK)	ND	5.0	2.0	ug/l	
104-51-8	n-Butylbenzene	ND	1.0	0.23	ug/l	
135-98-8	sec-Butylbenzene	ND	1.0	0.24	ug/l	
98-06-6	tert-Butylbenzene	ND	1.0	0.31	ug/l	
75-15-0	Carbon Disulfide	ND	2.0	0.53	ug/l	
56-23-5	Carbon Tetrachloride	ND	1.0	0.36	ug/l	
108-90-7	Chlorobenzene	ND	1.0	0.20	ug/l	
75-00-3	Chloroethane	ND	2.0	0.67	ug/l	
67-66-3	Chloroform	ND	1.0	0.30	ug/l	
95-49-8	o-Chlorotoluene	ND	1.0	0.22	ug/l	
106-43-4	p-Chlorotoluene	ND	1.0	0.31	ug/l	
124-48-1	Dibromochloromethane	ND	1.0	0.28	ug/l	
96-12-8	1,2-Dibromo-3-chloropropane	ND	5.0	1.0	ug/l	
106-93-4	1,2-Dibromoethane	ND	2.0	0.28	ug/l	
75-71-8	Dichlorodifluoromethane	ND	2.0	0.50	ug/l	
95-50-1	1,2-Dichlorobenzene	ND	1.0	0.32	ug/l	
541-73-1	1,3-Dichlorobenzene	ND	1.0	0.22	ug/l	
106-46-7	1,4-Dichlorobenzene	ND	1.0	0.26	ug/l	
75-34-3	1,1-Dichloroethane	ND	1.0	0.34	ug/l	
107-06-2	1,2-Dichloroethane	ND	1.0	0.31	ug/l	
75-35-4	1,1-Dichloroethylene	ND	1.0	0.32	ug/l	
156-59-2	cis-1,2-Dichloroethylene	ND	1.0	0.28	ug/l	
156-60-5	trans-1,2-Dichloroethylene	ND	1.0	0.22	ug/l	
78-87-5	1,2-Dichloropropane	ND	1.0	0.43	ug/l	
142-28-9	1,3-Dichloropropane	ND	1.0	0.31	ug/l	
594-20-7	2,2-Dichloropropane	ND	1.0	0.24	ug/l	
563-58-6	1,1-Dichloropropene	ND	1.0	0.34	ug/l	
10061-01-5	cis-1,3-Dichloropropene	ND	1.0	0.29	ug/l	
10061-02-6	trans-1,3-Dichloropropene	ND	1.0	0.21	ug/l	
100-41-4	Ethylbenzene	ND	1.0	0.36	ug/l	

Method Blank Summary

Job Number: FA59814
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V5E487-MB	5E11961.D	1	12/03/18	AB	n/a	n/a	V5E487

The QC reported here applies to the following samples: **Method:** SW846 8260B

FA59814-1, FA59814-2

CAS No.	Compound	Result	RL	MDL	Units	Q
87-68-3	Hexachlorobutadiene	ND	2.0	0.30	ug/l	
591-78-6	2-Hexanone	ND	10	2.0	ug/l	
98-82-8	Isopropylbenzene	ND	1.0	0.22	ug/l	
99-87-6	p-Isopropyltoluene	ND	1.0	0.21	ug/l	
74-83-9	Methyl Bromide	ND	2.0	0.59	ug/l	
74-87-3	Methyl Chloride	ND	2.0	0.50	ug/l	
74-95-3	Methylene Bromide	ND	2.0	0.37	ug/l	
75-09-2	Methylene Chloride	ND	5.0	2.0	ug/l	
108-10-1	4-Methyl-2-pentanone (MIBK)	ND	5.0	1.0	ug/l	
1634-04-4	Methyl Tert Butyl Ether	ND	1.0	0.23	ug/l	
91-20-3	Naphthalene	ND	5.0	1.0	ug/l	
103-65-1	n-Propylbenzene	ND	1.0	0.29	ug/l	
100-42-5	Styrene	ND	1.0	0.22	ug/l	
630-20-6	1,1,1,2-Tetrachloroethane	ND	1.0	0.28	ug/l	
79-34-5	1,1,2,2-Tetrachloroethane	ND	1.0	0.30	ug/l	
127-18-4	Tetrachloroethylene	ND	1.0	0.22	ug/l	
108-88-3	Toluene	ND	1.0	0.30	ug/l	
87-61-6	1,2,3-Trichlorobenzene	ND	2.0	0.61	ug/l	
120-82-1	1,2,4-Trichlorobenzene	ND	2.0	0.50	ug/l	
71-55-6	1,1,1-Trichloroethane	ND	1.0	0.25	ug/l	
79-00-5	1,1,2-Trichloroethane	ND	1.0	0.47	ug/l	
79-01-6	Trichloroethylene	ND	1.0	0.35	ug/l	
75-69-4	Trichlorofluoromethane	ND	2.0	0.50	ug/l	
96-18-4	1,2,3-Trichloropropane	ND	2.0	0.63	ug/l	
95-63-6	1,2,4-Trimethylbenzene	ND	1.0	0.32	ug/l	
108-67-8	1,3,5-Trimethylbenzene	ND	1.0	0.27	ug/l	
108-05-4	Vinyl Acetate	ND	10	2.0	ug/l	
75-01-4	Vinyl Chloride	ND	1.0	0.41	ug/l	
	m,p-Xylene	ND	2.0	0.47	ug/l	
95-47-6	o-Xylene	ND	1.0	0.26	ug/l	

CAS No.	Surrogate Recoveries		Limits
1868-53-7	Dibromofluoromethane	95%	83-118%
17060-07-0	1,2-Dichloroethane-D4	91%	79-125%

Method Blank Summary

Job Number: FA59814
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V5E487-MB	5E11961.D	1	12/03/18	AB	n/a	n/a	V5E487

The QC reported here applies to the following samples: **Method:** SW846 8260B

FA59814-1, FA59814-2

CAS No.	Surrogate Recoveries		Limits
2037-26-5	Toluene-D8	99%	85-112%
460-00-4	4-Bromofluorobenzene	100%	83-118%

Blank Spike Summary

Job Number: FA59814
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V5E487-BS	5E11959.D	1	12/03/18	AB	n/a	n/a	V5E487

The QC reported here applies to the following samples: **Method:** SW846 8260B

FA59814-1, FA59814-2

CAS No.	Compound	Spike ug/l	BSP ug/l	BSP %	Limits
67-64-1	Acetone	125	104	83	50-147
71-43-2	Benzene	25	23.2	93	81-122
108-86-1	Bromobenzene	25	23.7	95	80-121
74-97-5	Bromochloromethane	25	22.8	91	76-123
75-27-4	Bromodichloromethane	25	23.2	93	79-123
75-25-2	Bromoform	25	22.7	91	66-123
78-93-3	2-Butanone (MEK)	125	103	82	56-143
104-51-8	n-Butylbenzene	25	25.6	102	79-126
135-98-8	sec-Butylbenzene	25	25.4	102	83-133
98-06-6	tert-Butylbenzene	25	24.3	97	80-133
75-15-0	Carbon Disulfide	25	22.2	89	66-148
56-23-5	Carbon Tetrachloride	25	23.6	94	76-136
108-90-7	Chlorobenzene	25	22.8	91	82-124
75-00-3	Chloroethane	25	25.4	102	62-144
67-66-3	Chloroform	25	22.9	92	80-124
95-49-8	o-Chlorotoluene	25	23.8	95	81-127
106-43-4	p-Chlorotoluene	25	24.1	96	83-130
124-48-1	Dibromochloromethane	25	23.5	94	78-122
96-12-8	1,2-Dibromo-3-chloropropane	25	20.7	83	64-123
106-93-4	1,2-Dibromoethane	25	22.8	91	75-120
75-71-8	Dichlorodifluoromethane	25	26.8	107	42-167
95-50-1	1,2-Dichlorobenzene	25	23.5	94	82-124
541-73-1	1,3-Dichlorobenzene	25	24.3	97	84-125
106-46-7	1,4-Dichlorobenzene	25	23.2	93	78-120
75-34-3	1,1-Dichloroethane	25	23.5	94	81-122
107-06-2	1,2-Dichloroethane	25	20.9	84	75-125
75-35-4	1,1-Dichloroethylene	25	23.6	94	78-137
156-59-2	cis-1,2-Dichloroethylene	25	23.9	96	78-120
156-60-5	trans-1,2-Dichloroethylene	25	23.2	93	76-127
78-87-5	1,2-Dichloropropane	25	23.4	94	76-124
142-28-9	1,3-Dichloropropane	25	21.6	86	80-118
594-20-7	2,2-Dichloropropane	25	23.8	95	74-139
563-58-6	1,1-Dichloropropene	25	23.9	96	79-131
10061-01-5	cis-1,3-Dichloropropene	25	22.8	91	75-118
10061-02-6	trans-1,3-Dichloropropene	25	23.4	94	80-120
100-41-4	Ethylbenzene	25	23.2	93	81-121

* = Outside of Control Limits.

Blank Spike Summary

Job Number: FA59814
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V5E487-BS	5E11959.D	1	12/03/18	AB	n/a	n/a	V5E487

The QC reported here applies to the following samples: **Method:** SW846 8260B

FA59814-1, FA59814-2

CAS No.	Compound	Spike ug/l	BSP ug/l	BSP %	Limits
87-68-3	Hexachlorobutadiene	25	23.5	94	75-142
591-78-6	2-Hexanone	125	102	82	61-129
98-82-8	Isopropylbenzene	25	26.0	104	83-132
99-87-6	p-Isopropyltoluene	25	25.8	103	79-130
74-83-9	Methyl Bromide	25	21.1	84	59-143
74-87-3	Methyl Chloride	25	25.8	103	50-159
74-95-3	Methylene Bromide	25	22.8	91	78-119
75-09-2	Methylene Chloride	25	21.2	85	69-135
108-10-1	4-Methyl-2-pentanone (MIBK)	125	104	83	66-122
1634-04-4	Methyl Tert Butyl Ether	25	21.6	86	72-117
91-20-3	Naphthalene	25	21.3	85	63-132
103-65-1	n-Propylbenzene	25	24.1	96	82-133
100-42-5	Styrene	25	23.6	94	78-119
630-20-6	1,1,1,2-Tetrachloroethane	25	23.3	93	77-122
79-34-5	1,1,2,2-Tetrachloroethane	25	22.8	91	72-120
127-18-4	Tetrachloroethylene	25	24.4	98	76-135
108-88-3	Toluene	25	23.4	94	80-120
87-61-6	1,2,3-Trichlorobenzene	25	21.7	87	68-131
120-82-1	1,2,4-Trichlorobenzene	25	22.4	90	73-129
71-55-6	1,1,1-Trichloroethane	25	22.5	90	75-130
79-00-5	1,1,2-Trichloroethane	25	22.6	90	76-119
79-01-6	Trichloroethylene	25	23.5	94	81-126
75-69-4	Trichlorofluoromethane	25	24.1	96	71-156
96-18-4	1,2,3-Trichloropropane	25	21.9	88	77-120
95-63-6	1,2,4-Trimethylbenzene	25	23.9	96	79-120
108-67-8	1,3,5-Trimethylbenzene	25	25.0	100	79-120
108-05-4	Vinyl Acetate	125	117	94	43-154
75-01-4	Vinyl Chloride	25	25.2	101	69-159
	m,p-Xylene	50	48.0	96	79-126
95-47-6	o-Xylene	25	24.4	98	80-127

CAS No.	Surrogate Recoveries	BSP	Limits
1868-53-7	Dibromofluoromethane	97%	83-118%
17060-07-0	1,2-Dichloroethane-D4	94%	79-125%

* = Outside of Control Limits.

Blank Spike Summary

Job Number: FA59814
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V5E487-BS	5E11959.D	1	12/03/18	AB	n/a	n/a	V5E487

The QC reported here applies to the following samples: **Method:** SW846 8260B

FA59814-1, FA59814-2

CAS No.	Surrogate Recoveries	BSP	Limits
2037-26-5	Toluene-D8	98%	85-112%
460-00-4	4-Bromofluorobenzene	100%	83-118%

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: FA59814
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
FA59749-6MS	5E11972.D	1	12/03/18	AB	n/a	n/a	V5E487
FA59749-6MSD	5E11973.D	1	12/03/18	AB	n/a	n/a	V5E487
FA59749-6 [a]	5E11967.D	1	12/03/18	AB	n/a	n/a	V5E487

The QC reported here applies to the following samples: **Method:** SW846 8260B

FA59814-1, FA59814-2

CAS No.	Compound	FA59749-6 ug/l	Q	Spike ug/l	MS ug/l	MS %	Spike ug/l	MSD ug/l	MSD %	RPD	Limits Rec/RPD
67-64-1	Acetone	25 U		125	123	98	125	125	100	2	50-147/21
71-43-2	Benzene	1.0 U		25	24.2	97	25	24.0	96	1	81-122/14
108-86-1	Bromobenzene	1.0 U		25	23.9	96	25	24.0	96	0	80-121/14
74-97-5	Bromochloromethane	1.0 U		25	23.5	94	25	23.3	93	1	76-123/14
75-27-4	Bromodichloromethane	1.0 U		25	24.2	97	25	24.2	97	0	79-123/19
75-25-2	Bromoform	1.0 U		25	24.5	98	25	24.5	98	0	66-123/21
78-93-3	2-Butanone (MEK)	5.0 U		125	128	102	125	127	102	1	56-143/18
104-51-8	n-Butylbenzene	1.0 U		25	25.7	103	25	25.6	102	0	79-126/16
135-98-8	sec-Butylbenzene	1.0 U		25	25.4	102	25	25.4	102	0	83-133/16
98-06-6	tert-Butylbenzene	1.0 U		25	24.2	97	25	24.4	98	1	80-133/16
75-15-0	Carbon Disulfide	2.0 U		25	23.0	92	25	22.7	91	1	66-148/23
56-23-5	Carbon Tetrachloride	1.0 U		25	23.9	96	25	24.0	96	0	76-136/23
108-90-7	Chlorobenzene	1.0 U		25	23.6	94	25	23.5	94	0	82-124/14
75-00-3	Chloroethane	2.0 U		25	26.7	107	25	27.3	109	2	62-144/20
67-66-3	Chloroform	1.0 U		25	23.8	95	25	23.6	94	1	80-124/15
95-49-8	o-Chlorotoluene	1.0 U		25	24.1	96	25	24.0	96	0	81-127/15
106-43-4	p-Chlorotoluene	1.0 U		25	24.3	97	25	24.5	98	1	83-130/15
124-48-1	Dibromochloromethane	1.0 U		25	24.3	97	25	24.5	98	1	78-122/19
96-12-8	1,2-Dibromo-3-chloropropane	5.0 U		25	25.6	102	25	25.7	103	0	64-123/18
106-93-4	1,2-Dibromoethane	2.0 U		25	25.0	100	25	24.8	99	1	75-120/13
75-71-8	Dichlorodifluoromethane	2.0 U		25	28.0	112	25	28.4	114	1	42-167/19
95-50-1	1,2-Dichlorobenzene	1.0 U		25	24.3	97	25	24.2	97	0	82-124/14
541-73-1	1,3-Dichlorobenzene	1.0 U		25	24.5	98	25	24.6	98	0	84-125/14
106-46-7	1,4-Dichlorobenzene	1.0 U		25	23.5	94	25	23.6	94	0	78-120/15
75-34-3	1,1-Dichloroethane	1.0 U		25	24.6	98	25	24.5	98	0	81-122/15
107-06-2	1,2-Dichloroethane	1.0 U		25	22.7	91	25	22.6	90	0	75-125/14
75-35-4	1,1-Dichloroethylene	1.0 U		25	24.0	96	25	24.1	96	0	78-137/18
156-59-2	cis-1,2-Dichloroethylene	1.0 U		25	24.1	96	25	24.1	96	0	78-120/15
156-60-5	trans-1,2-Dichloroethylene	1.0 U		25	24.0	96	25	23.7	95	1	76-127/17
78-87-5	1,2-Dichloropropane	1.0 U		25	24.5	98	25	24.3	97	1	76-124/14
142-28-9	1,3-Dichloropropane	1.0 U		25	23.5	94	25	23.3	93	1	80-118/13
594-20-7	2,2-Dichloropropane	1.0 U		25	23.2	93	25	23.6	94	2	74-139/17
563-58-6	1,1-Dichloropropene	1.0 U		25	24.7	99	25	24.6	98	0	79-131/16
10061-01-5	cis-1,3-Dichloropropene	1.0 U		25	23.7	95	25	23.6	94	0	75-118/23
10061-02-6	trans-1,3-Dichloropropene	1.0 U		25	24.8	99	25	24.8	99	0	80-120/22
100-41-4	Ethylbenzene	1.0 U		25	23.9	96	25	23.8	95	0	81-121/14

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: FA59814
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
FA59749-6MS	5E11972.D	1	12/03/18	AB	n/a	n/a	V5E487
FA59749-6MSD	5E11973.D	1	12/03/18	AB	n/a	n/a	V5E487
FA59749-6 [a]	5E11967.D	1	12/03/18	AB	n/a	n/a	V5E487

The QC reported here applies to the following samples: **Method:** SW846 8260B

FA59814-1, FA59814-2

CAS No.	Compound	FA59749-6 ug/l	Q	Spike ug/l	MS ug/l	MS %	Spike ug/l	MSD ug/l	MSD %	RPD	Limits Rec/RPD
87-68-3	Hexachlorobutadiene	2.0 U		25	20.3	81	25	21.7	87	7	75-142/19
591-78-6	2-Hexanone	10 U		125	147	118	125	147	118	0	61-129/18
98-82-8	Isopropylbenzene	1.0 U		25	26.2	105	25	26.2	105	0	83-132/15
99-87-6	p-Isopropyltoluene	1.0 U		25	25.6	102	25	25.9	104	1	79-130/16
74-83-9	Methyl Bromide	2.0 U		25	22.3	89	25	22.6	90	1	59-143/19
74-87-3	Methyl Chloride	2.0 U		25	27.4	110	25	27.7	111	1	50-159/19
74-95-3	Methylene Bromide	2.0 U		25	24.5	98	25	24.3	97	1	78-119/14
75-09-2	Methylene Chloride	5.0 U		25	22.4	90	25	22.3	89	0	69-135/16
108-10-1	4-Methyl-2-pentanone (MIBK)	5.0 U		125	146	117	125	146	117	0	66-122/16
1634-04-4	Methyl Tert Butyl Ether	1.0 U		25	23.7	95	25	24.0	96	1	72-117/14
91-20-3	Naphthalene	5.0 U		25	24.2	97	25	25.1	100	4	63-132/25
103-65-1	n-Propylbenzene	1.0 U		25	24.5	98	25	24.5	98	0	82-133/15
100-42-5	Styrene	1.0 U		25	24.0	96	25	23.8	95	1	78-119/23
630-20-6	1,1,1,2-Tetrachloroethane	1.0 U		25	23.8	95	25	23.8	95	0	77-122/19
79-34-5	1,1,2,2-Tetrachloroethane	1.0 U		25	26.9	108	25	26.5	106	1	72-120/14
127-18-4	Tetrachloroethylene	1.0 U		25	24.6	98	25	24.8	99	1	76-135/16
108-88-3	Toluene	1.0 U		25	24.0	96	25	24.0	96	0	80-120/14
87-61-6	1,2,3-Trichlorobenzene	2.0 U		25	21.5	86	25	22.7	91	5	68-131/25
120-82-1	1,2,4-Trichlorobenzene	2.0 U		25	22.7	91	25	23.1	92	2	73-129/20
71-55-6	1,1,1-Trichloroethane	1.0 U		25	23.0	92	25	23.0	92	0	75-130/16
79-00-5	1,1,2-Trichloroethane	1.0 U		25	24.8	99	25	24.7	99	0	76-119/14
79-01-6	Trichloroethylene	1.0 U		25	24.0	96	25	24.0	96	0	81-126/15
75-69-4	Trichlorofluoromethane	2.0 U		25	24.8	99	25	25.0	100	1	71-156/21
96-18-4	1,2,3-Trichloropropane	2.0 U		25	25.1	100	25	25.2	101	0	77-120/16
95-63-6	1,2,4-Trimethylbenzene	1.0 U		25	24.1	96	25	24.0	96	0	79-120/18
108-67-8	1,3,5-Trimethylbenzene	1.0 U		25	24.9	100	25	25.0	100	0	79-120/19
108-05-4	Vinyl Acetate	10 U		125	128	102	125	128	102	0	43-154/14
75-01-4	Vinyl Chloride	1.0 U		25	26.1	104	25	26.3	105	1	69-159/18
	m,p-Xylene	2.0 U		50	49.0	98	50	48.8	98	0	79-126/15
95-47-6	o-Xylene	1.0 U		25	24.8	99	25	24.6	98	1	80-127/14

CAS No.	Surrogate Recoveries	MS	MSD	FA59749-6	Limits
1868-53-7	Dibromofluoromethane	99%	99%	96%	83-118%
17060-07-0	1,2-Dichloroethane-D4	99%	99%	94%	79-125%

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: FA59814
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
FA59749-6MS	5E11972.D	1	12/03/18	AB	n/a	n/a	V5E487
FA59749-6MSD	5E11973.D	1	12/03/18	AB	n/a	n/a	V5E487
FA59749-6 [a]	5E11967.D	1	12/03/18	AB	n/a	n/a	V5E487

The QC reported here applies to the following samples: **Method:** SW846 8260B

FA59814-1, FA59814-2

CAS No.	Surrogate Recoveries	MS	MSD	FA59749-6	Limits
2037-26-5	Toluene-D8	99%	99%	100%	85-112%
460-00-4	4-Bromofluorobenzene	98%	99%	98%	83-118%

(a) Sample was not preserved to a pH < 2.

* = Outside of Control Limits.

MS Semi-volatiles

6

QC Data Summaries

Includes the following where applicable:

- Method Blank Summaries
- Blank Spike Summaries
- Matrix Spike and Duplicate Summaries

Method Blank Summary

Job Number: FA59814
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72893-MB	6F02080.D	1	12/05/18	MV	12/05/18	OP72893	S6F77

The QC reported here applies to the following samples: **Method:** SW846 8270D

FA59814-1, FA59814-2, FA59814-3, FA59814-4

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	5.0	0.63	ug/l	
208-96-8	Acenaphthylene	ND	5.0	0.64	ug/l	
120-12-7	Anthracene	ND	5.0	0.80	ug/l	
56-55-3	Benzo(a)anthracene	ND	5.0	0.76	ug/l	
50-32-8	Benzo(a)pyrene	ND	5.0	0.78	ug/l	
205-99-2	Benzo(b)fluoranthene	ND	5.0	0.78	ug/l	
191-24-2	Benzo(g,h,i)perylene	ND	5.0	0.82	ug/l	
207-08-9	Benzo(k)fluoranthene	ND	5.0	0.86	ug/l	
218-01-9	Chrysene	ND	5.0	0.85	ug/l	
53-70-3	Dibenzo(a,h)anthracene	ND	5.0	0.80	ug/l	
206-44-0	Fluoranthene	ND	5.0	0.55	ug/l	
86-73-7	Fluorene	ND	5.0	0.70	ug/l	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	5.0	0.71	ug/l	
90-12-0	1-Methylnaphthalene	ND	5.0	0.53	ug/l	
91-57-6	2-Methylnaphthalene	ND	5.0	0.60	ug/l	
91-20-3	Naphthalene	0.56	5.0	0.50	ug/l	J
85-01-8	Phenanthrene	ND	5.0	0.86	ug/l	
129-00-0	Pyrene	ND	5.0	0.68	ug/l	

CAS No.	Surrogate Recoveries		Limits
367-12-4	2-Fluorophenol	37%	14-67%
4165-62-2	Phenol-d5	24%	10-50%
118-79-6	2,4,6-Tribromophenol	70%	33-118%

Blank Spike Summary

Job Number: FA59814
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72893-BS	6F02079.D	1	12/05/18	MV	12/05/18	OP72893	S6F77

The QC reported here applies to the following samples: **Method:** SW846 8270D

FA59814-1, FA59814-2, FA59814-3, FA59814-4

CAS No.	Compound	Spike ug/l	BSP ug/l	BSP %	Limits
83-32-9	Acenaphthene	50	37.3	75	61-107
208-96-8	Acenaphthylene	50	38.8	78	60-104
120-12-7	Anthracene	50	38.4	77	65-108
56-55-3	Benzo(a)anthracene	50	40.2	80	66-111
50-32-8	Benzo(a)pyrene	50	39.6	79	62-107
205-99-2	Benzo(b)fluoranthene	50	41.8	84	65-114
191-24-2	Benzo(g,h,i)perylene	50	44.7	89	66-116
207-08-9	Benzo(k)fluoranthene	50	38.9	78	65-114
218-01-9	Chrysene	50	40.8	82	66-111
53-70-3	Dibenzo(a,h)anthracene	50	43.8	88	66-119
206-44-0	Fluoranthene	50	38.2	76	63-106
86-73-7	Fluorene	50	38.3	77	62-108
193-39-5	Indeno(1,2,3-cd)pyrene	50	44.3	89	64-119
90-12-0	1-Methylnaphthalene	50	33.2	66	53-102
91-57-6	2-Methylnaphthalene	50	36.6	73	51-102
91-20-3	Naphthalene	50	35.1	70	47-100
85-01-8	Phenanthrene	50	38.8	78	66-110
129-00-0	Pyrene	50	41.6	83	64-113

CAS No.	Surrogate Recoveries	BSP	Limits
367-12-4	2-Fluorophenol	40%	14-67%
4165-62-2	Phenol-d5	28%	10-50%
118-79-6	2,4,6-Tribromophenol	76%	33-118%

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: FA59814
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72893-MS	6F02090.D	1	12/05/18	MV	12/05/18	OP72893	S6F77
OP72893-MSD	6F02091.D	1	12/05/18	MV	12/05/18	OP72893	S6F77
FA59686-5	6F02089.D	1	12/05/18	MV	12/05/18	OP72893	S6F77

The QC reported here applies to the following samples: **Method:** SW846 8270D

FA59814-1, FA59814-2, FA59814-3, FA59814-4

CAS No.	Compound	FA59686-5 ug/l	Q	Spike ug/l	MS ug/l	MS %	Spike ug/l	MSD ug/l	MSD %	RPD	Limits Rec/RPD
83-32-9	Acenaphthene	ND		96.2	57.8	60*	96.2	65.8	68	13	61-107/22
208-96-8	Acenaphthylene	ND		96.2	59.8	62	96.2	68.1	71	13	60-104/22
120-12-7	Anthracene	ND		96.2	61.6	64*	96.2	71.8	75	15	65-108/20
56-55-3	Benzo(a)anthracene	ND		96.2	64.6	67	96.2	74.6	78	14	66-111/22
50-32-8	Benzo(a)pyrene	ND		96.2	62.6	65	96.2	73.0	76	15	62-107/23
205-99-2	Benzo(b)fluoranthene	ND		96.2	64.2	67	96.2	73.0	76	13	65-114/23
191-24-2	Benzo(g,h,i)perylene	ND		96.2	70.2	73	96.2	83.5	87	17	66-116/23
207-08-9	Benzo(k)fluoranthene	ND		96.2	64.6	67	96.2	74.3	77	14	65-114/24
218-01-9	Chrysene	ND		96.2	67.3	70	96.2	75.5	79	11	66-111/22
53-70-3	Dibenzo(a,h)anthracene	ND		96.2	68.3	71	96.2	82.3	86	19	66-119/24
206-44-0	Fluoranthene	ND		96.2	63.5	66	96.2	72.7	76	14	63-106/21
86-73-7	Fluorene	1.2	J	96.2	60.7	62	96.2	71.3	73	16	62-108/20
193-39-5	Indeno(1,2,3-cd)pyrene	ND		96.2	67.8	71	96.2	82.4	86	19	64-119/24
90-12-0	1-Methylnaphthalene	13.3		96.2	69.2	58	96.2	77.3	67	11	53-102/27
91-57-6	2-Methylnaphthalene	24.0		96.2	86.3	65	96.2	98.7	78	13	51-102/26
91-20-3	Naphthalene	341	E	96.2	441	104* [a]	96.2	527	193* [a]	18	47-100/29
85-01-8	Phenanthrene	4.7	J	96.2	67.2	65*	96.2	79.7	78	17	66-110/21
129-00-0	Pyrene	ND		96.2	65.5	68	96.2	75.7	79	14	64-113/23

CAS No.	Surrogate Recoveries	MS	MSD	FA59686-5	Limits
367-12-4	2-Fluorophenol	30%	30%	15%	14-67%
4165-62-2	Phenol-d5	21%	21%	8%* [b]	10-50%
118-79-6	2,4,6-Tribromophenol	59%	72%	54%	33-118%

(a) Outside control limits due to high level in sample relative to spike amount.
(b) Outside control limits.

* = Outside of Control Limits.

GC/LC Semi-volatiles

QC Data Summaries

Includes the following where applicable:

- Method Blank Summaries
- Blank Spike Summaries
- Matrix Spike and Duplicate Summaries

Method Blank Summary

Job Number: FA59814
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72859-MB	MM53535.D	1	12/04/18	NM	12/03/18	OP72859	GMM1044

The QC reported here applies to the following samples: **Method:** SW846 8082A

FA59814-3, FA59814-4

CAS No.	Compound	Result	RL	MDL	Units	Q
12674-11-2	Aroclor 1016	ND	0.40	0.16	ug/l	
11104-28-2	Aroclor 1221	ND	0.40	0.20	ug/l	
11141-16-5	Aroclor 1232	ND	0.40	0.20	ug/l	
53469-21-9	Aroclor 1242	ND	0.40	0.16	ug/l	
12672-29-6	Aroclor 1248	ND	0.40	0.16	ug/l	
11097-69-1	Aroclor 1254	ND	0.40	0.16	ug/l	
11096-82-5	Aroclor 1260	ND	0.40	0.16	ug/l	

CAS No.	Surrogate Recoveries		Limits
877-09-8	Tetrachloro-m-xylene	104%	38-127%
2051-24-3	Decachlorobiphenyl	80%	25-137%

Method Blank Summary

Job Number: FA59814
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72899-MB	JJ022331.D	1	12/06/18	SJL	12/05/18	OP72899	GJJ910

The QC reported here applies to the following samples: **Method:** SW846 8015C

FA59814-1, FA59814-2, FA59814-3, FA59814-4

CAS No.	Compound	Result	RL	MDL	Units	Q
	TPH (C10-C28)	ND	0.20	0.080	mg/l	
	TPH (> C28-C40)	ND	0.20	0.080	mg/l	

CAS No.	Surrogate Recoveries		Limits
84-15-1	o-Terphenyl	90%	50-131%

Blank Spike Summary

Job Number: FA59814
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72859-BS	MM53534.D	1	12/04/18	NM	12/03/18	OP72859	GMM1044

The QC reported here applies to the following samples: **Method:** SW846 8082A

FA59814-3, FA59814-4

CAS No.	Compound	Spike ug/l	BSP ug/l	BSP %	Limits
12674-11-2	Aroclor 1016	8	8.3	104	57-122
11096-82-5	Aroclor 1260	8	8.3	104	45-130

CAS No.	Surrogate Recoveries	BSP	Limits
877-09-8	Tetrachloro-m-xylene	104%	38-127%
2051-24-3	Decachlorobiphenyl	81%	25-137%

* = Outside of Control Limits.

Blank Spike Summary

Job Number: FA59814
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72899-BS	JJ022330.D	1	12/06/18	SJL	12/05/18	OP72899	GJJ910

The QC reported here applies to the following samples: **Method:** SW846 8015C

FA59814-1, FA59814-2, FA59814-3, FA59814-4

CAS No.	Compound	Spike mg/l	BSP mg/l	BSP %	Limits
	TPH (C10-C28)	4	3.67	92	60-128
	TPH (> C28-C40)	4	3.72	93	51-138

CAS No.	Surrogate Recoveries	BSP	Limits
84-15-1	o-Terphenyl	91%	50-131%

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: FA59814
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72859-MS	MM53537.D	1	12/04/18	NM	12/03/18	OP72859	GMM1044
OP72859-MSD	MM53538.D	1	12/04/18	NM	12/03/18	OP72859	GMM1044
FA59708-1	MM53536.D	1	12/04/18	NM	12/03/18	OP72859	GMM1044

The QC reported here applies to the following samples: **Method:** SW846 8082A

FA59814-3, FA59814-4

CAS No.	Compound	FA59708-1 ug/l	Q	Spike ug/l	MS ug/l	MS %	Spike ug/l	MSD ug/l	MSD %	RPD	Limits Rec/RPD
12674-11-2	Aroclor 1016	ND		16.7	17.5	105	16.7	16.9	101	3	57-122/18
11096-82-5	Aroclor 1260	ND		16.7	16.4	98	16.7	15.7	94	4	45-130/24

CAS No.	Surrogate Recoveries	MS	MSD	FA59708-1	Limits
877-09-8	Tetrachloro-m-xylene	103%	100%	106%	38-127%
2051-24-3	Decachlorobiphenyl	77%	74%	77%	25-137%

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: FA59814
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72899-MS	JJ022352.D	1	12/06/18	SJL	12/05/18	OP72899	GJJ910
OP72899-MSD	JJ022353.D	1	12/06/18	SJL	12/05/18	OP72899	GJJ910
FA59719-1	JJ022351.D	1	12/06/18	SJL	12/05/18	OP72899	GJJ910

The QC reported here applies to the following samples: **Method:** SW846 8015C

FA59814-1, FA59814-2, FA59814-3, FA59814-4

CAS No.	Compound	FA59719-1 mg/l	Q	Spike mg/l	MS mg/l	MS %	Spike mg/l	MSD mg/l	MSD %	RPD	Limits Rec/RPD
	TPH (C10-C28)	1.42		8.33	8.70	87	8.33	8.78	88	1	60-128/33
	TPH (> C28-C40)	0.257		8.33	8.15	95	8.33	8.44	98	3	51-138/18

CAS No.	Surrogate Recoveries	MS	MSD	FA59719-1	Limits
84-15-1	o-Terphenyl	88%	91%	82%	50-131%

* = Outside of Control Limits.

The results set forth herein are provided by SGS North America Inc.

e-Hardcopy 2.0
Automated Report

Technical Report for

EBI Consulting

1218000439 Los Angeles, CA

SGS Job Number: FA59906

Sampling Date: 12/05/18

Report to:

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Total number of pages in report: 24

Test results contained within this data package meet the requirements of the National Environmental Laboratory Accreditation Program and/or state specific certification programs as applicable.

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SGS North America Inc.

Sample Summary

EBI Consulting

1218000439 Los Angeles, CA

Job No: FA59906

Sample Number	Collected Date	Time	By	Received	Matrix Code	Type	Client Sample ID
FA59906-1	12/05/18	09:40	LR	12/06/18	AQ	Ground Water	B-5 GW(28)

Summary of Hits

Job Number: FA59906
Account: EBI Consulting
Project: 1218000439 Los Angeles, CA
Collected: 12/05/18

Lab Sample ID / Analyte	Client Sample ID	Result/ Qual	RL	MDL	Units	Method
FA59906-1	**B-5 GW(28)**					
TPH (C10-C28)		7.64	0.77	0.31	mg/l	SW846 8015C
TPH (> C28-C40)		7.40	0.77	0.31	mg/l	SW846 8015C

Sample Results

Report of Analysis

Report of Analysis

Client Sample ID:	B-5 GW(28)		
Lab Sample ID:	FA59906-1	**Date Sampled:**	12/05/18
Matrix:	AQ - Ground Water	**Date Received:**	12/06/18
Method:	SW846 8270D SW846 3510C	**Percent Solids:**	n/a
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	X064121.D	1	12/07/18 20:05	NJ	12/06/18 11:00	OP72921	SX2647
Run #2							

	Initial Volume	Final Volume
Run #1	1040 ml	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	4.8	0.60	ug/l	
208-96-8	Acenaphthylene	ND	4.8	0.61	ug/l	
120-12-7	Anthracene	ND	4.8	0.77	ug/l	
56-55-3	Benzo(a)anthracene	ND	4.8	0.73	ug/l	
50-32-8	Benzo(a)pyrene	ND	4.8	0.75	ug/l	
205-99-2	Benzo(b)fluoranthene	ND	4.8	0.75	ug/l	
191-24-2	Benzo(g,h,i)perylene	ND	4.8	0.79	ug/l	
207-08-9	Benzo(k)fluoranthene	ND	4.8	0.82	ug/l	
218-01-9	Chrysene	ND	4.8	0.82	ug/l	
53-70-3	Dibenzo(a,h)anthracene	ND	4.8	0.77	ug/l	
206-44-0	Fluoranthene	ND	4.8	0.53	ug/l	
86-73-7	Fluorene	ND	4.8	0.67	ug/l	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	4.8	0.69	ug/l	
90-12-0	1-Methylnaphthalene	ND	4.8	0.50	ug/l	
91-57-6	2-Methylnaphthalene	ND	4.8	0.58	ug/l	
91-20-3	Naphthalene	ND	4.8	0.48	ug/l	
85-01-8	Phenanthrene	ND	4.8	0.83	ug/l	
129-00-0	Pyrene	ND	4.8	0.66	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
4165-60-0	Nitrobenzene-d5	55%		42-108%
321-60-8	2-Fluorobiphenyl	60%		40-106%
1718-51-0	Terphenyl-d14	59%		39-121%

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-5 GW(28)		
Lab Sample ID:	FA59906-1	**Date Sampled:**	12/05/18
Matrix:	AQ - Ground Water	**Date Received:**	12/06/18
Method:	SW846 8082A SW846 3510C	**Percent Solids:**	n/a
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	MM53693.D	1	12/07/18 14:29	NM	12/06/18 13:45	OP72927	GMM1047
Run #2							

	Initial Volume	Final Volume
Run #1	250 ml	5.0 ml
Run #2		

PCB List

CAS No.	Compound	Result	RL	MDL	Units	Q
12674-11-2	Aroclor 1016	ND	0.40	0.16	ug/l	
11104-28-2	Aroclor 1221	ND	0.40	0.20	ug/l	
11141-16-5	Aroclor 1232	ND	0.40	0.20	ug/l	
53469-21-9	Aroclor 1242	ND	0.40	0.16	ug/l	
12672-29-6	Aroclor 1248	ND	0.40	0.16	ug/l	
11097-69-1	Aroclor 1254	ND	0.40	0.16	ug/l	
11096-82-5	Aroclor 1260	ND	0.40	0.16	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
877-09-8	Tetrachloro-m-xylene	100%		38-127%
2051-24-3	Decachlorobiphenyl	62%		25-137%

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range

J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	B-5 GW(28)		
Lab Sample ID:	FA59906-1	**Date Sampled:**	12/05/18
Matrix:	AQ - Ground Water	**Date Received:**	12/06/18
Method:	SW846 8015C SW846 3510C	**Percent Solids:**	n/a
Project:	1218000439 Los Angeles, CA		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	JJ022396.D	4	12/08/18 00:41	SJL	12/06/18 15:00	OP72930	GJJ911
Run #2							

	Initial Volume	Final Volume
Run #1	260 ml	1.0 ml
Run #2		

TPH Extractable

CAS No.	Compound	Result	RL	MDL	Units	Q
	TPH (C10-C28)	7.64	0.77	0.31	mg/l	
	TPH (> C28-C40)	7.40	0.77	0.31	mg/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
84-15-1	o-Terphenyl	87%		50-131%

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range

J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Misc. Forms

Custody Documents and Other Forms

Includes the following where applicable:

- Chain of Custody

CHAIN OF CUSTODY

SGS ACCUTEST

2105 Lundy Ave, San Jose, CA 95131
(408) 588-0200 FAX: (408) 588-0201

FED-EX Tracking #	Bottle Order Control #
SGS Accutest Quote #	SGS Accutest NC Job #: C FA59906

Client / Reporting Information

Company Name: EBI	Project Name: 1218000439 / Los Angeles, CA
Address: 21 B Street	Street:
City: Burlington State: MA Zip: 01803	City: Los Angeles State: California
Project Contact: Chad Bechtel / Ryan Deutsch	Project #: 1218000439
Phone #: (623) 512-7138	EMAIL:
Sampler's Name: Lizette Ruiz	Client Purchase Order #:

Project Information

Requested Analysis

Matrix Codes: WW- Wastewater; GW- Ground Water; SW- Surface Water; SO- Soil; OI-Oil; WP-Wipe; LIQ - Non-aqueous Liquid; AIR; DW- Drinking Water (Perchlorate Only)

SGS Accutest Sample ID	Sample ID / Field Point / Point of Collection	Collection Date	Collection Time	Sampled by	Matrix	# of bottles	HCl	MeOH	HNO3	H2SO4	NaOH	NaHSO4	MEOH	ENCORE	VOCs (8260)	PAHs (8270)	TPH-DRO/ORO (8015)	PCBs (8082)	LAB USE ONLY
1	B-5 GW (28)	12/5/18	0940	LR	SO	6				2	4					X	X	X	

Turnaround Time (Business days)

		Approved By:/ Date:
	10 Day	
	5 Day	
	3 Day	
	2 Day	
X	1 Day	
	Same Day	

Emergency T/A data available VIA Lablink

Data Deliverable Information

- [ ] Commercial "A" - Results only
- [X] Commercial "B" - Results with QC summaries
- [ ] Commerical "B+" - Results, QC, and chromatograms
- [ ] FULT1 - Level 4 data package
- [ ] EDF for Geotracker [ ] EDD Format
- Provide EDF Global ID
- Provide EDF Logcode:

Comments / Remarks

RUSH TAT

Sample Custody must be documented below each time samples change possession, including courier delivery.

Relinquished by Sampler:	Date Time:	Received By:	Relinquished By:	Date Time:	Received By:
1 [signature]	12-5-2018/1140	1 FED EX	2 FX		2 [signature] 12/6/18 900
Relinquished by: 3	Date Time:	Received By: 3	Relinquished By: 4	Date Time:	Received By: 4
Relinquished by: 5	Date Time:	Received By: 5	Custody Seal #	Appropriate Bottle / Pres. Y / N; Headspace Y / N; On Ice Y / N; Labels match Coc? Y / N; Separate Receiving Check List used: Y / N	Cooler Temp. 4.2 oC

FA59906: Chain of Custody
Page 1 of 2

SGS Sample Receipt Summary

Job Number: FA59906 **Client:** EBI Consulting **Project:** 1218000439/ Los Angeles, CA

Date / Time Received: 12/6/2018 9:00:00 AM **Delivery Method:** FedEx **Airbill #'s:** 790902933023

Therm ID: IR 1; **Therm CF:** -0.2; **# of Coolers:** 1

Cooler Temps (Raw Measured) °C: Cooler 1: (4.4);

Cooler Temps (Corrected) °C: Cooler 1: (4.2);

Cooler Information	Y	or	N
1. Custody Seals Present	☑		☐
2. Custody Seals Intact	☑		☐
3. Temp criteria achieved	☑		☐
4. Cooler temp verification	IR Gun		
5. Cooler media	Ice (Bag)		

Trip Blank Information	Y	or	N	N/A
1. Trip Blank present / cooler	☐		☐	☑
2. Trip Blank listed on COC	☐		☐	☑

	W	or	S	N/A
3. Type Of TB Received	☐		☐	☑

Sample Information	Y	or	N	N/A
1. Sample labels present on bottles	☑		☐	
2. Samples preserved properly	☑		☐	
3. Sufficient volume/containers recvd for analysis:	☑		☐	
4. Condition of sample	Intact			
5. Sample recvd within HT	☑		☐	
6. Dates/Times/IDs on COC match Sample Label	☑		☐	
7. VOCs have headspace	☐		☐	☑
8. Bottles received for unspecified tests	☐		☑	
9. Compositing instructions clear	☐		☐	☑
10. Voa Soil Kits/Jars received past 48hrs?	☐		☐	☑
11. % Solids Jar received?	☐		☐	☑
12. Residual Chlorine Present?	☐		☐	☑

Misc. Information

Number of Encores: 25-Gram _____ 5-Gram _____ Number of 5035 Field Kits: _____ Number of Lab Filtered Metals: _____

Test Strip Lot #s: pH 0-3 230315 pH 10-12 219813A Other: (Specify) _____ _____

Residual Chlorine Test Strip Lot #: _____

Comments

SM001
Rev. Date 05/24/17

Technician: PETERH Date: 12/6/2018 9:00:00 AM Reviewer: PH Date: 12/6/2018

FA59906: Chain of Custody
Page 2 of 2

MS Semi-volatiles

QC Data Summaries

Includes the following where applicable:

- Method Blank Summaries
- Blank Spike Summaries
- Matrix Spike and Duplicate Summaries

Method Blank Summary

Job Number: FA59906
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72921-MB	X064082.D	1	12/06/18	MV	12/06/18	OP72921	SX2646

The QC reported here applies to the following samples: **Method:** SW846 8270D

FA59906-1

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	50	6.3	ug/l	
208-96-8	Acenaphthylene	ND	50	6.4	ug/l	
120-12-7	Anthracene	ND	50	8.0	ug/l	
56-55-3	Benzo(a)anthracene	ND	50	7.6	ug/l	
50-32-8	Benzo(a)pyrene	ND	50	7.8	ug/l	
205-99-2	Benzo(b)fluoranthene	ND	50	7.8	ug/l	
191-24-2	Benzo(g,h,i)perylene	ND	50	8.2	ug/l	
207-08-9	Benzo(k)fluoranthene	ND	50	8.6	ug/l	
218-01-9	Chrysene	ND	50	8.5	ug/l	
53-70-3	Dibenzo(a,h)anthracene	ND	50	8.0	ug/l	
206-44-0	Fluoranthene	ND	50	5.5	ug/l	
86-73-7	Fluorene	ND	50	7.0	ug/l	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	50	7.1	ug/l	
90-12-0	1-Methylnaphthalene	ND	50	5.3	ug/l	
91-57-6	2-Methylnaphthalene	ND	50	6.0	ug/l	
91-20-3	Naphthalene	ND	50	5.0	ug/l	
85-01-8	Phenanthrene	ND	50	8.6	ug/l	
129-00-0	Pyrene	ND	50	6.8	ug/l	

CAS No.	Surrogate Recoveries		Limits
367-12-4	2-Fluorophenol	41%	14-67%
4165-62-2	Phenol-d5	30%	10-50%
118-79-6	2,4,6-Tribromophenol	80%	33-118%
4165-60-0	Nitrobenzene-d5	71%	42-108%
321-60-8	2-Fluorobiphenyl	73%	40-106%
1718-51-0	Terphenyl-d14	78%	39-121%

Method Blank Summary

Job Number: FA59906
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72921-MB	X064106.D	1	12/07/18	NJ	12/06/18	OP72921	SX2647

The QC reported here applies to the following samples: **Method:** SW846 8270D

FA59906-1

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	5.0	0.63	ug/l	
208-96-8	Acenaphthylene	ND	5.0	0.64	ug/l	
120-12-7	Anthracene	ND	5.0	0.80	ug/l	
56-55-3	Benzo(a)anthracene	ND	5.0	0.76	ug/l	
50-32-8	Benzo(a)pyrene	ND	5.0	0.78	ug/l	
205-99-2	Benzo(b)fluoranthene	ND	5.0	0.78	ug/l	
191-24-2	Benzo(g,h,i)perylene	ND	5.0	0.82	ug/l	
207-08-9	Benzo(k)fluoranthene	ND	5.0	0.86	ug/l	
218-01-9	Chrysene	ND	5.0	0.85	ug/l	
53-70-3	Dibenzo(a,h)anthracene	ND	5.0	0.80	ug/l	
206-44-0	Fluoranthene	ND	5.0	0.55	ug/l	
86-73-7	Fluorene	ND	5.0	0.70	ug/l	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	5.0	0.71	ug/l	
90-12-0	1-Methylnaphthalene	ND	5.0	0.53	ug/l	
91-57-6	2-Methylnaphthalene	ND	5.0	0.60	ug/l	
91-20-3	Naphthalene	ND	5.0	0.50	ug/l	
85-01-8	Phenanthrene	ND	5.0	0.86	ug/l	
129-00-0	Pyrene	ND	5.0	0.68	ug/l	

CAS No.	Surrogate Recoveries		Limits
367-12-4	2-Fluorophenol	41%	14-67%
4165-62-2	Phenol-d5	30%	10-50%
118-79-6	2,4,6-Tribromophenol	78%	33-118%
4165-60-0	Nitrobenzene-d5	71%	42-108%
321-60-8	2-Fluorobiphenyl	71%	40-106%
1718-51-0	Terphenyl-d14	74%	39-121%

Blank Spike Summary

Job Number: FA59906
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72921-BS	X064081.D	1	12/06/18	MV	12/06/18	OP72921	SX2646

The QC reported here applies to the following samples: **Method:** SW846 8270D

FA59906-1

CAS No.	Compound	Spike ug/l	BSP ug/l	BSP %	Limits
83-32-9	Acenaphthene	500	413	83	61-107
208-96-8	Acenaphthylene	500	436	87	60-104
120-12-7	Anthracene	500	428	86	65-108
56-55-3	Benzo(a)anthracene	500	438	88	66-111
50-32-8	Benzo(a)pyrene	500	418	84	62-107
205-99-2	Benzo(b)fluoranthene	500	465	93	65-114
191-24-2	Benzo(g,h,i)perylene	500	449	90	66-116
207-08-9	Benzo(k)fluoranthene	500	416	83	65-114
218-01-9	Chrysene	500	444	89	66-111
53-70-3	Dibenzo(a,h)anthracene	500	449	90	66-119
206-44-0	Fluoranthene	500	412	82	63-106
86-73-7	Fluorene	500	429	86	62-108
193-39-5	Indeno(1,2,3-cd)pyrene	500	455	91	64-119
90-12-0	1-Methylnaphthalene	500	373	75	53-102
91-57-6	2-Methylnaphthalene	500	395	79	51-102
91-20-3	Naphthalene	500	375	75	47-100
85-01-8	Phenanthrene	500	428	86	66-110
129-00-0	Pyrene	500	460	92	64-113

CAS No.	Surrogate Recoveries	BSP	Limits
367-12-4	2-Fluorophenol	48%	14-67%
4165-62-2	Phenol-d5	36%	10-50%
118-79-6	2,4,6-Tribromophenol	86%	33-118%
4165-60-0	Nitrobenzene-d5	74%	42-108%
321-60-8	2-Fluorobiphenyl	77%	40-106%
1718-51-0	Terphenyl-d14	79%	39-121%

* = Outside of Control Limits.

Blank Spike Summary

Job Number: FA59906
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72921-BS	X064105.D	1	12/07/18	NJ	12/06/18	OP72921	SX2647

The QC reported here applies to the following samples: **Method:** SW846 8270D

FA59906-1

CAS No.	Compound	Spike ug/l	BSP ug/l	BSP %	Limits
83-32-9	Acenaphthene	50	41.2	82	61-107
208-96-8	Acenaphthylene	50	42.9	86	60-104
120-12-7	Anthracene	50	42.4	85	65-108
56-55-3	Benzo(a)anthracene	50	43.5	87	66-111
50-32-8	Benzo(a)pyrene	50	41.8	84	62-107
205-99-2	Benzo(b)fluoranthene	50	45.5	91	65-114
191-24-2	Benzo(g,h,i)perylene	50	42.9	86	66-116
207-08-9	Benzo(k)fluoranthene	50	42.7	85	65-114
218-01-9	Chrysene	50	44.3	89	66-111
53-70-3	Dibenzo(a,h)anthracene	50	43.4	87	66-119
206-44-0	Fluoranthene	50	41.7	83	63-106
86-73-7	Fluorene	50	42.5	85	62-108
193-39-5	Indeno(1,2,3-cd)pyrene	50	43.6	87	64-119
90-12-0	1-Methylnaphthalene	50	37.3	75	53-102
91-57-6	2-Methylnaphthalene	50	39.8	80	51-102
91-20-3	Naphthalene	50	37.8	76	47-100
85-01-8	Phenanthrene	50	42.3	85	66-110
129-00-0	Pyrene	50	44.7	89	64-113

CAS No.	Surrogate Recoveries	BSP	Limits
367-12-4	2-Fluorophenol	49%	14-67%
4165-62-2	Phenol-d5	36%	10-50%
118-79-6	2,4,6-Tribromophenol	85%	33-118%
4165-60-0	Nitrobenzene-d5	74%	42-108%
321-60-8	2-Fluorobiphenyl	77%	40-106%
1718-51-0	Terphenyl-d14	75%	39-121%

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: FA59906
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72921-MS	X064109.D	1	12/07/18	NJ	12/06/18	OP72921	SX2647
OP72921-MSD	X064110.D	1	12/07/18	NJ	12/06/18	OP72921	SX2647
FA59799-1	X064108.D	1	12/07/18	NJ	12/06/18	OP72921	SX2647

The QC reported here applies to the following samples: **Method:** SW846 8270D

FA59906-1

CAS No.	Compound	FA59799-1 ug/l	Q	Spike ug/l	MS ug/l	MS %	Spike ug/l	MSD ug/l	MSD %	RPD	Limits Rec/RPD
83-32-9	Acenaphthene	ND		100	73.1	73	100	79.8	80	9	61-107/22
208-96-8	Acenaphthylene	ND		100	76.4	76	100	84.1	84	10	60-104/22
120-12-7	Anthracene	ND		100	78.1	78	100	83.9	84	7	65-108/20
56-55-3	Benzo(a)anthracene	ND		100	79.2	79	100	87.5	88	10	66-111/22
50-32-8	Benzo(a)pyrene	ND		100	75.9	76	100	85.5	86	12	62-107/23
205-99-2	Benzo(b)fluoranthene	ND		100	80.5	81	100	92.1	92	13	65-114/23
191-24-2	Benzo(g,h,i)perylene	ND		100	78.2	78	100	87.5	88	11	66-116/23
207-08-9	Benzo(k)fluoranthene	ND		100	80.6	81	100	88.4	88	9	65-114/24
218-01-9	Chrysene	ND		100	80.0	80	100	90.1	90	12	66-111/22
53-70-3	Dibenzo(a,h)anthracene	ND		100	78.9	79	100	88.7	89	12	66-119/24
206-44-0	Fluoranthene	ND		100	77.7	78	100	83.4	83	7	63-106/21
86-73-7	Fluorene	ND		100	77.0	77	100	83.6	84	8	62-108/20
193-39-5	Indeno(1,2,3-cd)pyrene	ND		100	78.4	78	100	89.7	90	13	64-119/24
90-12-0	1-Methylnaphthalene	ND		100	65.3	65	100	73.1	73	11	53-102/27
91-57-6	2-Methylnaphthalene	ND		100	70.2	70	100	78.9	79	12	51-102/26
91-20-3	Naphthalene	ND		100	66.0	66	100	74.7	75	12	47-100/29
85-01-8	Phenanthrene	ND		100	77.8	78	100	84.1	84	8	66-110/21
129-00-0	Pyrene	ND		100	80.4	80	100	89.3	89	10	64-113/23

CAS No.	Surrogate Recoveries	MS	MSD	FA59799-1	Limits
367-12-4	2-Fluorophenol	40%	43%	25%	14-67%
4165-62-2	Phenol-d5	30%	32%	16%	10-50%
118-79-6	2,4,6-Tribromophenol	75%	84%	71%	33-118%
4165-60-0	Nitrobenzene-d5	63%	72%	64%	42-108%
321-60-8	2-Fluorobiphenyl	67%	74%	67%	40-106%
1718-51-0	Terphenyl-d14	67%	74%	67%	39-121%

* = Outside of Control Limits.

GC/LC Semi-volatiles

QC Data Summaries

Includes the following where applicable:

- Method Blank Summaries
- Blank Spike Summaries
- Matrix Spike and Duplicate Summaries

Method Blank Summary

Job Number: FA59906
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72927-MB	MM53692.D	1	12/07/18	NM	12/06/18	OP72927	GMM1047

The QC reported here applies to the following samples: **Method:** SW846 8082A

FA59906-1

CAS No.	Compound	Result	RL	MDL	Units	Q
12674-11-2	Aroclor 1016	ND	0.40	0.16	ug/l	
11104-28-2	Aroclor 1221	ND	0.40	0.20	ug/l	
11141-16-5	Aroclor 1232	ND	0.40	0.20	ug/l	
53469-21-9	Aroclor 1242	ND	0.40	0.16	ug/l	
12672-29-6	Aroclor 1248	ND	0.40	0.16	ug/l	
11097-69-1	Aroclor 1254	ND	0.40	0.16	ug/l	
11096-82-5	Aroclor 1260	ND	0.40	0.16	ug/l	

CAS No.	Surrogate Recoveries		Limits
877-09-8	Tetrachloro-m-xylene	105%	38-127%
2051-24-3	Decachlorobiphenyl	74%	25-137%

Method Blank Summary

Job Number: FA59906
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72930-MB	JJ022384.D	1	12/07/18	SJL	12/06/18	OP72930	GJJ911

The QC reported here applies to the following samples: **Method:** SW846 8015C

FA59906-1

CAS No.	Compound	Result	RL	MDL	Units	Q
	TPH (C10-C28)	ND	0.20	0.080	mg/l	
	TPH (> C28-C40)	ND	0.20	0.080	mg/l	

CAS No.	Surrogate Recoveries		Limits
84-15-1	o-Terphenyl	87%	50-131%

Blank Spike Summary

Job Number: FA59906
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72927-BS	MM53691.D	1	12/07/18	NM	12/06/18	OP72927	GMM1047

The QC reported here applies to the following samples: **Method:** SW846 8082A

FA59906-1

CAS No.	Compound	Spike ug/l	BSP ug/l	BSP %	Limits
12674-11-2	Aroclor 1016	8	8.8	110	57-122
11096-82-5	Aroclor 1260	8	8.4	105	45-130

CAS No.	Surrogate Recoveries	BSP	Limits
877-09-8	Tetrachloro-m-xylene	112%	38-127%
2051-24-3	Decachlorobiphenyl	81%	25-137%

* = Outside of Control Limits.

Blank Spike Summary

Job Number: FA59906
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72930-BS	JJ022383.D	1	12/07/18	SJL	12/06/18	OP72930	GJJ911

The QC reported here applies to the following samples: **Method:** SW846 8015C

FA59906-1

CAS No.	Compound	Spike mg/l	BSP mg/l	BSP %	Limits
	TPH (C10-C28)	4	3.63	91	60-128
	TPH (> C28-C40)	4	4.44	111	51-138

CAS No.	Surrogate Recoveries	BSP	Limits
84-15-1	o-Terphenyl	90%	50-131%

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: FA59906
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72927-MS	MM53694.D	1	12/07/18	NM	12/06/18	OP72927	GMM1047
OP72927-MSD	MM53695.D	1	12/07/18	NM	12/06/18	OP72927	GMM1047
FA59906-1	MM53693.D	1	12/07/18	NM	12/06/18	OP72927	GMM1047

The QC reported here applies to the following samples: **Method:** SW846 8082A

FA59906-1

CAS No.	Compound	FA59906-1 ug/l	Q	Spike ug/l	MS ug/l	MS %	Spike ug/l	MSD ug/l	MSD %	RPD	Limits Rec/RPD
12674-11-2	Aroclor 1016	ND		8	8.5	106	8	8.9	111	5	57-122/18
11096-82-5	Aroclor 1260	ND		8	8.2	103	8	8.4	105	2	45-130/24

CAS No.	Surrogate Recoveries	MS	MSD	FA59906-1	Limits
877-09-8	Tetrachloro-m-xylene	107%	112%	100%	38-127%
2051-24-3	Decachlorobiphenyl	79%	83%	62%	25-137%

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: FA59906
Account: EBIMAB EBI Consulting
Project: 1218000439 Los Angeles, CA

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP72930-MS	JJ022388.D	1	12/07/18	SJL	12/06/18	OP72930	GJJ911
OP72930-MSD	JJ022389.D	1	12/07/18	SJL	12/06/18	OP72930	GJJ911
FA59850-1	JJ022387.D	1	12/07/18	SJL	12/06/18	OP72930	GJJ911

The QC reported here applies to the following samples: **Method:** SW846 8015C

FA59906-1

CAS No.	Compound	FA59850-1 mg/l	Q	Spike mg/l	MS mg/l	MS %	Spike mg/l	MSD mg/l	MSD %	RPD	Limits Rec/RPD
	TPH (C10-C28)	0.21	U	8.33	7.70	92	8.33	7.59	91	1	60-128/33
	TPH (> C28-C40)	0.210		8.33	8.57	100	8.33	8.45	99	1	51-138/18

CAS No.	Surrogate Recoveries	MS	MSD	FA59850-1	Limits
84-15-1	o-Terphenyl	89%	90%	83%	50-131%

* = Outside of Control Limits.

APPENDIX D
PROFESSIONAL QUALIFICATIONS

EBI Consulting
environmental | engineering | due diligence

Chad Bechtel, R.G.
Project Scientist
5316 West Brown Street
Glendale, AZ 85302
Mobile: 623.512.7138

SUMMARY OF EXPERIENCE

Chad Bechtel is an EBI Project Scientist. He has worked in the environmental field since 2005. His experience includes conducting environmental site assessments, asbestos surveys, lead-based paint surveys, limited indoor air quality evaluations, visual mold inspections, hazardous materials inspections, abatement/remediation project oversight and monitoring, and clearance inspections and sampling, as well as preparing reports and project documents and submitting documents for regulatory compliance. He has been assigned to projects involving remedial investigations with tasks including groundwater, soil and soil vapor sampling, monitoring well installations and development of wells and regulatory oversight of underground storage tank removals.

RELEVANT PROJECT EXPERIENCE

ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENTS (ESAS): Conducted various Phase I Environmental Assessments for both private sector and municipal clients on properties throughout the western United States. Included visual inspections of properties, comprehensive photographic logs, interviews, review of historical records, and comprehensive written reports. The ESAS were performed in accordance with the American Society of Testing and Materials (ASTM) Standard Practices for Environmental Site Assessment requirements, and Mr. Bechtel meets the ASTM requirements of an Environmental Professional (EP).

PHASE II ENVIRONMENTAL SITE ASSESSMENTS: Conducted various Phase II Site Assessment projects to evaluate potential soil and/or groundwater contamination. Performed numerous field activities which included collection of soil, soil vapor, and groundwater samples, measurement of water levels, submittal of samples for laboratory analysis submittal under proper chain of custody, and prepared reports of the findings.

PHASE III ENVIRONMENTAL REMEDIATION OVERSIGHT: Provided regulatory oversight for the removal of contaminated groundwater and soil at various facilities including gasoline stations, shooting ranges and industrial facilities. Collected soil and groundwater samples for remediation progress reports and completion confirmation and prepared reports of the findings.

RADON SAMPLING: Followed strict guidelines for the placement and collection of radon samples in order to test for the presence of radon gas in indoor air at various apartment complexes and prepared reports of the findings.

LIMITED/COMPREHENSIVE ASBESTOS SURVEYS: Performed both Limited and Comprehensive inspections on buildings for asbestos containing materials (ACM) for planned renovations and/or demolitions. Assessed the condition of suspect ACM, either friable or non-friable, on interior and exterior portions of a facility and prepared reports of the findings.

ASBESTOS ABATEMENT OVERSIGHT: Performed regulatory oversight of asbestos abatement activities. Inspected worker training and fit test documents, containment construction and performed final visual clearance after abatement was completed. In addition, collected ambient air samples during abatement activities and clearance air samples following abatement activities and prepared reports of the findings.

NEPA ASSESSMENTS: Prepared numerous NEPA consultation reports, compliance audits, biological assessments and other various environmental assessments for telecommunications sites. Has helped various clients facilitate the Section 106 / environmental review process to ensure compliance with Federal Communications Commission (FCC) requirements under the National Environmental Policy Act (NEPA).

EDUCATION
B.S. in Geology, Arizona State University

PROFESSIONAL REGISTRATIONS
State of Arizona Registered Geologist
OSHA 40-Hour Hazardous Materials Training
EPA AHERA Certified Building Inspector/Management Planner/Contractor Supervisor

EBI Consulting
environmental | engineering | due diligence

Ryan Deutsch, P.G.
SIR Program Manager
21 B Street
Burlington, MA 01803
Office: 303.641.9820 Mobile: 303.641.9820

SUMMARY OF EXPERIENCE

Mr. Ryan Deutsch is a licensed Professional Geologist and has over 11 years of professional consulting experience in finance and development due diligence for environmental site assessments, subsurface contamination investigation and remediation, and indoor air and vapor intrusion assessments on various types of commercial and residential properties for a diverse group of clients including lending institutions, investment and legal firms, special servicers, receiverships, property owners, government agencies, telecommunication companies, and corporations. Mr. Deutsch has successfully performed and managed over 1,200 technical environmental site assessments, contamination and remediation projects in several states.

At EBI Consulting, Mr. Deutsch has worked as a Program Manager since 2010 in the Site Investigation and Remediation (SIR) Group from his office in Denver, Colorado, and specializes in business development and project management including client proposals and cost estimates, contractor and field staff coordination and scheduling, and management of contamination investigation and remediation projects for real estate and telecommunication clients.

RELEVANT PROJECT EXPERIENCE

- Review site documentation and reports to develop project scope of work, budget, and client proposal, obtain cost estimates from specialized subcontractors, coordinate staffing and scheduling, and facilitate contamination investigation projects to determine presence and extent of contamination in soil, soil vapor, groundwater, and/or indoor air.
- Manage field staff and subcontractors, conduct and supervise soil, soil vapor, groundwater and indoor air sampling activities, determine appropriate laboratory analysis requirements, write and review subsurface investigation reports, and make recommendations to clients based on analytical results and state/federal reporting requirements.
- Organize personnel to conduct subsurface investigations involving the location of public and private utilities, obtaining required municipal and/or government agency permits, location of underground tanks, product lines, and utilities using geophysical methods, advancement and logging of soil borings, collection of soil, soil vapor and groundwater samples, installation and surveying of monitoring wells to calculate hydrogeologic gradients, removal and/or remediation of contaminated soil, groundwater, hydraulic equipment, and/or Underground Storage Tanks (usts).
- Analyze and interpret laboratory analytical data and state standard and guidance documents and communicate with state regulatory agencies and clients regarding identified contamination and requirements for reporting, additional investigation, and additional investigation, corrective action and remediation measures.
- Sample for suspect Asbestos Containing Materials (acms), Lead-Based Paint, Lead in Drinking Water, Radon, and Mold in commercial and residential structures.

- Perform all aspects of due diligence associated with environmental assessments and property condition assessments including research of historical property uses, field inspections, personnel interviews, material sampling and testing, database analysis, review of building plans and drawings, property and building component reserve and replacement cost estimates, and report writing.
- Managed and conducted environmental studies for roadway, corridor expansion, and bridge replacement projects for city, county, and state government agencies as well as private properties that were acquired by government and/or private land conservation groups for public parks and nature preserves.

EDUCATION

Bachelor of Science, Hydrogeology/Environmental Geology, University of Texas at Austin

PROFESSIONAL AFFILIATIONS

- OSHA 40-hour Hazardous Materials Safety Training
- U.S. EPA / Colorado A.H.E.R.A. / A.S.H.A.R.A. Asbestos Inspector Certification
- U.S. Department of Housing and Urban Development Visual Assessment Course for Lead-based Paint Inspection
- Scientist Member of the National Ground Water Association (NGWA)

PROFESSIONAL REGISTRATIONS

Professional Licensed Geologist State of Tennessee, ID # 00005309

EBI Consulting
environmental | engineering | due diligence

Brett A. Bardsley, P.G.
Senior Project Manager
21 B Street
Burlington, MA 01803
Mobile: 425.985.7302

SUMMARY OF EXPERIENCE

Mr. Bardsley has over 18 years of experience in soil, soil gas, surface water, stormwater, and groundwater investigations and remediation; and hazardous and solid waste management. He has experience as a project manager and/or project geologist on numerous environmental site assessments including real estate transfer, refinancing, and re-use and re-purposing assessments.

Activities have included all aspects of preliminary site assessments and subsequent site investigations on properties with environmental contamination, hazardous waste investigations, industrial facility closures, and underground storage tanks (USTs) / aboveground storage tanks (ASTs), and remediation projects. Mr. Bardsley has also negotiated with and obtained closure from various regulatory agencies.

Mr. Bardsley has worked with corporate environmental officers, Wall Street lending institutions, legal counsels, investment companies, petroleum related clients and real estate brokers to develop strategies for managing environmental due diligence investigation for property acquisition and financing. Mr. Bardsley has also provided litigation support for different environmental projects; and on-call environmental compliance inspections on several Washington State Department of Transportation (WSDOT) roadway construction projects. He has participated in a variety of projects throughout the United States, but more specically in the western United States including Alaska, Arizona, California, Colorado, Idaho, Montana, New Mexico, Nevada, Oregon, Texas, Utah, and Washingon.

RELEVANT PROJECT EXPERIENCE

- Managed, conducted, and provided technical oversight for numerous phase I Environmental Site Assessments (ESAs) for sites throughout the western United States, as well as initial site assessments (ISAs) and hazardous substance liablity assessments (HSLAs) for sites in California, in accordance with ASTM E 1527.
- Designed and conducted/managed numerous subsequent Phase II assessments. Examples include former and existing dry cleaning facilities, aerospace engineering facilities, electrical manufacturing facilities, former and current automobile dealerships and/or repair shops, former and current aggregate mining sites, former shooting ranges, former and current hot mix plants (asphalt concrete), former burn dumps, and former hospitals (including the former Sutter Memorial Hospital in Sacramento, Califorina, which was repurposed for residential land uses).
- Managed, conducted, and provided technical oversight for the following:
  - Numerous petroleum-related facilities including retail gasoline service stations, bulk fuel facilities, pipeline projects, and automotive dealerships throughout the western United States.
  - A former coal mine that was backfilled with cement kiln dust (CKD) near Ravensdale, Washington.
  - Several "Rails to Trails" projects in California.
  - Various remediation and compliance projects including the following California sites: Port of Richmond, Marina Bay, North Hollywood Operable Unit (NHOU) Superfund Site, and the Pacific Gas and Electric's (PG&E's) Topock and Hinkley Compressor Station sites. Some of the remediation technologies have included large scale soil remediation projects, dual phase extraction systems, air sparge (AS)/soil vapor extraction (SVE) systems, and sub-slab depressurization (SSD) systems.

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Brett A. Bardsley, P.G.
Senior Project Manager
21 B Street
Burlington, MA 01803
Mobile: 425.985.7302

- Several Brownfields projects.
- Various solid waste facilities including active and former landfills including former burn dumps.

- Operated and maintained soil, soil gas, and groundwater remediation systems.
- Designed and conducted groundwater monitoring programs.
- Provided geologist services for both environmental and geotechnical subsurface investigations.

EDUCATION

- Bachelor of Arts in Geography (1995), University of Utah, Salt Lake City, Utah
- Bachelor of Arts in Geology (2000), University of Colorado, Boulder, Colorado

PROFESSIONAL REGISTRATIONS

- Professional Geologist, California #9170
- Professional Geologist, Oregon #G2167
- Professional Geologist, Washington #2623
- OSHA 29 CFR 1910.120 40 Hour HAZWOPER

PROFESSIONAL DEVELOPMENT COURSES

- *The Vapor Intrusion Risk Pathway: A Practical Guide* presented on May 8 and 9, 2018, in Santa Fe, New Mexico, by Hartman Environmental Geoscience Training. Instructor was Dr. Blayne Hartman with Hartman Environmental Geoscience. Equivalent to 13.0 professional development hours.
- *Advances in Assessment the Vapor Intrusion Pathway* presented on December 4, 2018, by Air & Waste Management Association in Phoenix, Arizona. Instructors were Robert Ettinger, Senior Principal Environmental Scientist, Geosyntec; and Dr. Loren Lund, Vapor Intrusion/Risk Assessment Leader, Jacobs. Equivalent to 3.5 professional development hours.
- *Vapor Intrusion, Remediation, and Site Closure* presented on December 5 and 6, 2018, by Air & Waste Management Association in Phoenix, Arizona. Equivalent to 10.0 professional development hours.

APPENDIX E
DRILLING PERMIT

ENVIRONMENTAL HEALTH

Drinking Water Program

5050 Commerce Drive, Baldwin Park, CA 91706
Telephone: (626) 430-5420 • http://publichealth.lacounty.gov/eh/ep/dw/dw_main.htm

Work Plan Approval

WORK SITE ADDRESS	CITY	ZIP	EMAIL ADDRESS
316 N Juanita Avenue	Los Angeles	90004	cbechtel@ebiconsulting.com

NOTICE:

- WORK PLAN APPROVALS ARE VALID FOR 180 DAYS. 30 DAY EXTENSIONS OF WORK PLAN APPROVALS ARE CONSIDERED ON AN INDIVIDUAL (CASE-BY-CASE) BASIS AND MAY BE SUBJECT TO ADDITIONAL PLAN REVIEW FEES (HOURLY RATE AS APPLICABLE).
- WORK PLAN MODIFICATIONS MAY BE REQUIRED IF WELL AND GEOLOGIC CONDITIONS ENCOUNTERED AT THE SITE INSPECTION ARE FOUND TO DIFFER FROM THE SCOPE OF WORK PRESENTED TO THE DEPARTMENT OF PUBLIC HEALTH—DRINKING WATER PROGRAM.
- WORK PLAN APPROVALS ARE LIMITED TO COMPLIANCE WITH THE CALIFORNIA WELL STANDARDS AND THE LOS ANGELES COUNTY CODE AND DOES NOT GRANT ANY RIGHTS TO CONSTRUCT, RENOVATE, OR DECOMMISSION ANY WELL. THE APPLICANT IS RESPONSIBLE FOR SECURING ALL OTHER NECESSARY PERMITS SUCH AS WATER RIGHTS, PROPERTY RIGHTS, COASTAL COMMISSION APPROVALS, USE COVENANTS, ENCROACHMENT PERMISSIONS, UTILITY LINE SETBACKS, CITY/COUNTY PUBLIC WORKS RIGHTS OF WAY, ETC.
- THIS PERMIT IS NOT COMPLETE UNTIL ALL OF THE FOLLOWING REQUIREMENTS ARE SIGNED BY THE DEPUTY HEALTH OFFICER. WORK SHALL NOT BE INITIATED WITHOUT A WORK PLAN APPROVAL STAMPED BY THE DEPARTMENT OF PUBLIC HEALTH—DRINKING WATER PROGRAM.

TO BE COMPLETED BY DEPARTMENT OF PUBLIC HEALTH—DRINKING WATER PROGRAM:

X	WORK PLAN APPROVED FOR: 5 Soil Boring/Exp. Hole	**PERMIT NUMBER:**	SR0165541	**DATE:**	November 13, 2018

ADDITIONAL APPROVAL CONDITIONS:

- Work plan approval is issued for scope of work submitted to the Drinking Water Program. Any modifications to the scope of work will require additional work plan review.
- As discussed, please ensure the boring/exploration hole is backfilled within 24 hours of boring construction.
- Ensure to backfill using a tremie pipe under pressure or equivalent equipment with approved cement grout, proceeding upward from the bottom of the boring/exploration hole.
- Ensure soil borings are sealed per California Well Standards 74-90
  - Cement grout mix ratio of 5-6 gallons of water per 94-pound bag of Portland cement.
  - Up to 6% of Bentonite may be added to the cement-based mix.
  - No hydrated Bentonite chips
- Borings/Exploration holes must comply with all applicable requirements published in the California Well Standards (Bulletins 74-81 and 74-90) and the Los Angeles County Code, Title 11.

APPROVED BY:

Teri Hachey, REHS
26415 Carl Boyer Dr.
Santa Clarita, Ca 91350
(661) 287-7017

REHS NO. 5770

AEI Consultants

March 11, 2019

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Property Information:
3812-3838 Oakwood Avenue
Los Angeles, Los Angeles County, California 90004

Project Information:
AEI Project No. 401634

Prepared For:
Flexible PSH Solutions, Inc
2102 Century Park Lane, Suite 413
Los Angeles, California 90067

Prepared By:
AEI Consultants
2207 West 190th Street
Torrance, California 90504

Environmental Due Diligence

Building Assessments

Site Investigation & Remediation

Energy Performance & Benchmarking

Industrial Hygiene

Construction Risk Management

Zoning Analysis Reports & ALTA Surveys

National Presence
Regional Focus
Local Solutions

AEI Consultants

March 11, 2019

John Molloy
Flexible PSH Solutions, Inc
2102 Century Park Lane, Suite 413
Los Angeles, California 90067

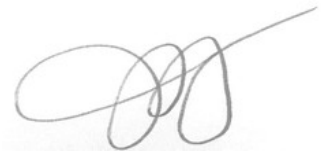
Subject: **Phase I Environmental Site Assessment**
3812-3838 Oakwood Avenue
Los Angeles, California 90004
AEI Project No. 401634

Dear John Molloy:

AEI Consultants is pleased to provide the *Phase I Environmental Site Assessment* of the above referenced property. This assessment was authorized and performed in accordance with the scope of services engaged.

We appreciate the opportunity to provide services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (310) 798-4255 or jjohns@aeiconsultants.com.

Sincerely,



Jennifer Johns
Business Development Manager
AEI Consultants

PROJECT SUMMARY

3812-3838 Oakwood Avenue, Los Angeles, Los Angeles County, California 90004
AEI Project No. 401634

Report Section		REC	CREC	HREC	OEC	Recommended Action
1.0	Introduction					None
2.0	Site and Vicinity Description					None
3.0	Historical Review of Site and Vicinity					None
4.0	Regulatory Agency Records Review					None
5.0	Regulatory Database Records Review					None
6.0	Interviews and User Provided Information					None
7.0	Site Reconnaissance				✔	None
8.1	Asbestos-Containing Building Materials				✔	O&M Plan
8.2	Lead-Based Paint				✔	O&M Plan
8.3	Radon					None
8.4	Mold					None

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EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by Flexible PSH Solutions, Inc to conduct a Phase I ESA in conformance with AEI's contract and the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 3812-3838 Oakwood Avenue, Los Angeles, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

Pertinent subject property information is noted below:

PROPERTY INFORMATION	
Site Address(es)	3812-3838 Oakwood Avenue, Los Angeles, Los Angeles County, California 90004
Property ID (APN or Block/Lot)	5501-001-023, 5501-001-025
Location	South side of Oakwood Avenue and east side of North Juanita Avenue
Property Type	Mixed-Use (Office, Retail, and/or Multifamily)
SITE AND BUILDING INFORMATION	
Approximate Site Acreage/Source	0.28/Los Angeles County Assessor's Office (LACAO)
Number of Buildings	Four
Building Construction Date(s)	1924, 1939, 1963
Building Square Footage (SF)/Source	7,151/LACAO
Number of Floors/Stories	One (3812 1/2 and 3814 1/2 Oakwood Avenue) Two (3812 and 3820-3838 Oakwood Avenue)
Basement or Subgrade Area(s)	None identified
Number of Units	Five (Galindo Commissary office; apartment; two residential cottages, and Mackintosh & Mackintosh office)
Additional Improvements	Ashphalt- and concrete-paved parking areas
On-site Occupant(s)	Galindo Commissary (3812 Oakwood Avenue) with apartment above Residential cottages (3812 1/2 and 3814 1/2 Oakwood Avenue) Mackintosh & Mackintosh construction engineers (office) (3820-3838 Oakwood Avenue)
Current On-site Operations/Use	Overnight storage and occasional washing of food trucks (Galindo Commissary) Typical office/administrative operations (Mackintosh & Mackintosh) Residential (cottages)
Current Use of Hazardous Substances	None identified
REGULATORY INFORMATION	
Regulatory Database Listing(s)	None identified

A chronological summary of historical subject property information is as follows:

Date Range	Subject Property Description and Use (Historical Addresses)	Source(s)
1912-1919	Residential	Building Records, Sanborn Map
1924-1939	Current residences constructed (3812-3814 1/2 Oakwood Avenue)	Building Records, Assessor's Records, City Directories
1939-1963	Residential (3812-3818 Oakwood Avenue; 342-344 North Juanita Avenue)	Aerial Photographs, Building Records, City Directories, Sanborn Maps
1963-1969	Four residences (3812, 3812 1/2, 3814, 3814 1/2 Oakwood Avenue), and engineering office (3820-3838 Oakwood Avenue)	Aerial Photographs, Building Records, Sanborn Maps
1970-1995	Three residences (3812, 3812 1/2, 3814 1/2 Oakwood Avenue) and engineering office (3820-3838 Oakwood Avenue)	Aerial Photographs, Building Records, City Directories, Sanborn Map
1995-Present	Three residences (3812, 3812 1/2, 3814 1/2 Oakwood Avenue), office and food truck commissary (3812 Oakwood Avenue), and engineering office (3820-3838 Oakwood Avenue)	Aerial Photographs, Building Records, City Directories, Interviews, Onsite Observations

The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Oakwood Avenue followed by 101 Freeway entrance, beyond which is the Delancey Street Foundation, a rehabilitation center (400 North Vermont Avenue)	None identified
East	Parking lot (316 North Juanita Avenue)	LUST, UST, SWEEPS UST, CA FID UST, HIST UST, HIST CORTESE, RCRA-LQG
South	MZ Collision Center (340 North Juanita Avenue)	None identified
West	North Juanita Avenue followed by multi-family residential (335 North Juanita Avenue)	None identified

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

FINDINGS

Recognized Environmental Condition (REC) is defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to 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.

- AEI did not identify evidence of RECs during the course of this assessment.

Controlled Recognized Environmental Condition (CREC) is defined by the ASTM Standard Practice E1527-13 as a past release of hazardous substances or petroleum products that has been

addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- AEI did not identify evidence of CRECs during the course of this assessment.

Historical Recognized Environmental Condition (HREC) is defined by the ASTM Standard Practice E1527-13 as 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 use criteria established by a regulatory authority, without subjecting the property to any required controls.

- AEI did not identify evidence of HRECs during the course of this assessment.

Other Environmental Considerations (OEC) warrant discussion, but do not qualify as RECs as defined by the ASTM Standard Practice E1527-13. These include, but are not limited to, de minimis conditions and/or environmental considerations such as the presence of ACMs, LBP, radon, mold, and lead in drinking water, which can affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the subject property.

- A storm drain and three-chambered clarifier system are present on the central portion of 3812-3814 1/2 Oakwood Avenue, adjacent to the Galindo Commissary food truck parking area. According to Mr. Galindo, the clarifier was installed in 1995, and is used for occasional food truck rinsing. No evidence of wash detergents or chemicals was observed onsite. Reportedly, engine and undercarriage washing are not performed onsite. While some diluted concentrations of the petroleum products and hazardous materials used on site may be present in the waste streams discharged to the drain, they drain system is not expected to represent a significant environmental concern at this time.
- Due to the age of the subject property buildings, there is a potential that ACMs are present. The observed suspect ACMs at the subject property were in good condition at the time of the site reconnaissance and are not expected to pose a health and safety concern to the occupants of the subject property at this time. Based on the potential presence of ACMs, AEI recommends the implementation of an O&M Plan which stipulates that the repair and maintenance of damaged materials should be performed to protect the health and safety of the building occupants. In the event that building renovation or demolition activities are planned, a thorough asbestos survey to identify asbestos-containing building materials is required in accordance with the EPA NESHAP 40 CFR Part 61 prior to demolition or renovation activities that may disturb suspect ACMs.
- Due to the age of the subject property buildings, there is a potential that LBP is present. All painted surfaces were observed in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. However, based on the potential presence of LBP and residential nature of occupancy, AEI recommends the property owner implement an LBP O&M Plan to protect the health and safety of the building occupants. Local regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an x-ray fluorescence (XRF) survey performed in order to determine if LBP is present. It should be noted that construction activities

that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

CONCLUSIONS, OPINIONS, AND RECOMMENDATIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) of 3812-3838 Oakwood Avenue, Los Angeles, Los Angeles County, California, the *subject property*. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

AEI did not identify evidence of RECs or CRECs in connection with the subject property during the course of this assessment. AEI recommends no further investigation for the subject property at this time.

1.0 INTRODUCTION

This report documents the methods and findings of the Phase I Environmental Site Assessment performed in conformance with AEI's contract and scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 3812-3838 Oakwood Avenue, Los Angeles, Los Angeles County, California (Appendix A: Figures and Appendix B: Property Photographs).

1.1 SCOPE OF WORK

The purpose of the Phase I ESA is to assist the client in identifying potential RECs, in accordance with ASTM E1527-13, associated with the presence of any hazardous substances or petroleum products, their use, storage, and disposal at and in the vicinity of the subject property. Property assessment activities focused on: 1) a review of federal, state, tribal, and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

1.2 ADDITIONAL SERVICES

Other Environmental Considerations such as ACMs, LBP, lead in drinking water, radon, mold, and wetlands can result in business environmental risks for property owners which may disrupt current or planned operations or cash flow and are generally beyond the scope of a Phase I assessment as defined by ASTM E1527-13. Based upon the agreed-on scope of services this ESA did not include subsurface or other invasive assessments, business environmental risks, or other services not specifically identified and discussed herein.

1.3 SIGNIFICANT ASSUMPTIONS

The following assumptions are made by AEI in this report. AEI relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. AEI has reviewed and evaluated the thoroughness and reliability of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews. It appears that all information obtained from outside sources and reviewed for this assessment is thorough and reliable. However, AEI cannot guarantee the thoroughness or reliability of this information.

Groundwater flow, unless otherwise specified by on-site well data or well data from the subject property or nearby sites, is inferred from contour information depicted on the USGS topographic maps. AEI assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

1.4 LIMITATIONS

Property conditions, as well as local, state, tribal, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this assessment apply strictly to the environmental regulations and property conditions existing at the time the assessment was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the assessment.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: ACMs, radon, LBP, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-13.

If requested by the client, these non-scope issues are discussed herein. Otherwise, the purpose of this assessment is solely to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchaser under CERCLA. ASTM Standard Practice E1527-13 and the United States EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in:

1. 42 U.S.C. § 9601(35)(B), referenced in the ASTM Standard Practice E1527-13.
2. Sections 101(35)(B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).
3. 42 U.S.C. § 9601(40) and 42 U.S.C. § 9607(q).

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of assessment into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, current subject property use, and observations and conditions that existed on the date and time of the property reconnaissance.

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

AEI's limited radon screening, if included, is intended to provide a preliminary screening to evaluate the potential presence of elevated radon concentrations at the site. The proposed scope is not intended to define the full extent of the presence of radon at the subject property. As such, the results should be used for lending purposes only. The recommendations and conclusions presented as a result of the limited preliminary radon screening apply strictly to the property conditions existing at the time the sampling was performed. The sample analytical results are only valid for the time, place, and condition of the site at the time of collection and AEI does not warrant that the results will be repeatable or are representative of past or future conditions.

1.5 Limiting Conditions/Deviations

The performance of this assessment was limited by the following:

- While additional assessments may have been conducted on the subject property, these documents must be provided for AEI's review in order for the information to be summarized/included in this report. Please refer to Section 6.3 for a summary of previous reports and other documentation provided to AEI during this assessment.
- The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.

1.6 Data Failure and Data Gaps

According to ASTM E1527-13, data gaps occur when the Environmental Professional is unable to obtain information required by the Standard, despite good faith efforts to gather such information. Pursuant to ASTM E1527-13, only significant data gaps, defined as those that affect the ability of the Environmental Professional to identify RECs, need to be documented.

Data failure is one type of data gap. According to ASTM E1527-13, data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Pursuant to ASTM E1527-13, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier, or periods of five years or greater.

1.6.1 Data Failure

The following data failure was identified during the course of this assessment:

Data Failure	The earliest historical resource obtained during this assessment was a building record from 1912 indicating that the subject property was developed with a residence. The lack of historical sources for the subject property dating back to first developed use represents historical data source failure. However, as it is assumed that the subject property would have been previously used for residential purposes, if not undeveloped, this data failure is not expected to significantly alter the findings of this assessment.
Information/Sources Consulted	City directories, Sanborn fire insurance maps, aerial photographs, agency records, interviews

1.6.2 SIGNIFICANT DATA GAPS

AEI did not identify significant data gaps which affected our ability to identify RECs.

1.7 RELIANCE

All reports, both verbal and written, are for the benefit of Flexible PSH Solutions, Inc. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of AEI. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with AEI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against AEI, its officers, employees, vendors, successors or assigns. Reliance is provided in accordance with AEI's contract and Terms and Conditions executed by Flexible PSH Solutions, Inc on February 21, 2019. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

2.0 SITE AND VICINITY DESCRIPTION

2.1 SITE LOCATION AND DESCRIPTION

PROPERTY INFORMATION	
Site Address(es)	3812-3838 Oakwood Avenue, Los Angeles, Los Angeles County, California 90004
Property ID (APN or Block/Lot)	5501-001-023, 5501-001-025
Location	South side of Oakwood Avenue and east side of North Juanita Avenue
Property Type	Mixed-Use (Office, Retail, and/or Multifamily)
SITE AND BUILDING INFORMATION	
Approximate Site Acreage/Source	0.28/Los Angeles County Assessor's Office (LACAO)
Number of Buildings	Four
Building Construction Date(s)	1924, 1939, 1963
Building Square Footage (SF)/Source	7,151/LACAO
Number of Floors/Stories	One (3812 1/2 and 3814 1/2 Oakwood Avenue) Two (3812 and 3820-3838 Oakwood Avenue)
Basement or Subgrade Area(s)	None identified
Number of Units	Five (Galindo Commissary office; apartment; two residential cottages, and Mackintosh & Mackintosh office)
Additional Improvements	Ashphalt- and concrete-paved parking areas
On-site Occupant(s)	Galindo Commissary (3812 Oakwood Avenue) with apartment above Residential cottages (3812 1/2 and 3814 1/2 Oakwood Avenue) Mackintosh & Mackintosh construction engineers (office) (3820-3838 Oakwood Avenue)
Current On-site Operations/Use	Overnight storage and occasional washing of food trucks (Galindo Commissary) Typical office/administrative operations (Mackintosh & Mackintosh) Residential (cottages)
Current Use of Hazardous Substances	None identified
REGULATORY INFORMATION	
Regulatory Database Listing(s)	None identified

2.2 ON-SITE UTILITIES

Utility	Source/System Information
Heating System	Natural gas
Cooling System	Electricity
Potable Water	LACDPW
Sewage Disposal/Treatment	City of Los Angeles

2.3 SITE AND VICINITY CHARACTERISTICS

The subject property is located in a residential, commercial, and light industrial area of Hollywood, a neighborhood within the City of Los Angeles, California. The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Oakwood Avenue followed by 101 Freeway entrance, beyond which is the Delancey Street Foundation, a rehabilitation center (400 North Vermont Avenue)	None identified
East	Parking lot (316 North Juanita Avenue)	LUST, UST, SWEEPS UST, CA FID UST, HIST UST, HIST CORTESE, RCRA-LQG
South	MZ Collision Center (340 North Juanita Avenue)	None identified
West	North Juanita Avenue followed by multi-family residential (335 North Juanita Avenue)	None identified

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

2.4 PHYSICAL SETTING

Geologic Unit: Description/Source	Qoa: Dissected older alluvial gravel and sand, undeformed, age late Pleistocene/USGS and United States Department of the Interior
Soil Series: Description/Source	According to the United States Department of Agriculture's Report and General Soil Map for Los Angeles County, the area surrounding the subject property is underlain by soils of the Ramona-Placentia association. The soils of this association occur only in the Los Angeles basin. They are on gently sloping terraces between elevations from near sea level and 1,300 feet. Ramona soils in the Los Angeles basin are over 60 inches deep, are well drained and have slow subsoil permeability. They are characterized by brown to reddish-brown, heavy loam, loam, or sandy loam surface layers about 18 inches thick. Subsoils are brown to reddish-brown, dense clay loam or clay about 30 inches thick. The substratum is brown to reddish-brown loam or light clay loam. Some subsoils may be stratified beds of silt to sand. Areas with up to 60 percent by volume stones and cobbles also occur. Available water holding capacity is 8.0 to 10.0 inches for 60 inches of soil depth. Water holding capacity is reduced by the percentage of coarse fragments in those areas containing stones and cobbles. Placentia soils are over 18 inches deep, are moderately well drained and have very slow subsoil permeability. They are characterized by brown to reddish-brown loam or sandy loam surface layers abruptly underlain by a dense, dark reddish-brown, clay loam subsoil at about 18 inches. The substratum occurs at about 48 inches and is brown loam. The dense subsoil restricts the movement of air and water and the development of roots and is therefore considered limiting for effective soil depth. Occasional areas have subsoils composed mainly of gravelly deposits and some have an iron-cemented hardpan. Available water-holding capacity is about 2.0 to 2.5 inches for 18 inches of effective soil depth.

Groundwater Flow Direction/Source	Southeast/Topographic map interpretation
Estimated Depth to Groundwater/ Source	10-13 feet bgs/Groundwater monitoring data for east-adjacent site at 316 North Juanita Avenue, obtained from the RWQCB
Surface waters on the subject property or adjacent sites	None
Additional notes	None

Note: Groundwater flow direction can be influenced locally and regionally by the presence of local wetland features, surface topography, recharge and discharge areas, horizontal and vertical inconsistencies in the types and location of subsurface soils, and proximity to water pumping wells. Depth and gradient of the water table can change seasonally in response to variation in precipitation and recharge, and over time, in response to urban development such as storm water controls, impervious surfaces, pumping wells, cleanup activities, dewatering, seawater intrusion barrier projects near the coast, and other factors.

3.0 HISTORICAL REVIEW OF SITE AND VICINITY

Reasonably ascertainable standard historical sources as outlined in ASTM Standard E1527-13 were used to determine previous uses and occupancies of the subject property that are likely to have led to RECs in connection with the subject property. A chronological summary of historical data found, including but not limited to aerial photographs, historical city directories, Sanborn fire insurance maps, and agency records, is as follows:

Date Range	Subject Property Description and Use (Historical Addresses)	Source(s)
1912-1919	Residential	Building Records, Sanborn Map
1924-1939	Current residences constructed (3812-3814 1/2 Oakwood Avenue)	Building Records, Assessor's Records, City Directories
1939-1963	Residential (3812-3818 Oakwood Avenue; 342-344 North Juanita Avenue)	Aerial Photographs, Building Records, City Directories, Sanborn Maps
1963-1969	Four residences (3812, 3812 1/2, 3814, 3814 1/2 Oakwood Avenue), and engineering office (3820-3838 Oakwood Avenue)	Aerial Photographs, Building Records, Sanborn Maps
1970-1995	Three residences (3812, 3812 1/2, 3814 1/2 Oakwood Avenue) and engineering office (3820-3838 Oakwood Avenue)	Aerial Photographs, Building Records, City Directories, Sanborn Map
1995-Present	Three residences (3812, 3812 1/2, 3814 1/2 Oakwood Avenue), office and food truck commissary (3812 Oakwood Avenue), and engineering office (3820-3838 Oakwood Avenue)	Aerial Photographs, Building Records, City Directories, Interviews, Onsite Observations

AEI did not identify potential environmental concerns in association with the current or historical use of the subject property.

If available, copies of historical sources are provided in the report appendices.

3.1 AERIAL PHOTOGRAPHS

AEI reviewed aerial photographs of the subject property and surrounding area. A search was made of the EDR collection of aerial photographs. Aerial photographs were reviewed for the following years:

Year(s)	Subject Property Description	Adjacent Site Descriptions
1928, 1938	The two current cottage residences (3812 and 3814 Oakwood Avenue) are visible on the eastern portion of the site. The northwestern portion also appears developed with single-family residences.	NORTH: A road is visible in the approximately location of Oakwood Avenue, followed by what appear to be residences and/or commercial buildings EAST: Appears developed with residences SOUTH: Appears developed with residences WEST: A road is visible in the approximately location of North Juanita Avenue, followed by what appear to be residences
1948	The current residence and garage/office structure is visible at 3814 1/2 Oakwood Avenue)	No significant changes visible
1952	No significant changes visible	NORTH: Oakwood Avenue is visible in its present location, followed by the current freeway entrance ramp and vacant land EAST: No significant changes visible SOUTH: No significant changes visible WEST: No significant changes visible
1964, 1972, 1980	The current commercial structure and residences/office area visible	NORTH: No significant changes visible EAST: Appears in its current configuration as an asphalt-paved parking lot SOUTH: The current commercial/light industrial structures are visible WEST: Appears developed with a multi-family residence and a parking lot
1985	No significant changes visible	NORTH: The current multi-family/ rehabilitation facility appears under construction EAST: No significant changes visible SOUTH: No significant changes visible WEST: No significant changes visible
1989	No significant changes visible	NORTH: The current multi-family/ rehabilitation facility is visible EAST: No significant changes visible SOUTH: No significant changes visible WEST: Appears vacant and graded
1994, 2005, 2010	No significant changes visible	NORTH: No significant changes visible EAST: No significant changes visible SOUTH: No significant changes visible WEST: Appears paved and utilized as a parking lot
2012, 2014, 2016	No significant changes visible	NORTH: No significant changes visible EAST: No significant changes visible SOUTH: No significant changes visible WEST: The current multi-family structure is visible

AEI did not identify potential environmental concerns in association with the historical use of the subject property during the aerial photograph review.

3.2 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of the EDR collection of Sanborn Fire Insurance maps.

The following maps were reviewed:

Year(s)	Subject Property Description (Listed Address)	Adjacent Site Descriptions
1919	The eastern portion is shown with a small dwelling at 3812 Oakwood Avenue. The northwestern portion is shown with portions of small residences at 3816 and 3818 Oakwood Avenue, and 342 and 344 North Juanita Avenue	NORTH: Oakwood Avenue is shown in its approximate current location, followed by vacant lots and greenhouse structures EAST: Depicted with dwellings and a shop SOUTH: Depicted with dwellings WEST: Depicted with North Juanita Avenue followed by dwellings
1950, 1955	The eastern portion is depicted with the current dwellings at 3812, 3812 1/2, and 3814 1/2 Oakwood Avenue, and an additional dwelling at 3814 Oakwood Avenue. The northwest portion is depicted with portions of dwellings at 3816, 3816 1/2, and 3818 Oakwood Avenue, and 342 North Juanita Avenue	NORTH: Depicted with Oakwood Avenue followed by an entrance ramp for the Hollywood Freeway EAST: Depicted with dwellings and a small Venetian blinds manufacturing shop SOUTH: Depicted with dwellings WEST: Depicted with dwellings and a vacant lot
1956	No significant changes depicted	NORTH: Oakwood Avenue appears in its current configuration EAST: The former Venetian blinds manufacturing shop is now labeled "pottery molding" SOUTH: No significant changes depicted WEST: No significant changes depicted
1957, 1959	No significant changes depicted	NORTH: No significant changes depicted EAST: Shown as vacant lots SOUTH: Depicted with dwellings and vacant lots WEST: No significant changes depicted
1960, 1961	No significant changes depicted	NORTH: No significant changes depicted EAST: No significant changes depicted SOUTH: Depicted with dwellings and the Pacific Telephone & Telephone Company's service yard WEST: No significant changes depicted
1966, 1968, 1969	The northwest portion is depicted with the current office building (3820 Oakwood Avenue/344 North Juanita Avenue), with auto garages on the basement level	NORTH: No significant changes depicted EAST: No significant changes depicted SOUTH: Depicted with a glass warehouse and the Pacific Telephone & Telephone Company's service yard WEST: No significant changes depicted

Year(s)	Subject Property Description (Listed Address)	Adjacent Site Descriptions
1970	The former dwelling at 3814 Oakwood Avenue is no longer visible	No significant changes depicted

AEI did not identify potential environmental concerns in association with the historical use of the subject property during the Sanborn map review.

3.3 CITY DIRECTORIES

A search of historical city directories was conducted for the subject property utilizing EDR. No potential tenants of concern were identified based on AEI's review of the historical city directories. Directories were reviewed in approximate five-year increments from 1920 to 2014. The first listing for the subject property appeared in 1924. Please refer to the appendices for a complete list of historical subject property tenants identified by EDR.

Year(s)	Address - Occupant Listed
1924	3816, 3818 Oakwood; 342, 344 N Juanita: residential
1929	3816 Oakwood; 342, 344 N Juanita: residential
1933	3812, 3814, 3816, 3818 Oakwood; 344 N Juanita: residential
1937	3812, 3814, 3816, 3818 Oakwood; 342, 344 N Juanita: residential
1942	3812, 3814, 3818 Oakwood; 342, 344 N Juanita: residential
1951	3812, 3814 Oakwood: residential
1976	3812 Oakwood: residential 3820 Oakwood: Sterges Alfred Associates industrial designers 3838 Oakwood: Mackintosh & Mackintosh engineers; Nestaway Products; Rollway Grandstand Corp.; Stanley Construction Corp.; Urban Architects & Planners Inc.
1981	3812, 3814 1/2 Oakwood: residential 3820 Oakwood: Sterges Alfred Associates industrial designers 3838 Oakwood: Mackintosh & Mackintosh engineers; Rollway Grandstand Corp.; Stanley Construction Corp.
1986	3812, 3820 Oakwood: Sterges Alfred Associates industrial designers 3838 Oakwood: Mackintosh & Mackintosh engineers; Rollway Grandstand Corp.
1990	3838 Oakwood: Mackintosh & Mackintosh engineers; Rollway Grandstand Corp.
2000	3812 Oakwood: Galindo, Juan; Galindo Andrea 3838 Oakwood: Mackintosh & Mackintosh engineers; Rollway Grandstand Corp.
2006	3812 Oakwood: Galindo's Commissary 3814 Oakwood: residential 3838 Oakwood: Mackintosh & Mackintosh engineers
2010, 2014	3812 Oakwood: Galindo's Commissary

AEI did not identify potential environmental concerns in association with the historical use of the subject property during the city directory review.

3.4 HISTORICAL TOPOGRAPHIC MAPS

In an attempt to close any data failure, AEI reviewed historical topographic maps at NETR's www.historicaerials.com. No additional historical information was obtained from available topographic maps.

3.5 CHAIN OF TITLE

Based on the quality of information obtained from other sources, a chain of title search was not performed as part of this assessment.

4.0 REGULATORY AGENCY RECORDS REVIEW

Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are contacted to identify any current or previous reports of hazardous substance use, storage, and/or unauthorized releases that may have impacted the subject property. In addition, information pertaining to AULs, defined as legal or physical restrictions, or limitations on the use of, or access to, a site or facility, is requested.

4.1 LOCAL ENVIRONMENTAL HEALTH DEPARTMENT AND/OR STATE ENVIRONMENTAL AGENCY

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Los Angeles County Fire Department (LACFD)	March 1, 2019	Website	N/A	No records on file

4.2 FIRE DEPARTMENT

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Los Angeles City Fire Department (LAFD)	March 1, 2019	Website	N/A	No records on file

4.3 BUILDING DEPARTMENT

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Los Angeles Department of Building and Safety (LADBS)	March 1, 2019	Website	N/A	Records discussed below

Records Summary

Year(s)	Owner/Applicant	Description of Permit and Building Use
1912	Barry F Holtman	Erect Class "D" five-room residence (344 N Juanita)
1914	Mrs. Carrie Carr Holtian	Addition to dwelling (342-344 N Juanita) Plumbing permit / residence (3816 Oakwood)
1924	Mrs. HL Olincy	Construct Class "D" residences (3812 1/2, 3814, and 3814 1/2 Oakwood)
1934	H Olincy	Add porch to home (3812 Oakwood)
1939	Olincy	Construct Class "D" building - four garages with residence above; add tile bath and kitchen / residence (3814 1/2 Oakwood)
1961	Maurice G Gekler	Add wine cellar in garage; addition to wine cellar / residence (3812 Oakwood)
1963	Stanley Construction	Demolish residence (3816 Oakwood) Construct new brick and concrete office building (344 N Juanita)
1964	Stanley Construction	Interior partitions / office (344 N Juanita)
1969	Mr. Gekler	Demolish dwelling (3814 Oakwood)
1974	Albyn & Charles Mackintosh	Interior alterations / office (3820 Oakwood)

Year(s)	Owner/Applicant	Description of Permit and Building Use
1984	Charles Mackintosh	Add second floor and stairway / office (3838 Oakwood)
1995	Juan Galindo	Convert single-family dwelling to storage; convert garages to office (3812 Oakwood)
2006	Galindo, Juan and Dora A	Convert single-family dwelling to office (3812 Oakwood)
2018	Mackintosh & Mackintosh Inc.	Reroof office (3838 Oakwood)

Evidence indicating current or prior use or storage of hazardous substances was not on file for the subject property with the LADBS.

4.4 PLANNING DEPARTMENT

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Los Angeles Planning Division (LAPD)	March 1, 2019	Website	N/A	No evidence indicating the existence of AULs on file for the subject property

4.5 ASSESSOR'S OFFICE

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Los Angeles County Assessor's Office	March 1, 2019	Website	N/A	Information obtained is discussed below

Records Summary

APN	5501-001-023, 5501-001-025
Acreage	0.28 acres
Construction Date	1924 (3812 1/2 and 3814 1/2 Oakwood) 1939 (3812 Oakwood) 1963 (3838 Oakwood)
Building Square Footage	7,151 square feet total
Current Owner	Mr. Juan Galindo (3812-3814 1/2 Oakwood) Mr. Steven Povenghi (3838 Oakwood)

4.6 OTHER AGENCIES SEARCHED

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
CA State Water Resources Control Board (SWRCB) GeoTracker	March 1, 2019	Website	N/A	No records on file
CA Department of Toxic Substances Control (DTSC) Hazardous Waste Tracking System (HWTS)	March 1, 2019	Website	N/A	No records on file

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
CA DTSC Envirostor	March 1, 2019	Website	N/A	No records on file
South Coast Air Quality Management District (SCAQMD)	March 1, 2019	Website	N/A	No records on file
Los Angeles County Department of Public Works (LACDPW)	March 1, 2019	Website	N/A	No records on file

4.7 Oil and Gas Wells

Agency	Date Referenced	Resource	Oil or gas wells located within 500 feet of the subject property
California Department of Oil, Gas and Geothermal Resources (CA DOGGR)	March 8, 2019	CA DOGGR Map	No

4.8 Oil and Gas Pipelines

Agency	Date Referenced	Resource	Pipelines located within 500 feet of the subject property
National Pipeline Mapping System (NPMS)	March 8, 2019	NPMS Public Map Viewer	No

4.9 State Environmental Superliens

The NETR Online Environmental Lien and AUL State Statutes website was visited to determine if the State of California has an environmental superlien which would allow environmental authorities the right to place a first priority lien on the subject property.

According to the NETR Online Environmental Lien and AUL State Statutes website, the State of California does not appear to allow environmental superliens.

4.10 State Property Transfer Laws

In accordance with our approved scope of services, AEI did not assess whether the subject property is subject to any state property transfer laws.

5.0 REGULATORY DATABASE RECORDS REVIEW

AEI contracted EDR to conduct a search of publicly available information from federal, state, tribal, and local databases containing known and suspected sites of environmental contamination and sites of potential environmental significance. Data gathered during the current regulatory database search is compiled by EDR into one regulatory database report. Location information for listed sites is designated using geocoded information provided by federal, state, or local agencies and commonly used mapping databases with the exception of "Orphan" sites. Due to poor or inadequate address information, Orphan sites are identified but not geocoded/mapped by EDR, rather, information is provided based upon vicinity zip codes, city name, and state. The number of listed sites identified within the approximate minimum search distance from the federal and state environmental records database listings specified in ASTM Standard E1527-13 is summarized in Section 5.1, along with the total number of Orphan sites. A copy of the regulatory database report, which includes detailed descriptions of the databases noted below, is included in Appendix C of this report.

In determining if a listed site is a potential environmental concern to the subject property, AEI generally applies the following criteria to classify the site as lower potential environmental concern: 1) the site only holds an operating permit (which does not imply a release), 2) the site's distance from, and/or topographic position relative to, the subject property, and/or 3) the site has recently been granted "No Further Action" by the appropriate regulatory agency.

Regulatory database listings associated with the subject property, adjacent site(s) and/or nearby sites of concern that were determined to warrant additional discussion are identified and further discussed in Section 5.1.

5.1 RECORDS SUMMARY

Database	Search Distance (Miles)	Listings Within Search Distance	Subject Property	Adjacent Site(s)	Other Nearby Sites of Concern
NPL	1.0	0			
DELISTED NPL	0.5	0			
SEMS/CERCLIS	0.5	0			
SEMS-ARCHIVE/CERCLIS NFRAP	0.5	2			
RCRA CORRACTS	1.0	0			
RCRA-TSDF	0.5	0			
RCRA LQG, SQG, CESQGs, NLR	SP/ADJ	1		✔	
US ENG CONTROLS	SP	0			
US INST CONTROLS	SP	0			
ERNS	SP	0			
STATE/TRIBAL HWS	1.0	26		✔	✔
STATE/TRIBAL SWLF	0.5	1			
STATE/TRIBAL REGISTERED STORAGE TANKS	SP/ADJ	2		✔	
STATE/TRIBAL LUST	0.5	30		✔	

Database	Search Distance (Miles)	Listings Within Search Distance	Subject Property	Adjacent Site(s)	Other Nearby Sites of Concern
STATE/TRIBAL EC and IC	SP	0			
STATE/TRIBAL VCP	0.5	1			
STATE/TRIBAL BROWNFIELD	0.5	0			
ORPHAN	N/A	2			
ADDITIONAL ENVIRONMENTAL RECORD SOURCES	SP/ADJ	7		✔	

Facility Name	Pacific Bell
Address	3804 Oakwood Avenue
Distance & Direction	Adjacent to the east
Hydrologic Position	Cross- to downgradient
Databases Listed	LUST, UST, CA FID UST, HIST CORTESE, SWEEPS UST
Comments	According to listing details and records with the RWQCB, this site was historically equipped with two 300-gallon diesel USTs. In 1988, a release of diesel was found to have impacted an aquifer used for drinking water supply, and an unauthorized release case was opened (RWQCB Case 900040307). Case closure was granted on October 17, 1996. No further case details or records were available with the RWQCB GeoTracker resource. Based on the regulatory status and the inferred direction of groundwater flow, the former diesel release at this location is not expected to constitute a significant environmental concern.

Facility Name	Belmont/Hollywood No. 1
Address	Oakwood Avenue/Juanita Avenue
Distance & Direction	Unknown
Hydrologic Position	Unknown
Databases Listed	ENVIROSTOR, SCH
Comments	The property at this location, which refers to the intersection to the northwest of the subject property, was identified as an EnviroStor/School Investigation Site. In Los Angeles County, existing and potential school sites are investigated for potential soil contamination, such as lead and other contaminants. Although these sites are frequently listed on the EnviroStor database, the listings do not necessarily correspond to a subsurface release. According to EnviroStor details, this 1.2-acre site was investigated for potential Endrin lead in soils. In 2000, a Phase I was completed, and an Environmental Oversight Agreement was accepted. The current status as of 2002 was "inactive - action required". Due to the soil-based nature of the investigation, any potential lead or other heavy metals found at this location would not be expected to constitute a significant environmental concern to the subject property. The listings for this site are therefore not expected to constitute a significant enivronmental concern.

Facility Name	Pacific Bell

Address	316 North Juanita Avenue
Distance & Direction	Adjacent to the east
Hydrologic Position	Cross- to downgradient
Databases Listed	RCRA-LQG, UST, SWEEPS UST, HIST UST, CA FID UST, LUST, HIST CORTESE
Comments	Listing details indicate that this property was historically equipped with two 12,000-gallon gasoline USTs that were installed in 1979, and one 550-gallon waste oil UST that was installed in 1966. In 1989, a release of gasoline was found to have impacted an aquifer used for drinking water supply, and an unauthorized release case was opened (RWQCB Case 900040225). Case closure was granted on May 23, 1996. No further case details or records were available with the RWQCB GeoTracker resource. A second release was reported at this location in 2004, and a new LUST case was opened for the site (900040225A). According to case details, a 12,000-gallon gasoline UST was removed on November 10, 2004. Groundwater was found between 10 and 13 feet bgs, and was found to be contaminated with significant levels of total petroleum hydrocarbons as gasoline (TPHg) and methyl tert-butyl ether (MTBE). A total of five groundwater monitoring wells were installed. By 2008, levels of TPHg and TPH as diesel (TPHd) had fallen to non-detect levels, and MTBE was detected at levels below the Maximum Contaminant Limit (MCL). Case closure was granted by the RWQCB on April 6, 2009. Based on the regulatory status, the former releases at this site are not expected to constitute a significant environmental concern.

Facility Name	Applied Graphics Tech, Gore Gr
Address	340 North Madison Avenue
Distance & Direction	0.065 miles east
Hydrologic Position	Cross- to downgradient
Databases Listed	EnviroStor, HAZNET, EMI, RCRA-LQG
Comments	According to regulatory details, this site was identified as an EnviroStor "tiered permit". Tiered permit sites are documented handlers of hazardous materials/ wastes, and do not necessarily refer to a subsurface release. No evidence of a documented release was encountered for this site. Based on this information and the inferred direction of groundwater flow, the listings for this site are not expected to constitute a significant environmental concern.

5.2 VAPOR MIGRATION

AEI reviewed reasonably ascertainable information for the subject and nearby properties, including a regulatory database, files for nearby release sites, and/or historical documentation, to determine if potential vapor-phase migration concerns may be present which could impact the subject property.

Based on a review of available resources as documented in this report, AEI did not identify significant on-site concerns and/or regulated listings from nearby sites which suggest that a vapor-phase migration concern currently exists at the subject property.

6.0 INTERVIEWS AND USER PROVIDED INFORMATION

6.1 INTERVIEWS

Pursuant to ASTM E1527-13, the following interviews were performed during this assessment in order to obtain information indicating RECs in connection with the subject property.

6.1.1 OWNER AND KEY SITE MANAGER

Relation to Property	Name	Date Interviewed	Method of Contact	Year First Associated w/ Property	Notes
Owner, 3812-3814 1/2 Oakwood	Mr. Juan Galindo	March 7, 2019	In Person	1995	Interviewed; see Interview Summary table below
Owner, 3820-3838 Oakwood	Mr. Steven Povenghi	N/A	N/A	Unknown	Not interviewed; refer to key site manager interview below
Key Site Manager, 3820-3838 Oakwood	Mr. Francisco Ortiz	March 7, 2019	In Person	1993	Interviewed; see Interview Summary table below

Interview Summary

Question	Owner (Representative) Response/Comment	Key Site Manager Response/ Comment
Do you have any knowledge of USTs, clarifiers or oil/water separators, sumps, or other subsurface features?	Yes; refer to Section 7.1 for discussion of clarifier at 3812-3814 1/2 Oakwood Avenue	No
Do you have any knowledge of previous environmental investigations conducted on site?	No	No
Do you have any knowledge of current or past industrial operations and/or other operations which would involve the use of hazardous substances and/or petroleum products?	No	No
Are you aware of any known plans for site redevelopment or change in site use?	No	No
Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?	No	No
Are you aware of any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?	No	No
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?	No	No
Are you aware of any incidents of flooding, leaks, or other water intrusion, and/or complaints related to indoor air quality?	No	No

6.1.2 Past Owners, Operators, and Occupants

AEI attempted to obtain contact information for past owners, operators and occupants of the subject property in order to interview them regarding the potential for contamination at the property. AEI requested this contact information of Mr. Juan Galindo, Mr. Steven Povenghi, reviewed agency records, and performed online research to obtain this information. Contact information was not found. As such, interviews with past owners, operators and occupants were not reasonably ascertainable.

6.1.3 Interview with Others

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this report.

6.2 User Provided Information

User provided information is intended to help identify the possibility of RECs in connection with the subject property. According to ASTM E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), certain items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the Environmental Professional. The responsibility for qualifying for LLPs by conducting the inquiries ultimately rests with the User, and providing the information to the Environmental Professional would be prudent if such information is available.

The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.

Question	Response/ Comment
1. Environmental liens that are filed or recorded against the property (40 CFR 312.25) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?	Information not provided
2. Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and vi)). Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?	Information not provided
3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). 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?	Information not provided

Question	Response/ Comment
4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29). 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?	Information not provided
5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). 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: (a) Do you know the past uses of the property? (b) Do you know of specific chemicals that are present or once were present at the property? (c) Do you know of spills or other chemical releases that have taken place at the property? (d) Do you know of any environmental cleanups that have taken place at the property?	Information not provided
6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). 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?	Information not provided

6.3 Previous Reports and Other Provided Documentation

No prior reports or other relevant documentation in association with the subject property was made available to AEI during the course of this assessment.

6.4 Environmental Lien Search

In accordance with our approved scope of services, an environmental lien search was not performed as part of this assessment.

7.0 SITE RECONNAISSANCE

Site Reconnaissance Date	March 7, 2019
AEI Site Assessor(s)	Brant Rotnem
Property Escort(s)/ Relationship(s) to Property	Mr. Juan Galindo, Owner, 3812-3814 1/2 Oakwood Avenue; Mr. Francisco Ortiz, Key Site Manager, 3820-3838 Oakwood Avenue
Units/Areas Observed	All accessible interior and exterior areas
Area(s) not accessed and reason(s)	N/A
Other Physical Constraints	None

Reconnaissance Findings Summary

Feature	Observed on Subject Property (see Section 7.1)	Observed on Adjacent Property (see Section 7.2)
Regulated Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use		
Aboveground/Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)		
Hazardous Substance and Petroleum Product Containers Not in Connection with Property Use		
Unidentified Substance Containers		
Electrical or Mechanical Equipment Likely to Contain Fluids		
Interior Stains or Corrosion		
Strong, Pungent, or Noxious Odors		
Pools of Liquid		
Drains, Sumps, and Clarifiers	✔	
Pits, Ponds, and Lagoons		
Stained Soil or Pavement		
Stressed Vegetation		
Solid Waste Disposal or Evidence of Fill Materials		
Waste Water Discharges		
Wells		
Septic Systems		
Biomedical Wastes		
Other	✔	

7.1 SUBJECT PROPERTY RECONNAISSANCE FINDINGS

During the site reconnaissance, AEI observed the items listed in the above Reconnaissance Findings Summary table, which are further discussed below.

DRAINS, SUMPS, AND CLARIFIERS

A storm drain and three-chambered clarifier system are present on the central portion of 3812-3814 1/2 Oakwood Avenue, adjacent to the Galindo Commissary food truck parking area. According to Mr. Galindo, the clarifier was installed in 1995, and is used for occasional food

truck rinsing. No evidence of wash detergents or chemicals was observed onsite. Reportedly, engine and undercarriage washing are not performed onsite. While some diluted concentrations of the petroleum products and hazardous materials used on site may be present in the waste streams discharged to the drain, they drain system is not expected to represent a significant environmental concern at this time.

OTHER

Cleaning supplies and detergents are stored on the ground floor of 3820-3838 Oakwood Avenue. All chemicals were packaged in consumer quantities. Based on the nature of these materials, the presence of cleaning supplies at the subject property is not expected to represent a significant environmental concern.

7.2 ADJACENT PROPERTY RECONNAISSANCE FINDINGS

During the site reconnaissance, AEI did not observe any of the items listed in the above Reconnaissance Findings Summary table.

8.0 NON-ASTM SERVICES

8.1 ASBESTOS-CONTAINING BUILDING MATERIALS

Asbestos is the name for a group of naturally occurring silicate minerals that can be separated into fibers. The fibers are strong, durable, and resistant to heat and fire. They are also long, thin and flexible, so they can even be woven into cloth. Because of these qualities, asbestos has been used in thousands of consumer, industrial, maritime, automotive, scientific and building products. During the 20th century, some 30 million tons of asbestos have been used in industrial sites, homes, schools, shipyards and commercial buildings in the United States. Commercial use of ACM began in the early 1900's and peaked in the period between 1940 and into the 1970's. Common ACMs include pipe-covering, insulating cement, insulating block, refactory and boiler insulation materials, transite board, fireproofing spray, joint compound, vinyl floor tile, ceiling tile, mastics, roofing products, and duct insulation for HVAC applications. Inhalation of asbestos fibers can result in deleterious health effects.

The potential for ACM was evaluated based the USEPA Guidance Document: Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials (the Green Book). In 1973 the NESHAPS banned the use of most spray-applied surfacing ACM, specifically asbestos containing spray-on fireproofing and insulation. Subsequent revisions to this regulation in 1975 and 1978 effectively eliminated the use of friable pre-molded pipe, boiler, turbine, and duct insulation; and the spray application of friable asbestos-containing materials for all uses in buildings. In 1989 the EPA issued regulations to ban some asbestos-containing products and phase out most others over a multi-year period. The "Ban and Phase-Down" rule was challenged in court and the regulation remanded to the agency. As a result, any asbestos-containing products then "in commerce" would not be banned. Those not in commerce would be banned. Those materials "banned" could not be sold. It did not affect such materials already installed, or in use. Most US firms voluntarily ceased production of asbestos containing building materials not covered by the aforementioned Federal bans by the mid-1980's. In 1994, the OSHA determined that employers and building owners are required to treat installed thermal system installation and sprayed on and troweled-on surfacing materials, as well as vinyl or asphalt flooring material, as ACM in buildings constructed no later than 1980 until tested by laboratory analysis to prove otherwise.

The information below is for general informational purposes only and does not constitute an asbestos survey. In addition, the information is not intended to comply with federal, state or local regulations in regards to ACM.

Due to the age of the subject property buildings, there is a potential that ACMs are present. A limited list of typical suspect ACMs is included in the following table:

Material Type	Location
Plaster (acoustical and smooth)	Walls and ceilings
Ceiling tile	Ceiling systems
Thermal systems insulations, packings, and gaskets	Heating systems, cooling systems, domestic and heating and cooling piping, ductwork, and other equipment
Floor tile and associate mastics, flooring felts, and papers (under hardwood/other)	Floors
Vinyl sheet flooring and adhesives	Floors
Cove base and associated mastics	Walls
Ceramic tile adhesives and grouts	Walls, floors, and ceilings
All adhesives	Mirrors, wall coverings, construction, etc.
Grout and caulking	Windows and doors
Gypsum board, tape, and joint compound	Wall and ceiling systems
Insulation materials	Walls, ceilings, and attic spaces
Roofing materials (felts, rolled, shingle, flashings, adhesives, tar, and insulations)	Roof and parapet wall systems
Brick and block, mortars	Walls

The observed suspect ACMs at the subject property were in good condition at the time of the site reconnaissance and are not expected to pose a health and safety concern to the occupants of the subject property at this time. Based on the potential presence of ACMs, AEI recommends the implementation of an O&M Plan which stipulates that the repair and maintenance of damaged materials should be performed to protect the health and safety of the building occupants. In the event that building renovation or demolition activities are planned, a thorough asbestos survey to identify asbestos-containing building materials is required in accordance with the EPA NESHAP 40 CFR Part 61 prior to demolition or renovation activities that may disturb suspect ACMs.

8.2 LEAD-BASED PAINT

LBP is defined as any paint, varnish, stain, or other applied coating that has ≥1 mg/cm² (5,000 µg/g or 5,000 ppm) or more of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from 0.5 mg/cm² to 2.0 mg/cm². Section 1017 of the Housing and Urban Development (HUD) Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", defines a LBP hazard as "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact LBP on most walls and ceilings would not be considered a "hazard", although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, or federally owned or subsidized housing is affected by this rule.

Under OSHA, LCP is defined as any paint with any detectable amount of lead present in it. Therefore, all LBP is considered LCP. Conversely, LCP may not meet the criteria to be considered LBP in accordance with HUD guidelines or some states' definition of LBP.

It is important to note that LCP may create a lead hazard when being removed. The condition of

these materials must be monitored when they are being disturbed. In the event LCP is subject to abrading, sanding, torching, and/or cutting during demolition or renovation activities, there may be regulatory issues that must be addressed.

The information below is for general informational purposes only and does not constitute a lead hazard evaluation. In addition, the information is not intended to comply with federal, state, or local regulations in regards to LBP.

In buildings constructed after 1978, it is unlikely that LBP is present; however, some paints utilized after 1978 will be LCP under OSHA. Structures built prior to 1978 and especially prior to the 1960s should be expected to contain LBP.

Due to the age of the subject property buildings, there is a potential that LBP is present. All painted surfaces were observed in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. However, based on the potential presence of LBP and residential nature of occupancy, AEI recommends the owner implement a LBP O&M Plan which stipulates that the assessment, repair and maintenance of damaged painted surfaces be performed to protect the health and safety of the building occupants. Local regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an XRF survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

8.3 RADON

Radon is a naturally-occurring, odorless, and invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

The United States EPA 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, with Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action Limit of 4.0 pCi/L. It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not requested as part of this assessment. According to the US EPA, the radon zone level for the area is Zone 2, which has a predicted average indoor screening level between 2 pCi/L and 4 pCi/L, equal to or below the action level of 4 pCi/L set forth by the US EPA.

8.4 MOLD

Molds are simple microscopic organisms which can often be seen in the form of discoloration, frequently green, gray, white, brown, or black. When excessive moisture or water accumulates indoors, mold growth may occur, particularly if the moisture problem remains undiscovered or

unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials, including drywall, wallpaper, baseboards, wood framing, insulation, and carpeting, often play host to such growth. Mold spores primarily cause health problems through the inhalation of spores or the toxins they emit when they are present in large numbers. This can occur when there is active mold growth within places where people live or work.

Mold, if present, may or may not visually manifest itself. Neither the individual completing this inspection, nor AEI has any liability for the identification of mold-related concerns except as defined in applicable industry standards. In short, this Phase I ESA should not be construed as a mold survey or inspection.

This activity was not designed to discover all areas which may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication if significant (based on observed areas) mold growth is present at the subject property. Potential areas of mold growth, such as in pipe chases, HVAC systems, and behind enclosed walls and ceilings, were not observed as part of this limited assessment.

AEI observed interior areas of the subject property buildings to identify the potential presence of mold. AEI did not note obvious visual or olfactory indications of the presence of mold, nor did AEI observe obvious indications of significant water damage. As such, no bulk sampling of suspect surfaces was conducted as part of this assessment and no additional action with respect to suspect mold appears to be warranted at this time.

9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

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 Part 312.

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

Prepared By:

Brant Rotnem
Associate Consultant

Reviewed By:

Taylor Strickland
Senior Author

10.0 REFERENCES

Item	Date(s)	Source
Soils Information	Accessed March 8, 2019	USDA Web Soil Survey http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx
Topographic Map	Accessed March 1, 2019	USGS, Hollywood, CA
Depth to Groundwater Information	April 6, 2009	Groundwater monitoring data for east-adjacent site at 316 North Juanita
Aerial Photographs	1928-2016 (non-inclusive)	EDR
Sanborn Map Report/Search	1919-1970 (non-inclusive)	EDR
City Directories	1924-2014 (non-inclusive)	EDR
Environmental Health Department	March 1, 2019	Los Angeles County Fire Department
Fire Department	March 1, 2019	Los Angeles City Fire Department
Building Department	March 1, 2019	Los Angeles Department of Building and Safety
Planning Department	March 1, 2019	Los Angeles Planning Division
Assessor's Information and Parcel Map	March 1, 2019	Los Angeles County Assessor's Office
Other Agencies Searched	March 1, 2019	SWRCB GeoTracker, DTSC HWTS, DTSC EnviroStor, SCAQMD, and LACDPW databases
Oil and Gas Wells	March 8, 2019	California Department of Oil, Gas and Geothermal Resources
Oil and Gas Pipelines	March 8, 2019	NPMS Public Map Viewer https://www.npms.phmsa.dot.gov/PublicViewer/composite.jsf
State Environmental Superliens	2019	NETR Online Environmental Lien and AUL State Statutes website http://environmental.netronline.com/lienStatutes.aspx
Regulatory Database Report	February 25, 2019	EDR
Interview with Owner	March 7, 2019	Mr. Juan Galindo
Interview with Key Site Manager	March 7, 2019	Mr. Francisco Ortiz
Radon Zone Information	1993	US EPA Map of Radon Zones https://www.epa.gov/radon

APPENDIX A

FIGURES

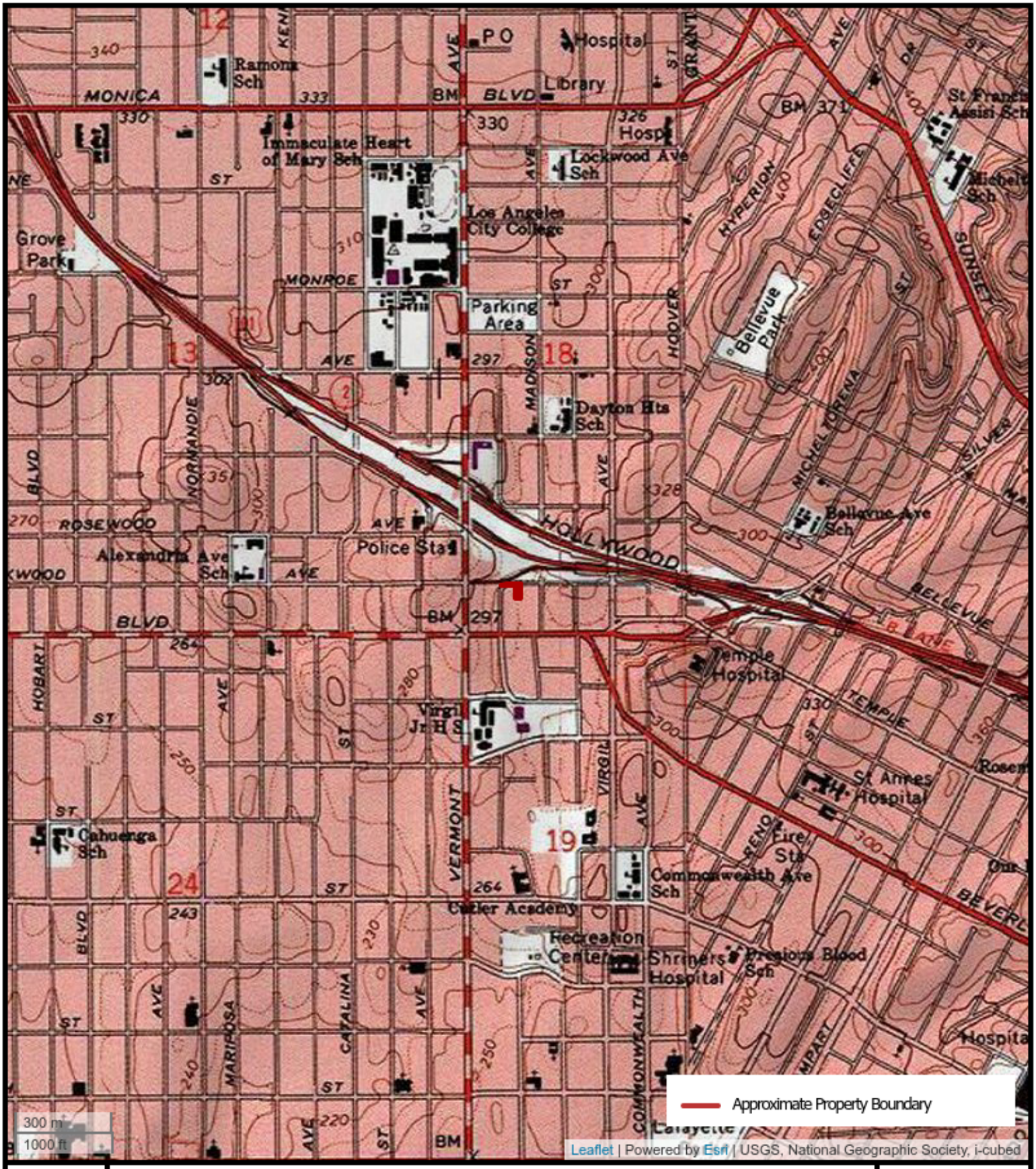

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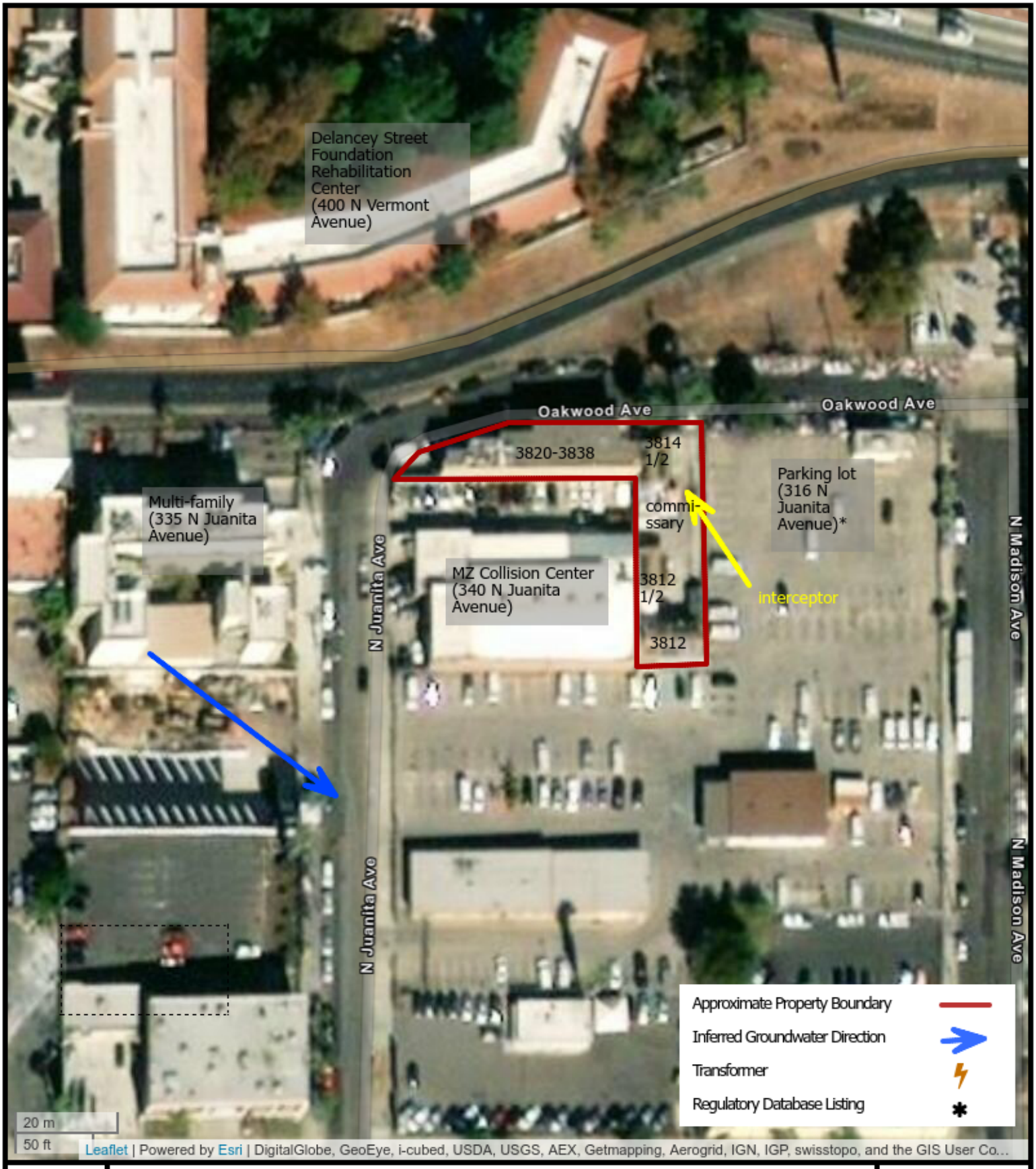
FIGURE 1: TOPOGRAPHIC MAP

3812-3838 Oakwood Avenue, Los Angeles, California 90004

AEI Project Number: 401634

AEI Consultants



N

FIGURE 2: SITE MAP

3812-3838 Oakwood Avenue, Los Angeles, California 90004

AEI Project Number: 401634

AEI Consultants

APPENDIX B

PROPERTY PHOTOGRAPHS

1. View of residential cottage at 3814 1/2 Oakwood Avenue.

2. View of residential cottage interior.

3. Residential kitchen.

4. Residential bedroom.

5. Additional interior view.

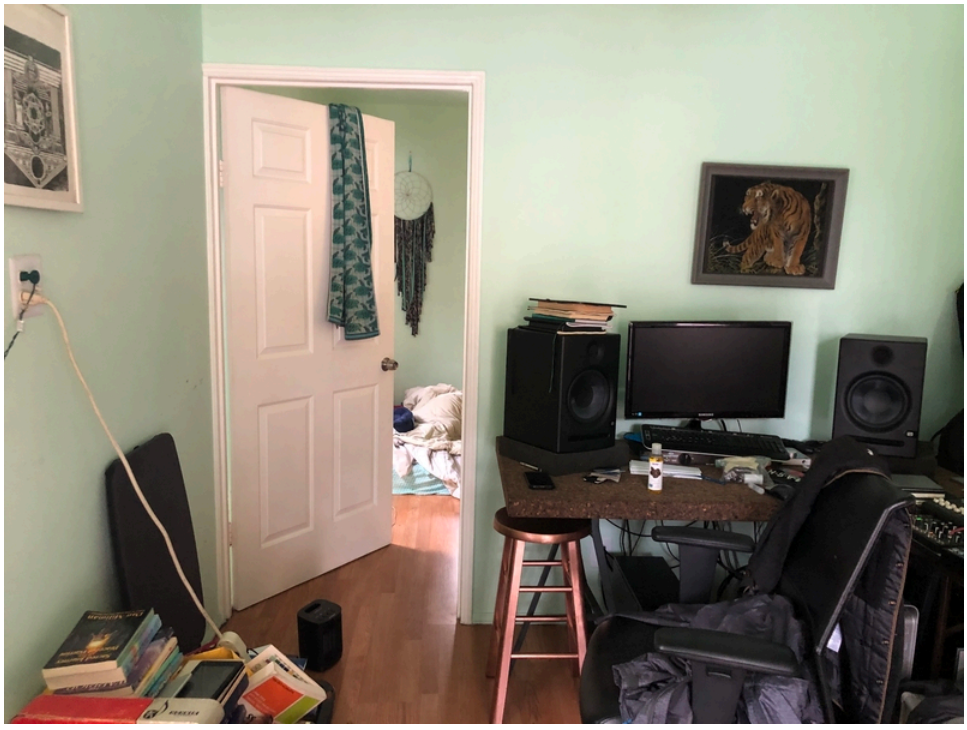
6. View of food truck commissary area.

7. Additional view of commissary area.

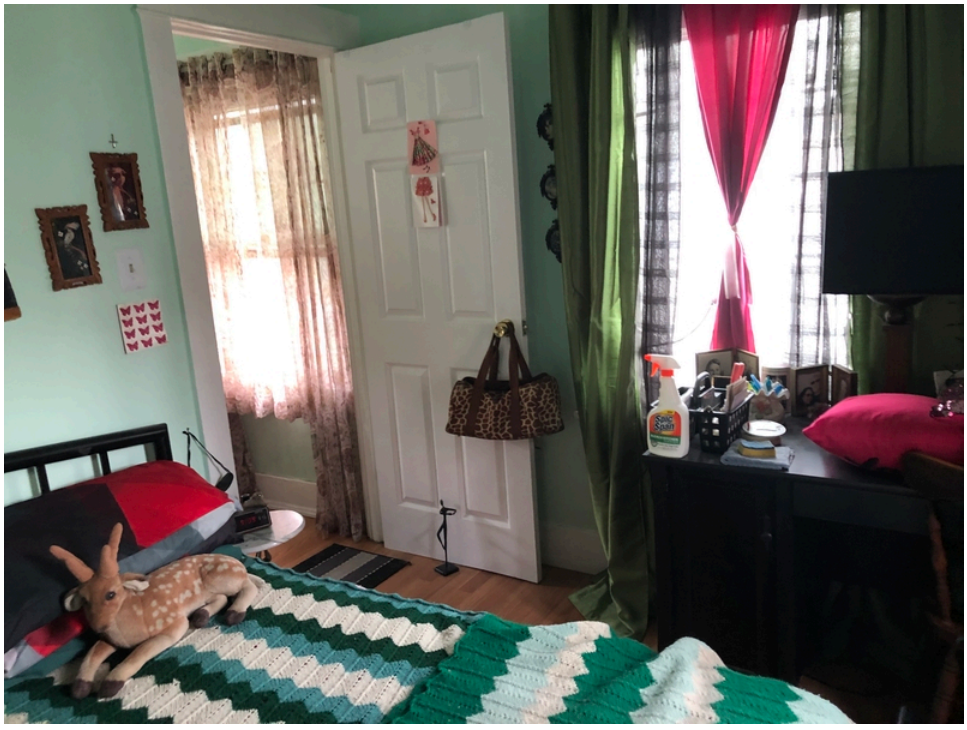
8. View of three-chambered grease interceptor in commissary area.

9. View of stormwater drain by interceptor.

10. View of residential cottage at 3812 1/2 Oakwood Avenue.



11. View of cottage interior.



12. Cottage bedroom

13. View of residence and commissary office at 3812 Oakwood Avenue, north elevation.

14. View of west elevation.

15. View of east elevation.

16. View of office interior.

17. Office bathroom.

18. View of food supply storage for commissary.

19. View of residence interior.

20. Additional interior view.

21. Additional interior view.

22. View of Mackintosh & Mackintosh office at 3820-3838 Oakwood Avenue, north elevation.

23. View of west elevation.

24. View of east elevation.

25. View of office interior.

26. Additional interior view.

27. Additional office interior view.

28. Office bathroom.

29. Additional interior view.

30. Additional interior view.

31. View of ground-level garage.

32. Additional view of garage.

33. View of maintenance supply storage on garage level.

34. View of north-adjacent 101 Freeway entrance.

35. View of north-adjacent Delancey Street Foundation rehabilitation center at 400 North Vermont Avenue.

36. View of east-adjacent parking lot at 316 North Juanita Avenue.

37. View of south-adjacent MZ Collision Center at 340 North Juanita Avenue.

APPENDIX C

REGULATORY DATABASE

401634
3814-3838 Oakwood Avenue
Los Angeles, CA 90004

Inquiry Number: 5572625.2s
February 25, 2019

The EDR Radius Map™ Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

3814-3838 OAKWOOD AVENUE
LOS ANGELES, CA 90004

COORDINATES

Latitude (North):	34.0774450 - 34° 4' 38.80''
Longitude (West):	118.2898300 - 118° 17' 23.38''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	380988.8
UTM Y (Meters):	3771299.0
Elevation:	271 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5630741 HOLLYWOOD, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140515, 20140513
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
3814-3838 OAKWOOD AVENUE
LOS ANGELES, CA 90004

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	PACIFIC BELL	3804 OAKWOOD AVE	CA FID UST	Lower	49, 0.009, NE
A2	PACIFIC BELL (G1-185	3804 OAKWOOD AVE	LUST, HIST CORTESE	Lower	49, 0.009, NE
A3	PACIFIC BELL	3804 OAKWOOD AVE	UST, SWEEPS UST	Lower	49, 0.009, NE
A4	BELMONT/HOLLYWOOD NO	OAKWOOD AVENUE/JUANI	ENVIROSTOR, SCH	Lower	74, 0.014, ENE
B5	PACIFIC BELL	316 N. JUANITA AVE	RCRA-LQG	Higher	150, 0.028, SW
B6	PACIFIC BELL (G1-118	316 N JUANITA AVE	UST, SWEEPS UST, HIST UST, CA FID UST	Higher	150, 0.028, SW
B7	PACIFIC BELL	316 JUANITA AVE N	LUST, HIST CORTESE	Higher	150, 0.028, SW
C8	DEWEY PEST CONTROL	3711 BEVERLY BLVD	RCRA-SQG, UST, SWEEPS UST, HIST UST, CA FID UST,...	Lower	276, 0.052, SSE
C9	SAME AS ABOVE	310 N MADISON AVE	HIST UST	Higher	297, 0.056, SE
C10	JP CARROLL COMPANY	310 N MADISON AVE	SWEEPS UST, HIST UST, CA FID UST, HAZNET	Higher	297, 0.056, SE
C11	J.P. CARROL COMPANY	310 N. MADISON AVENU	RCRA-SQG	Higher	297, 0.056, SE
B12	DEWEY SERVICES INC	3711 BEVERLY BL	HIST UST, PEST LIC	Higher	310, 0.059, South
B13	DEWEY PEST CONTROL	3711 BEVERLY BLVD	SWEEPS UST	Higher	310, 0.059, South
B14	RICE F T	3727 BEVERLY BLVD	EDR Hist Auto	Higher	318, 0.060, SSW
B15	ARCO (FORMER)	3737 BEVERLY BLVD	LUST	Higher	332, 0.063, SSW
B16	ARCO (FORMER)	3737 BEVERLY BOULEVA	LUST, ENF, HIST CORTESE	Higher	332, 0.063, SSW
B17	TAHER ENTERPRISES IN	3737 BEVERLY BLVD	EDR Hist Auto	Higher	332, 0.063, SSW
B18	SOMCHAI DENCHARTPHAN	3737 BEVERLY BLVD	SWEEPS UST, CA FID UST	Higher	332, 0.063, SSW
D19	GORE GRAPHICS	340 N MADISON AVE	RCRA-LQG, HAZNET	Higher	342, 0.065, East
D20	APPLIED GRAPHICS TEC	340 N MADISON AV	ENVIROSTOR, EMI	Higher	342, 0.065, East
C21	HILBERT MARY MRS	3655 BEVERLY BLVD	EDR Hist Auto	Higher	374, 0.071, SE
B22	MITCHEL CHAMBERS	3720 BEVERLY BLVD	EDR Hist Auto	Higher	392, 0.074, SSW
B23	WALLER JIM	3724 BEVERLY	EDR Hist Auto	Higher	394, 0.075, SSW
C24	RUBIN BROS	3718 BEVERLY BLVD	EDR Hist Auto	Higher	407, 0.077, SSW
C25	NIELSON W H	3700 BEVERLY BLVD	EDR Hist Auto	Lower	437, 0.083, South
E26	BROWNING MC GLINCH	3750 BEVERLY BLVD	EDR Hist Auto	Higher	445, 0.084, SW
E27	HANE F H E	3762 BEVERLY BLVD	EDR Hist Auto	Higher	491, 0.093, SW
E28	SERVICE STATION 6377	304 N VERMONT AVE	HIST UST	Higher	518, 0.098, WSW
E29	UNOCAL C SIX THREE S	304 N VERMONT AVE	EDR Hist Auto	Higher	518, 0.098, WSW
E30	76 STATION #2705706	304 NORTH VERMONT AV	UST	Higher	518, 0.098, WSW
E31	76 STATION #2705706	304 VERMONT AVE N	LUST	Higher	518, 0.098, WSW
E32	SERVICE STATION 6377	304 N VERMONT AVE	LUST, SWEEPS UST, CA FID UST, HAZNET, HIST CORTESE	Higher	518, 0.098, WSW
E33	UNION OIL 6377	304 N VERMONT AVE	HIST UST	Higher	518, 0.098, WSW
E34	CIRCLE K STORES INC.	304 N VERMONT AVE	UST	Higher	518, 0.098, WSW
F35	YOUNG D C	340 N VERMONT AVE	EDR Hist Cleaner	Higher	522, 0.099, West
F36	SUPER-SUCCESS INVEST	400 N VERMONT AVE	SWEEPS UST, CA FID UST	Higher	522, 0.099, West
E37	MARY CARROLL TRUST	218 JUANITA AVE N	LUST, HIST CORTESE	Higher	600, 0.114, SSW
F38	CITY OF LOS ANGELES	411 N VERMONT AVE	SWEEPS UST, HIST UST, CA FID UST	Higher	629, 0.119, WNW
F39	DEPT OF TRANSPORTATI	411 VERMONT	LUST, HIST CORTESE	Higher	629, 0.119, WNW

MAPPED SITES SUMMARY

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3814-3838 OAKWOOD AVENUE
LOS ANGELES, CA 90004

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MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
F40	FIRST INTERSTATE BAN	411 N VERMONT AVE	HIST UST	Higher	629, 0.119, WNW
F41	PARKING ENFORCEMENT	411 N VERMONT AVE	UST	Higher	629, 0.119, WNW
F42	SHELL	341 VERMONT	LUST, HIST CORTESE	Higher	647, 0.123, West
F43	VERMONT SHELL FOOD M	341 N VERMONT AVE	HIST UST, CA FID UST	Higher	647, 0.123, West
F44	T H A SIDDIGIS INC	341 N VERMONT AVE ST	EDR Hist Auto	Higher	647, 0.123, West
F45	R & S #12	341 N VERMONT AVE	HIST UST	Higher	647, 0.123, West
F46	SHELL	341 VERMONT AVE N	LUST	Higher	647, 0.123, West
F47	VERMONT SHELL FOOD M	341 N VERMONT AVE	UST, SWEEPS UST	Higher	647, 0.123, West
F48	SHELL SERVICE	341 N VERMONT AVE	RCRA-SQG, FINDS, ECHO, HAZNET	Higher	647, 0.123, West
G49	BLANCHARD W H	3660 BEVERLY BLVD	EDR Hist Auto	Lower	658, 0.125, SE
H50	TRUST SERVICES OF AM	218,220,224 NORTH JU	ENVIROSTOR	Lower	776, 0.147, South
H51	TRUST SERVICES OF AM	220/222 NORTH JUANIT	SEMS-ARCHIVE	Lower	779, 0.148, South
G52	MCCLELLAND/WESTERN E	3654 BEVERLY BLVD	LUST, HIST CORTESE	Higher	807, 0.153, SE
G53	UNK	3654 W BEVERLY BLVD	SWEEPS UST, CA FID UST, LA Co. Site Mitigation	Higher	807, 0.153, SE
I54	MOBIL SERVICE STATIO	301 VIRGIL ST N	LUST, HIST CORTESE	Higher	813, 0.154, ESE
H55	CENTRAL REGION ELEME	218 N JUANITA AVE	RCRA-LQG	Lower	839, 0.159, South
J56	NEWELL COLOUR LAB	221 N WESTMORELAND A	RCRA-SQG, FINDS, ECHO	Lower	850, 0.161, SSE
J57	NEWELL COLOUR	221 N. WESTMORLAND A	ENVIROSTOR	Lower	850, 0.161, SSE
J58	VALUE CHARTER SCHOOL	221 NORTH WESTMORELA	ENVIROSTOR, VCP, SCH	Lower	850, 0.161, SSE
I59	MOBIL OIL CORP	301 N VIRGIL AVE	SWEEPS UST, CA FID UST	Higher	851, 0.161, ESE
K60	CALIFORNIA HIGHWAY P	437 N VERMONT AVE	SWEEPS UST, CA FID UST	Higher	862, 0.163, WNW
G61	MARGARET MCCLELLAND	3644 W BEVERLY BLVD	SWEEPS UST, CA FID UST	Higher	868, 0.164, SE
G62	DUNLEE CORP	3644 BEVERLY BLVD	RCRA-SQG, FINDS, ECHO	Higher	868, 0.164, SE
G63	MCCLELLAND PROPERTY/	3644 BEVERLY BLVD	LUST, HIST CORTESE	Higher	868, 0.164, SE
K64	CALIFORNIA HIGHWAY P	4016 ROSEWOOD AVE	SWEEPS UST, CA FID UST	Higher	871, 0.165, NW
K65	CALIFORNIA HIGHWAY P	4016 ROSEWOOD AVE	HIST UST	Higher	871, 0.165, NW
66	CHANG Y LEE (SANDERS	3818 BEVERLY BLVD	SWEEPS UST, CA FID UST	Higher	884, 0.167, WSW
L67	MIDWAY MOTORS INC	200 N VERMONT AVE	LUST, SWEEPS UST, CA FID UST, EMI, HAZNET, HIST...	Higher	890, 0.169, SSW
L68	MIDWAY BODY SHOP	200 N VERMONT	RCRA-SQG, FINDS, ECHO, HAZNET	Higher	890, 0.169, SSW
H69	MIDWAY FORD BODY SHO	206 N JUANITA AVE	RCRA-SQG, FINDS, ECHO	Lower	911, 0.173, South
M70	FIRE STATION #6	326 VIRGIL AVE N.	LUST	Higher	941, 0.178, East
M71	FIRE STATION #6	326 N VIRGIL AVE	CA FID UST	Higher	941, 0.178, East
M72	LOS ANGELES FIRE STA	326 N VIRGIL AVE	UST, SWEEPS UST	Higher	941, 0.178, East
N73	90373	3631 BEVERLY	HIST UST	Higher	948, 0.180, SE
N74	DAVID J MILTON	3631 BEVERLY BLVD	CA FID UST	Higher	948, 0.180, SE
N75	CHEVRON #9-0373	3631 BEVERLY BLVD	LUST, SWEEPS UST, HIST CORTESE	Higher	948, 0.180, SE
N76	CHEVRON STATION 9037	3631 BEVERLY	RCRA-SQG, FINDS, ECHO	Higher	948, 0.180, SE
N77	BH - 126, INC.	3625 BEVERLY BLVD	UST	Higher	965, 0.183, SE
N78	CLASSIC CHEVRON	3625 W BEVERLY BLVD	UST	Higher	965, 0.183, SE

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3814-3838 OAKWOOD AVENUE
LOS ANGELES, CA 90004

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MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
N79	CONSERV FUEL, STATIO	3625 BEVERLY BLVD	UST	Higher	965, 0.183, SE
I80	PANGLOSSIAN DEVELOP.	240 VIRGIL	HIST CORTESE	Lower	988, 0.187, ESE
L81	LAUSD - VACANT LOT	3600 W COUNCIL ST	UST	Higher	1007, 0.191, SSW
L82	CENTRAL REGION ELEME	3600 W. COUNCIL STRE	RCRA-LQG	Higher	1007, 0.191, SSW
J83	AMERICAN INDUSTRIAL	201 WESTMORELAND AVE	LUST, HIST CORTESE	Lower	1008, 0.191, SSE
J84	STEINER CORPORATION	201 NORTH WEST MOREL	HIST UST, HAZNET	Lower	1029, 0.195, SSE
J85	AMERICAN INDUSTRIAL	201 N WESTMORLAND	RCRA-SQG, FINDS, ECHO	Lower	1029, 0.195, SSE
J86	AMERICAN INDUSTRIAL	201 N WESTMORELAND A	DRYCLEANERS	Lower	1029, 0.195, SSE
J87	STEINER CORPORATION	201 N WESTMORELAND A	HIST UST	Lower	1029, 0.195, SSE
J88	AMERICAN INDUSTRIAL	201 N WESTMORELAND A	SWEEPS UST, CA FID UST	Lower	1029, 0.195, SSE
N89	PANGLOSSIAN DEVELOP.	240 VIRGIL AVE N	LUST	Lower	1035, 0.196, ESE
I90	UNIFIED DEVELOPMENT	240 N VIRGIL AVE	SWEEPS UST, CA FID UST	Lower	1049, 0.199, ESE
O91	BELMONT NEW PRIMARY	218/220/222/224 N. J	ENVIROSTOR, SCH	Lower	1068, 0.202, South
P92	BELMONT NEW ELEMENTA	NORTH VERMONT AVENUE	ENVIROSTOR, SCH	Higher	1195, 0.226, SSW
P93	KOREAN TIMES	155 N VERMONT AVE	SWEEPS UST, CA FID UST	Higher	1215, 0.230, SSW
Q94	BEVERLY/VIRGIL SUB A	BEVERLY AND VIRGIL	US BROWNFIELDS, FINDS	Higher	1244, 0.236, SE
P95	LOS ANGELES USD VIRG	152 N VERMONT AVE	RCRA-SQG, FINDS, ECHO	Higher	1275, 0.241, SSW
96	EDUCATIONAL INSTITUT	590 N VERMONT AVE	SWEEPS UST, CA FID UST	Higher	1276, 0.242, NNW
O97	CENTRAL REGION ELEME	COUNCIL STREET/JUANI	ENVIROSTOR, SCH, DEED	Higher	1285, 0.243, South
Q98	SILVERLAKE CAR WASH	3595 BEVERLY BLVD	LUST, SWEEPS UST, HIST UST, HIST CORTESE, LA Co....	Higher	1289, 0.244, SE
Q99	SILVERLAKE CAR WASH	3595 BEVERLY BLVD	CA FID UST	Higher	1289, 0.244, SE
Q100	BOGARZ INC	137 NORTH VIRGIL AVE	RCRA-SQG, FINDS, ECHO	Higher	1291, 0.245, SE
R101	TOPPER'S AUTO BODY &	3521 W TEMPLE ST	SWRCY, EMI	Higher	1332, 0.252, East
S102	PEDUS SERVICES INC	3500 001ST ST W	LUST, HIST CORTESE	Higher	1430, 0.271, South
S103	RISE KOHYANG HIGH SC	3500 WEST 1ST STREET	ENVIROSTOR, SCH, SWEEPS UST, CA FID UST	Higher	1483, 0.281, South
T104	TUNE UP MASTERS	3560 BEVERLY BLVD.	LUST, HAZNET	Higher	1514, 0.287, SE
T105	COLUMBIA PEST CONTRO	101 N VIRGIL AVE	LUST, SWEEPS UST, HIST UST, CA FID UST, HIST...	Higher	1522, 0.288, SSE
R106	PUEBLO NUEVO CHARTER	3501-3515 WEST TEMPL	ENVIROSTOR, SCH	Higher	1565, 0.296, East
R107	CHEVRON STATION LA00	3501 W TEMPLE BLVD	RCRA-SQG, LUST, FINDS, ECHO, HIST CORTESE	Higher	1565, 0.296, East
R108	CULLIGAN D I WATER S	315 N HOOVER ST	SEMS-ARCHIVE	Higher	1598, 0.303, East
R109	CULLIGAN DEIONIZED W	315 N HOOVER ST	ENVIROSTOR, HIST UST	Higher	1598, 0.303, East
R110	CAL WATER	315 N HOOVER ST	SWEEPS UST, CA FID UST, HWP	Higher	1598, 0.303, East
111	JOHNS TEXACO	565 N VIRGIL AVE	LUST, SWEEPS UST, CA FID UST, HIST CORTESE	Higher	1640, 0.311, NNE
112	BEVERLY CATALINA CAR	4000 BEVERLY BLVD W	LUST, HIST CORTESE	Higher	1736, 0.329, WSW
113	DAYTON HEIGHTS ELEME	607 NORTH WESTMORELA	ENVIROSTOR, SCH	Higher	1812, 0.343, NNE
114	CORPORATE FUND FOR H	625 NEW HAMPSHIRE AV	LUST, HIST CORTESE	Higher	2025, 0.384, NNW
U115	CHEVRON USA INC.	4166 MELROSE AVE. #9	Notify 65	Higher	2116, 0.401, NNW
U116	CHEVRON #9-3371 (FOR	4166 MELROSE AVE	LUST, HIST CORTESE	Higher	2116, 0.401, NNW
U117	MOBIL #18-G8X (FORME	657 VERMONT	HIST CORTESE	Higher	2153, 0.408, NNW

MAPPED SITES SUMMARY

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3814-3838 OAKWOOD AVENUE
LOS ANGELES, CA 90004

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MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
U118	MOBIL #18-G8X (FORME	657 VERMONT AVE N	LUST	Higher	2153, 0.408, NNW
V119	LADWP-STREETLIGHT MA	611 HOOVER ST N	LUST, CPS-SLIC, HIST CORTESE	Higher	2254, 0.427, NE
V120	CITY OF LOS ANGELES	611 HOOVER	CPS-SLIC	Higher	2254, 0.427, NE
121	CALTRANS- HOLLYWOOD	609 HELITROPE AVE.	SWF/LF	Higher	2404, 0.455, NW
122	2ND & JUANITA AVENUE	2ND & JUANITA AVE	WMUDS/SWAT	Higher	2491, 0.472, South
123	BRAILLE INSTITUTE	741 VERMONT AVE N	LUST, HIST CORTESE, WDS	Higher	2550, 0.483, NNW
124	JESSE CLEANERS	650 NORTH HOOVER STR	CPS-SLIC	Higher	2583, 0.489, NE
125	BELMONT NEW P C NO 1	610 MICHELTORENA ST	RCRA-SQG, ENVIROSTOR, SCH, FINDS, ECHO, HAZNET	Higher	2836, 0.537, ENE
126	COMMONWEALTH ELEMENT	215 SOUTH COMMONWEAL	ENVIROSTOR, SCH, HAZNET	Higher	2936, 0.556, SSE
127	CAMINO NUEVO CHARTER	3400 WEST 3RD STREET	ENVIROSTOR, SCH	Higher	3053, 0.578, South
128	TERMINIX	2828 LONDON STREET	ENVIROSTOR, VCP	Higher	4322, 0.819, East
129	ALEXANDRIA NEW ELEME	BEVERLY BOULEVARD/NO	ENVIROSTOR, SCH	Lower	4427, 0.838, West
130	BELMONT/HOLLYWOOD NO	WILLOWBROOK AVE/HOOV	ENVIROSTOR, SCH	Higher	4744, 0.898, NNE
131	BELMONT/HOLLYWOOD NO	LEMON GROVE AVENUE/K	ENVIROSTOR, SCH	Higher	4786, 0.906, NW
132	BELMONT/HOLLYWOOD PR	310 SOUTH LAFAYETTE	ENVIROSTOR, SCH	Higher	4852, 0.919, SE
133	CAHUENGA ELEMENTARY	MARIPOSA AVENUE/FIFT	ENVIROSTOR, SCH	Lower	5027, 0.952, SSW
134	HOLLYWOOD NEW CONTIN	HARVARD BLVD/LEMON G	ENVIROSTOR, SCH	Higher	5037, 0.954, NW
135	CAHUENGA ELEM #11/CD	HARVARD BOULEVARD/TH	ENVIROSTOR, SCH	Lower	5056, 0.958, SW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ---------- State Response Sites

EXECUTIVE SUMMARY

State and tribal leaking storage tank lists

INDIAN LUST ---- Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST ---- Underground Storage Tank Listing
AST ---- Aboveground Petroleum Storage Tank Facilities
INDIAN UST ---- Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP ---- Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS ---- Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

HAULERS ---- Registered Waste Tire Haulers Listing
INDIAN ODI ---- Report on the Status of Open Dumps on Indian Lands
ODI ---- Open Dump Inventory
DEBRIS REGION 9 ---- Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS ---- Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---- Delisted National Clandestine Laboratory Register
AOCONCERN ---- Key Areas of Concerns in Los Angeles County
HIST Cal-Sites ---- Historical Calsites Database
CDL ---- Clandestine Drug Labs
Toxic Pits ---- Toxic Pits Cleanup Act Sites
CERS HAZ WASTE ---- CERS HAZ WASTE
US CDL ---- National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

CERS TANKS ---- California Environmental Reporting System (CERS) Tanks

Local Land Records

LIENS ---- Environmental Liens Listing
LIENS 2 ---- CERCLA Lien Information

Records of Emergency Release Reports

HMIRS ---- Hazardous Materials Information Reporting System
CHMIRS ---- California Hazardous Material Incident Report System
LDS ---- Land Disposal Sites Listing
MCS ---- Military Cleanup Sites Listing

SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
FINDS	Facility Index System/Facility Registry System
DOCKET HWC	Hazardous Waste Compliance Docket Listing
UXO	Unexploded Ordnance Sites
ECHO	Enforcement & Compliance History Information
FUELS PROGRAM	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN	Bond Expenditure Plan
Cortese	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings	CUPA Resources List
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
HAZNET	Facility and Manifest Data
ICE	ICE
LOS ANGELES CO. HMS	HMS: Street Number List
HWT	Registered Hazardous Waste Transporter Database
MINES	Mines Site Location Listing
MWMP	Medical Waste Management Program Listing
NPDES	NPDES Permits Listing

PEST LIC ---- Pesticide Regulation Licenses Listing
PROC ---- Certified Processors Database
LA Co. Site Mitigation ---- Site Mitigation List
UIC ---- UIC Listing
UIC GEO ---- UIC GEO (GEOTRACKER)
WASTEWATER PITS ---- Oil Wastewater Pits Listing
WDS ---- Waste Discharge System
MILITARY PRIV SITES ---- MILITARY PRIV SITES (GEOTRACKER)
PROJECT ---- PROJECT (GEOTRACKER)
WDR ---- Waste Discharge Requirements Listing
CIWQS ---- California Integrated Water Quality System
CERS ---- CERS
WIP ---- Well Investigation Program Case List
NON-CASE INFO ---- NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS ---- OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS ---- PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT ---- SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ ---- Well Stimulation Project (GEOTRACKER)

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ---- EDR Proprietary Manufactured Gas Plants

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF ---- Recovered Government Archive Solid Waste Facilities List
RGA LUST ---- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no

further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates 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 the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The 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 potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 12/13/2018 has revealed that there are 2 SEMS-ARCHIVE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CULLIGAN D I WATER S Site ID: 0901400 EPA Id: CAD049335003	315 N HOOVER ST	E 1/4 - 1/2 (0.303 mi.)	R108	216

Lower Elevation	Address	Direction / Distance	Map ID	Page
TRUST SERVICES OF AM Site ID: 0903669 EPA Id: CAD982361768	220/222 NORTH JUANIT	S 1/8 - 1/4 (0.148 mi.)	H51	93

Federal RCRA generators list

RCRA-LQG: RCRAInfo 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 03/01/2018 has revealed that there are 4 RCRA-LQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL EPA ID:: CAD980891683	316 N. JUANITA AVE	SW 0 - 1/8 (0.028 mi.)	B5	15
GORE GRAPHICS EPA ID:: CAD008332991	***340 N MADISON AVE***	***E 0 - 1/8 (0.065 mi.)***	***D19***	***49***
CENTRAL REGION ELEME EPA ID:: CAR000219444	3600 W. COUNCIL STRE	SSW 1/8 - 1/4 (0.191 mi.)	L82	140

Lower Elevation	Address	Direction / Distance	Map ID	Page
CENTRAL REGION ELEME EPA ID:: CAR000192195	218 N JUANITA AVE	S 1/8 - 1/4 (0.159 mi.)	H55	100

EXECUTIVE SUMMARY

RCRA-SQG: RCRAInfo 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/01/2018 has revealed that there are 11 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
J.P. CARROL COMPANY EPA ID:: CAL000294502	310 N. MADISON AVENU	SE 0 - 1/8 (0.056 mi.)	C11	31
SHELL SERVICE EPA ID:: CAR000114629	***341 N VERMONT AVE***	***W 0 - 1/8 (0.123 mi.)***	***F48***	***88***
DUNLEE CORP EPA ID:: CAD052403706	***3644 BEVERLY BLVD***	***SE 1/8 - 1/4 (0.164 mi.)***	***G62***	***112***
MIDWAY BODY SHOP EPA ID:: CAD981159320	***200 N VERMONT***	***SSW 1/8 - 1/4 (0.169 mi.)***	***L68***	***121***
CHEVRON STATION 9037 EPA ID:: CAD983668278	***3631 BEVERLY***	***SE 1/8 - 1/4 (0.180 mi.)***	***N76***	***137***
LOS ANGELES USD VIRG EPA ID:: CAD982022741	***152 N VERMONT AVE***	***SSW 1/8 - 1/4 (0.241 mi.)***	***P95***	***163***
BOGARZ INC EPA ID:: CAD094429750	***137 NORTH VIRGIL AVE***	***SE 1/8 - 1/4 (0.245 mi.)***	***Q100***	***192***

Lower Elevation	Address	Direction / Distance	Map ID	Page
DEWEY PEST CONTROL EPA ID:: CAD981369820	***3711 BEVERLY BLVD***	***SSE 0 - 1/8 (0.052 mi.)***	***C8***	***23***
NEWELL COLOUR LAB EPA ID:: CAD983616822	***221 N WESTMORELAND A***	***SSE 1/8 - 1/4 (0.161 mi.)***	***J56***	***101***
MIDWAY FORD BODY SHO EPA ID:: CAD983622960	***206 N JUANITA AVE***	***S 1/8 - 1/4 (0.173 mi.)***	***H69***	***125***
AMERICAN INDUSTRIAL EPA ID:: CAD983656901	***201 N WESTMORLAND***	***SSE 1/8 - 1/4 (0.195 mi.)***	***J85***	***145***

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 10/29/2018 has revealed that there are

EXECUTIVE SUMMARY

23 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
APPLIED GRAPHICS TEC Facility Id: 71002193 Status: Refer: Other Agency	***340 N MADISON AV***	***E 0 - 1/8 (0.065 mi.)***	***D20***	***51***
BELMONT NEW ELEMENTA Facility Id: 19590008 Status: Certified	***NORTH VERMONT AVENUE***	***SSW 1/8 - 1/4 (0.226 mi.)***	***P92***	***154***
CENTRAL REGION ELEME Facility Id: 60000872 Status: Active	***COUNCIL STREET/JUANI***	***S 1/8 - 1/4 (0.243 mi.)***	***O97***	***165***
RISE KOHYANG HIGH SC Facility Id: 60002695 Status: Active	***3500 WEST 1ST STREET***	***S 1/4 - 1/2 (0.281 mi.)***	***S103***	***197***
PUEBLO NUEVO CHARTER Facility Id: 60000553 Status: Certified	***3501-3515 WEST TEMPL***	***E 1/4 - 1/2 (0.296 mi.)***	***R106***	***207***
CULLIGAN DEIONIZED W Facility Id: 80001345 Facility Id: 19350464 Status: * Inactive Status: Refer: RCRA	***315 N HOOVER ST***	***E 1/4 - 1/2 (0.303 mi.)***	***R109***	***218***
DAYTON HEIGHTS ELEME Facility Id: 19880014 Status: Certified	***607 NORTH WESTMORELA***	***NNE 1/4 - 1/2 (0.343 mi.)***	***113***	***235***
BELMONT NEW P C NO 1 Facility Id: 19820049 Status: No Further Action	***610 MICHELTORENA ST***	***ENE 1/2 - 1 (0.537 mi.)***	***125***	***266***
COMMONWEALTH ELEMENT Facility Id: 19820033 Status: Certified / Operation & Maintenance	***215 SOUTH COMMONWEAL***	***SSE 1/2 - 1 (0.556 mi.)***	***126***	***272***
CAMINO NUEVO CHARTER Facility Id: 60001568 Status: No Further Action	***3400 WEST 3RD STREET***	***S 1/2 - 1 (0.578 mi.)***	***127***	***286***
TERMINIX Facility Id: 19070003 Status: Active	***2828 LONDON STREET***	***E 1/2 - 1 (0.819 mi.)***	***128***	***291***
BELMONT/HOLLYWOOD NO Facility Id: 19800042 Status: Inactive - Needs Evaluation	***WILLOWBROOK AVE/HOOV***	***NNE 1/2 - 1 (0.898 mi.)***	***130***	***301***
BELMONT/HOLLYWOOD NO Facility Id: 19880050 Status: Inactive - Needs Evaluation	***LEMON GROVE AVENUE/K***	***NW 1/2 - 1 (0.906 mi.)***	***131***	***304***
BELMONT/HOLLYWOOD PR Facility Id: 19880002 Status: No Further Action	***310 SOUTH LAFAYETTE***	***SE 1/2 - 1 (0.919 mi.)***	***132***	***307***
HOLLYWOOD NEW CONTIN Facility Id: 19880039 Status: Inactive - Withdrawn	***HARVARD BLVD/LEMON G***	***NW 1/2 - 1 (0.954 mi.)***	***134***	***313***

Lower Elevation	Address	Direction / Distance	Map ID	Page
BELMONT/HOLLYWOOD NO	***OAKWOOD AVENUE/JUANI***	***ENE 0 - 1/8 (0.014 mi.)***	***A4***	***12***

Facility Id: 19880056 Status: Inactive - Action Required				
TRUST SERVICES OF AM Facility Id: 19290296 Status: Refer: Other Agency	218,220,224 NORTH JU	S 1/8 - 1/4 (0.147 mi.)	H50	92
NEWELL COLOUR Facility Id: 71003148 Status: Refer: Other Agency	221 N. WESTMORLAND A	SSE 1/8 - 1/4 (0.161 mi.)	J57	103
VALUE CHARTER SCHOOL Facility Id: 19730196 Facility Id: 19270328 Status: Certified Status: Refer: Other Agency	***221 NORTH WESTMORELA***	***SSE 1/8 - 1/4 (0.161 mi.)***	***J58***	***104***
BELMONT NEW PRIMARY Facility Id: 19390060 Status: No Action Required	***218/220/222/224 N. J***	***S 1/8 - 1/4 (0.202 mi.)***	***O91***	***151***
ALEXANDRIA NEW ELEME Facility Id: 19880013 Status: No Further Action	***BEVERLY BOULEVARD/NO***	***W 1/2 - 1 (0.838 mi.)***	***129***	***298***
CAHUENGA ELEMENTARY Facility Id: 19890016 Status: Inactive - Needs Evaluation	***MARIPOSA AVENUE/FIFT***	***SSW 1/2 - 1 (0.952 mi.)***	***133***	***310***
CAHUENGA ELEM #11/CD Facility Id: 19890015 Status: Inactive - Needs Evaluation	***HARVARD BOULEVARD/TH***	***SW 1/2 - 1 (0.958 mi.)***	***135***	***315***

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CALTRANS- HOLLYWOOD Database: SWF/LF (SWIS), Date of Government Version: 11/12/2018 Facility ID: 19-AR-1244 Operational Status: Active Regulation Status: Notification	609 HELITROPE AVE.	NW 1/4 - 1/2 (0.455 mi.)	121	261

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 30 LUST sites within

approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL	***316 JUANITA AVE N***	***SW 0 - 1/8 (0.028 mi.)***	***B7***	***18***
Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 12/10/2018 Status: Completed - Case Closed Facility Id: 900040225 Status: Case Closed Global Id: T0603700444 Global Id: T0603797875 Global ID: T0603700444				
ARCO (FORMER)	3737 BEVERLY BLVD	SSW 0 - 1/8 (0.063 mi.)	B15	35
Database: LUST REG 4, Date of Government Version: 09/07/2004 Facility Id: 900040098 Status: Pollution Characterization Global ID: T0603700432				
ARCO (FORMER)	***3737 BEVERLY BOULEVA***	***SSW 0 - 1/8 (0.063 mi.)***	***B16***	***36***
Database: LUST, Date of Government Version: 12/10/2018 Status: Completed - Case Closed Global Id: T0603700432				
76 STATION #2705706	304 VERMONT AVE N	WSW 0 - 1/8 (0.098 mi.)	E31	59
Database: LUST, Date of Government Version: 12/10/2018 Status: Completed - Case Closed Global Id: T10000000206 Global Id: T0603700447				
SERVICE STATION 6377	***304 N VERMONT AVE***	***WSW 0 - 1/8 (0.098 mi.)***	***E32***	***66***
Database: LUST REG 4, Date of Government Version: 09/07/2004 Facility Id: 900040252 Status: Case Closed Global ID: T0603700447				
MARY CARROLL TRUST	***218 JUANITA AVE N***	***SSW 0 - 1/8 (0.114 mi.)***	***E37***	***71***
Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 12/10/2018 Status: Completed - Case Closed Facility Id: 900040189 Status: Case Closed Global Id: T0603700440 Global ID: T0603700440				
DEPT OF TRANSPORTATI	***411 VERMONT***	***WNW 0 - 1/8 (0.119 mi.)***	***F39***	***74***
Database: LUST REG 4, Date of Government Version: 09/07/2004 Facility Id: 900040361 Status: Leak being confirmed Global ID: T0603700457				
SHELL	***341 VERMONT***	***W 0 - 1/8 (0.123 mi.)***	***F42***	***76***
Database: LUST, Date of Government Version: 12/10/2018 Status: Completed - Case Closed Global Id: T0603736741				
SHELL	341 VERMONT AVE N	W 0 - 1/8 (0.123 mi.)	F46	84
Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 12/10/2018 Status: Completed - Case Closed				

Facility Id: 900040134
Status: Case Closed
Global Id: T0603700436
Global ID: T0603700436

MCCLELLAND/WESTERN E ***3654 BEVERLY BLVD*** ***SE 1/8 - 1/4 (0.153 mi.)*** ***G52*** ***94***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Facility Id: 900040034
Status: Case Closed
Global Id: T0603700427
Global ID: T0603700427

MOBIL SERVICE STATIO ***301 VIRGIL ST N*** ***ESE 1/8 - 1/4 (0.154 mi.)*** ***I54*** ***98***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Facility Id: 900402521
Status: Case Closed
Global Id: T0603700986
Global ID: T0603700986

MCCLELLAND PROPERTY/ ***3644 BEVERLY BLVD*** ***SE 1/8 - 1/4 (0.164 mi.)*** ***G63*** ***114***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Facility Id: 900040207
Status: Case Closed
Global Id: T0603700442
Global ID: T0603700442

MIDWAY MOTORS INC ***200 N VERMONT AVE*** ***SSW 1/8 - 1/4 (0.169 mi.)*** ***L67*** ***118***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Facility Id: 900040325
Status: Leak being confirmed
Global ID: T0603700453

FIRE STATION #6 326 VIRGIL AVE N. E 1/8 - 1/4 (0.178 mi.) M70 126
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Facility Id: 900040434
Status: Pollution Characterization
Global Id: T0603784269
Global ID: T0603784269

CHEVRON #9-0373 ***3631 BEVERLY BLVD*** ***SE 1/8 - 1/4 (0.180 mi.)*** ***N75*** ***133***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Facility Id: 900040043
Status: Case Closed
Global Id: T0603700428
Global ID: T0603700428

SILVERLAKE CAR WASH ***3595 BEVERLY BLVD*** ***SE 1/8 - 1/4 (0.244 mi.)*** ***Q98*** ***188***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed

Facility Id: 900040316
Status: Case Closed
Global Id: T0603700452
Global ID: T0603700452

PEDUS SERVICES INC ***3500 001ST ST W*** ***S 1/4 - 1/2 (0.271 mi.)*** ***S102*** ***195***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Facility Id: 900040389
Status: Case Closed
Global Id: T0603700459
Global ID: T0603700459

TUNE UP MASTERS ***3560 BEVERLY BLVD.*** ***SE 1/4 - 1/2 (0.287 mi.)*** ***T104*** ***200***
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Global Id: T0603723677

COLUMBIA PEST CONTRO ***101 N VIRGIL AVE*** ***SSE 1/4 - 1/2 (0.288 mi.)*** ***T105*** ***203***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Facility Id: 900040289
Status: Case Closed
Global Id: T0603700449
Global ID: T0603700449

CHEVRON STATION LA00 ***3501 W TEMPLE BLVD*** ***E 1/4 - 1/2 (0.296 mi.)*** ***R107*** ***212***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Facility Id: 900040170
Status: Case Closed
Global Id: T0603700439
Global ID: T0603700439

JOHNS TEXACO ***565 N VIRGIL AVE*** ***NNE 1/4 - 1/2 (0.311 mi.)*** ***111*** ***223***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Facility Id: 900040198
Status: Case Closed
Global Id: T0603700441
Global ID: T0603700441

BEVERLY CATALINA CAR ***4000 BEVERLY BLVD W*** ***WSW 1/4 - 1/2 (0.329 mi.)*** ***112*** ***227***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Facility Id: 900040261
Status: Preliminary site assessment underway
Global Id: T0603700448
Global ID: T0603700448

CORPORATE FUND FOR H ***625 NEW HAMPSHIRE AV*** ***NNW 1/4 - 1/2 (0.384 mi.)*** ***114*** ***239***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Facility Id: 900040016

Status: Case Closed
Global Id: T0603700426
Global ID: T0603700426

CHEVRON #9-3371 (FOR ***4166 MELROSE AVE*** ***NNW 1/4 - 1/2 (0.401 mi.)*** ***U116*** ***242***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Facility Id: 900290016
Status: Case Closed
Global Id: T0603700764
Global ID: T0603700764

MOBIL #18-G8X (FORME 657 VERMONT AVE N NNW 1/4 - 1/2 (0.408 mi.) U118 245
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 12/10/2018
Status: Open - Remediation
Facility Id: 900040107
Status: Remedial action (cleanup) Underway
Global Id: T0603700433
Global ID: T0603700433

LADWP-STREETLIGHT MA ***611 HOOVER ST N*** ***NE 1/4 - 1/2 (0.427 mi.)*** ***V119*** ***257***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Facility Id: 900040352
Status: Case Closed
Global Id: T0603700456
Global ID: T0603700456

BRAILLE INSTITUTE ***741 VERMONT AVE N*** ***NNW 1/4 - 1/2 (0.483 mi.)*** ***123*** ***263***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Facility Id: 900290025
Status: Case Closed
Global Id: T0603700765
Global ID: T0603700765

Lower Elevation	Address	Direction / Distance	Map ID	Page

PACIFIC BELL (G1-185 ***3804 OAKWOOD AVE*** ***NE 0 - 1/8 (0.009 mi.)*** ***A2*** ***9***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Facility Id: 900040307
Status: Case Closed
Global Id: T0603700451
Global ID: T0603700451

AMERICAN INDUSTRIAL ***201 WESTMORELAND AVE*** ***SSE 1/8 - 1/4 (0.191 mi.)*** ***J83*** ***142***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Facility Id: 900040243
Status: Case Closed
Global Id: T0603700446

Global ID: T0603700446

PANGLOSSIAN DEVELOP.	240 VIRGIL AVE N	ESE 1/8 - 1/4 (0.196 mi.)	N89	149
Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 12/10/2018 Status: Completed - Case Closed Facility Id: 900040343 Status: Case Closed Global Id: T0603700455 Global ID: T0603700455				

CPS-SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the CPS-SLIC list, as provided by EDR, has revealed that there are 3 CPS-SLIC sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LADWP-STREETLIGHT MA	***611 HOOVER ST N***	***NE 1/4 - 1/2 (0.427 mi.)***	***V119***	***257***
Database: CPS-SLIC, Date of Government Version: 12/10/2018 Facility Status: Open - Site Assessment Global Id: SL204AE1744				
CITY OF LOS ANGELES	611 HOOVER	NE 1/4 - 1/2 (0.427 mi.)	V120	261
Database: SLIC REG 4, Date of Government Version: 11/17/2004 Facility Status: Site Assessment				
JESSE CLEANERS	650 NORTH HOOVER STR	NE 1/4 - 1/2 (0.489 mi.)	124	266
Database: CPS-SLIC, Date of Government Version: 12/10/2018 Facility Status: Open - Inactive Global Id: SL0603711101				

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 12 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL (G1-118	***316 N JUANITA AVE***	***SW 0 - 1/8 (0.028 mi.)***	***B6***	***16***
Database: UST, Date of Government Version: 12/10/2018 Facility Id: 24364				
76 STATION #2705706	304 NORTH VERMONT AV	WSW 0 - 1/8 (0.098 mi.)	E30	59
Database: UST CLOSURE, Date of Government Version: 12/10/2018				
CIRCLE K STORES INC.	304 N VERMONT AVE	WSW 0 - 1/8 (0.098 mi.)	E34	69
Database: UST, Date of Government Version: 12/10/2018				

Facility Id: 24173
Facility Id: FA0029533

PARKING ENFORCEMENT — 411 N VERMONT AVE — WNW 0 - 1/8 (0.119 mi.) — F41 — 76
Database: UST, Date of Government Version: 12/10/2018
Facility Id: 24382

VERMONT SHELL FOOD M — 341 N VERMONT AVE — W 0 - 1/8 (0.123 mi.) — F47 — 87
Database: UST, Date of Government Version: 12/10/2018
Facility Id: FA0030399
Facility Id: 23536

LOS ANGELES FIRE STA — 326 N VIRGIL AVE — E 1/8 - 1/4 (0.178 mi.) — M72 — 131
Database: UST, Date of Government Version: 12/10/2018
Facility Id: 24367
Facility Id: FA0003882

BH - 126, INC. — 3625 BEVERLY BLVD — SE 1/8 - 1/4 (0.183 mi.) — N77 — 138
Database: UST, Date of Government Version: 12/10/2018
Facility Id: 25475

CLASSIC CHEVRON — 3625 W BEVERLY BLVD — SE 1/8 - 1/4 (0.183 mi.) — N78 — 139
Database: UST, Date of Government Version: 12/10/2018

CONSERV FUEL, STATIO — 3625 BEVERLY BLVD — SE 1/8 - 1/4 (0.183 mi.) — N79 — 139
Database: UST, Date of Government Version: 12/10/2018
Facility Id: FA0031291

LAUSD - VACANT LOT — 3600 W COUNCIL ST — SSW 1/8 - 1/4 (0.191 mi.) — L81 — 139
Database: UST, Date of Government Version: 12/10/2018

Lower Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL	***3804 OAKWOOD AVE***	***NE 0 - 1/8 (0.009 mi.)***	***A3***	***12***
Database: UST, Date of Government Version: 12/10/2018 Facility Id: 25173				
DEWEY PEST CONTROL	***3711 BEVERLY BLVD***	***SSE 0 - 1/8 (0.052 mi.)***	***C8***	***23***
Database: UST, Date of Government Version: 12/10/2018 Facility Id: 23852				

State and tribal voluntary cleanup sites

VCP: Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the VCP list, as provided by EDR, and dated 10/29/2018 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
VALUE CHARTER SCHOOL	***221 NORTH WESTMORELA***	***SSE 1/8 - 1/4 (0.161 mi.)***	***J58***	***104***
Status: Refer: Other Agency Facility Id: 19270328				

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: The EPA's listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

A review of the US BROWNFIELDS list, as provided by EDR, and dated 12/17/2018 has revealed that there is 1 US BROWNFIELDS site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BEVERLY/VIRGIL SUB A ACRES property ID: 11443	***BEVERLY AND VIRGIL***	***SE 1/8 - 1/4 (0.236 mi.)***	***Q94***	***160***

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: The Waste Management Unit Database System is used for program tracking and inventory of waste management units. The source is the State Water Resources Control Board.

A review of the WMUDS/SWAT list, as provided by EDR, and dated 04/01/2000 has revealed that there is 1 WMUDS/SWAT site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
2ND & JUANITA AVENUE	2ND & JUANITA AVE	S 1/4 - 1/2 (0.472 mi.)	122	262

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 12/10/2018 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TOPPER'S AUTO BODY & Cert Id: RC10925	***3521 W TEMPLE ST***	***E 1/4 - 1/2 (0.252 mi.)***	***R101***	***194***

Local Lists of Hazardous waste / Contaminated Sites

SCH: This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category. depending on the level of threat to public health and safety or the. environment they pose.

A review of the SCH list, as provided by EDR, and dated 10/29/2018 has revealed that there are 5 SCH sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BELMONT NEW ELEMENTA	***NORTH VERMONT AVENUE***	***SSW 1/8 - 1/4 (0.226 mi.)***	***P92***	***154***

Facility Id: 19590008
Status: Certified

CENTRAL REGION ELEME	***COUNCIL STREET/JUANI***	***S 1/8 - 1/4 (0.243 mi.)***	***O97***	***165***
Facility Id: 60000872 Status: Active				

Lower Elevation	Address	Direction / Distance	Map ID	Page
BELMONT/HOLLYWOOD NO	***OAKWOOD AVENUE/JUANI***	***ENE 0 - 1/8 (0.014 mi.)***	***A4***	***12***
Facility Id: 19880056 Status: Inactive - Action Required				
VALUE CHARTER SCHOOL	***221 NORTH WESTMORELA***	***SSE 1/8 - 1/4 (0.161 mi.)***	***J58***	***104***
Facility Id: 19730196 Status: Certified				
BELMONT NEW PRIMARY	***218/220/222/224 N. J***	***S 1/8 - 1/4 (0.202 mi.)***	***O91***	***151***
Facility Id: 19390060 Status: No Action Required				

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 24 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL (G1-118	***316 N JUANITA AVE***	***SW 0 - 1/8 (0.028 mi.)***	***B6***	***16***
Comp Number: 3397				
JP CARROLL COMPANY	***310 N MADISON AVE***	***SE 0 - 1/8 (0.056 mi.)***	***C10***	***28***
Status: A Tank Status: A Comp Number: 371				
DEWEY PEST CONTROL	3711 BEVERLY BLVD	S 0 - 1/8 (0.059 mi.)	B13	34
Status: A Tank Status: A Comp Number: 235				
SOMCHAI DENCHARTPHAN	***3737 BEVERLY BLVD***	***SSW 0 - 1/8 (0.063 mi.)***	***B18***	***48***
Status: A Comp Number: 7471				
SERVICE STATION 6377	***304 N VERMONT AVE***	***WSW 0 - 1/8 (0.098 mi.)***	***E32***	***66***
Comp Number: 895				
SUPER-SUCCESS INVEST	***400 N VERMONT AVE***	***W 0 - 1/8 (0.099 mi.)***	***F36***	***70***
Comp Number: 5036				
CITY OF LOS ANGELES	***411 N VERMONT AVE***	***WNW 0 - 1/8 (0.119 mi.)***	***F38***	***73***
Status: A				

Tank Status: A Comp Number: 287				
VERMONT SHELL FOOD M Status: A Tank Status: A Comp Number: 195	***341 N VERMONT AVE***	***W 0 - 1/8 (0.123 mi.)***	***F47***	***87***
UNK Comp Number: 7896	***3654 W BEVERLY BLVD***	***SE 1/8 - 1/4 (0.153 mi.)***	***G53***	***97***
MOBIL OIL CORP Comp Number: 6687	***301 N VIRGIL AVE***	***ESE 1/8 - 1/4 (0.161 mi.)***	***I59***	***110***
CALIFORNIA HIGHWAY P Status: A Comp Number: 4397	***437 N VERMONT AVE***	***WNW 1/8 - 1/4 (0.163 mi.)***	***K60***	***110***
MARGARET MCCLELLAND Comp Number: 7422	***3644 W BEVERLY BLVD***	***SE 1/8 - 1/4 (0.164 mi.)***	***G61***	***111***
CALIFORNIA HIGHWAY P Status: A Tank Status: A Comp Number: 830	***4016 ROSEWOOD AVE***	***NW 1/8 - 1/4 (0.165 mi.)***	***K64***	***116***
CHANG Y LEE (SANDERS Comp Number: 7133	***3818 BEVERLY BLVD***	***WSW 1/8 - 1/4 (0.167 mi.)***	***66***	***117***
MIDWAY MOTORS INC Comp Number: 6977	***200 N VERMONT AVE***	***SSW 1/8 - 1/4 (0.169 mi.)***	***L67***	***118***
LOS ANGELES FIRE STA Status: A Comp Number: 6095	***326 N VIRGIL AVE***	***E 1/8 - 1/4 (0.178 mi.)***	***M72***	***131***
CHEVRON #9-0373 Comp Number: 3451	***3631 BEVERLY BLVD***	***SE 1/8 - 1/4 (0.180 mi.)***	***N75***	***133***
KOREAN TIMES Comp Number: 7705	***155 N VERMONT AVE***	***SSW 1/8 - 1/4 (0.230 mi.)***	***P93***	***159***
EDUCATIONAL INSTITUT Status: A Comp Number: 7472	***590 N VERMONT AVE***	***NNW 1/8 - 1/4 (0.242 mi.)***	***96***	***164***
SILVERLAKE CAR WASH Comp Number: 3752	***3595 BEVERLY BLVD***	***SE 1/8 - 1/4 (0.244 mi.)***	***Q98***	***188***

Lower Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL Comp Number: 5023	***3804 OAKWOOD AVE***	***NE 0 - 1/8 (0.009 mi.)***	***A3***	***12***
DEWEY PEST CONTROL Comp Number: 18	***3711 BEVERLY BLVD***	***SSE 0 - 1/8 (0.052 mi.)***	***C8***	***23***
AMERICAN INDUSTRIAL Comp Number: 4254	***201 N WESTMORELAND A***	***SSE 1/8 - 1/4 (0.195 mi.)***	***J88***	***148***
UNIFIED DEVELOPMENT Comp Number: 7016	***240 N VIRGIL AVE***	***ESE 1/8 - 1/4 (0.199 mi.)***	***I90***	***151***

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 16 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL (G1-118 Facility Id: 00000061261	***316 N JUANITA AVE***	***SW 0 - 1/8 (0.028 mi.)***	***B6***	***16***
SAME AS ABOVE Facility Id: 00000004056	310 N MADISON AVE	SE 0 - 1/8 (0.056 mi.)	C9	28
JP CARROLL COMPANY	***310 N MADISON AVE***	***SE 0 - 1/8 (0.056 mi.)***	***C10***	***28***
DEWEY SERVICES INC Facility Id: 00000003636	***3711 BEVERLY BL***	***S 0 - 1/8 (0.059 mi.)***	***B12***	***33***
SERVICE STATION 6377 Facility Id: 00000007866	304 N VERMONT AVE	WSW 0 - 1/8 (0.098 mi.)	E28	57
UNION OIL 6377 Facility Id: 00000061020	304 N VERMONT AVE	WSW 0 - 1/8 (0.098 mi.)	E33	69
CITY OF LOS ANGELES	***411 N VERMONT AVE***	***WNW 0 - 1/8 (0.119 mi.)***	***F38***	***73***
FIRST INTERSTATE BAN Facility Id: 00000003827	411 N VERMONT AVE	WNW 0 - 1/8 (0.119 mi.)	F40	75
VERMONT SHELL FOOD M	***341 N VERMONT AVE***	***W 0 - 1/8 (0.123 mi.)***	***F43***	***82***
R & S #12 Facility Id: 00000003523	341 N VERMONT AVE	W 0 - 1/8 (0.123 mi.)	F45	84
CALIFORNIA HIGHWAY P Facility Id: 00000007650	4016 ROSEWOOD AVE	NW 1/8 - 1/4 (0.165 mi.)	K65	117
90373 Facility Id: 00000061800	3631 BEVERLY	SE 1/8 - 1/4 (0.180 mi.)	N73	132
SILVERLAKE CAR WASH Facility Id: 00000064247	***3595 BEVERLY BLVD***	***SE 1/8 - 1/4 (0.244 mi.)***	***Q98***	***188***

Lower Elevation	Address	Direction / Distance	Map ID	Page
DEWEY PEST CONTROL Facility Id: 00000000442	***3711 BEVERLY BLVD***	***SSE 0 - 1/8 (0.052 mi.)***	***C8***	***23***
STEINER CORPORATION	***201 NORTH WEST MOREL***	***SSE 1/8 - 1/4 (0.195 mi.)***	***J84***	***144***
STEINER CORPORATION Facility Id: 00000068850	201 N WESTMORELAND A	SSE 1/8 - 1/4 (0.195 mi.)	J87	147

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 23 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL (G1-118 Facility Id: 19002168 Status: A	***316 N JUANITA AVE***	***SW 0 - 1/8 (0.028 mi.)***	***B6***	***16***
JP CARROLL COMPANY	***310 N MADISON AVE***	***SE 0 - 1/8 (0.056 mi.)***	***C10***	***28***

Facility Id: 19024335 Status: A				
SOMCHAI DENCHARTPHAN Facility Id: 19002698 Status: A	***3737 BEVERLY BLVD***	***SSW 0 - 1/8 (0.063 mi.)***	***B18***	***48***
SERVICE STATION 6377 Facility Id: 19003758 Status: I	***304 N VERMONT AVE***	***WSW 0 - 1/8 (0.098 mi.)***	***E32***	***66***
SUPER-SUCCESS INVEST Facility Id: 19054398 Status: I	***400 N VERMONT AVE***	***W 0 - 1/8 (0.099 mi.)***	***F36***	***70***
CITY OF LOS ANGELES Facility Id: 19003706 Status: A	***411 N VERMONT AVE***	***WNW 0 - 1/8 (0.119 mi.)***	***F38***	***73***
VERMONT SHELL FOOD M Facility Id: 19002001 Status: A	***341 N VERMONT AVE***	***W 0 - 1/8 (0.123 mi.)***	***F43***	***82***
UNK Facility Id: 19002189 Status: A	***3654 W BEVERLY BLVD***	***SE 1/8 - 1/4 (0.153 mi.)***	***G53***	***97***
MOBIL OIL CORP Facility Id: 19002127 Status: A	***301 N VIRGIL AVE***	***ESE 1/8 - 1/4 (0.161 mi.)***	***I59***	***110***
CALIFORNIA HIGHWAY P Facility Id: 19050660 Status: A	***437 N VERMONT AVE***	***WNW 1/8 - 1/4 (0.163 mi.)***	***K60***	***110***
MARGARET MCCLELLAND Facility Id: 19003822 Status: A	***3644 W BEVERLY BLVD***	***SE 1/8 - 1/4 (0.164 mi.)***	***G61***	***111***
CALIFORNIA HIGHWAY P Facility Id: 19055348 Status: A	***4016 ROSEWOOD AVE***	***NW 1/8 - 1/4 (0.165 mi.)***	***K64***	***116***
CHANG Y LEE (SANDERS Facility Id: 19004998 Status: I	***3818 BEVERLY BLVD***	***WSW 1/8 - 1/4 (0.167 mi.)***	***66***	***117***
MIDWAY MOTORS INC Facility Id: 19015343 Status: A	***200 N VERMONT AVE***	***SSW 1/8 - 1/4 (0.169 mi.)***	***L67***	***118***
FIRE STATION #6 Facility Id: 19042305 Status: A	326 N VIRGIL AVE	E 1/8 - 1/4 (0.178 mi.)	M71	131
DAVID J MILTON Facility Id: 19002163 Status: I	3631 BEVERLY BLVD	SE 1/8 - 1/4 (0.180 mi.)	N74	133
KOREAN TIMES Facility Id: 19016960 Status: I	***155 N VERMONT AVE***	***SSW 1/8 - 1/4 (0.230 mi.)***	***P93***	***159***
EDUCATIONAL INSTITUT Facility Id: 19056507	***590 N VERMONT AVE***	***NNW 1/8 - 1/4 (0.242 mi.)***	***96***	***164***

Status: A

SILVERLAKE CAR WASH Facility Id: 19010192 Status: I	3595 BEVERLY BLVD	SE 1/8 - 1/4 (0.244 mi.)	Q99	192

Lower Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL Facility Id: 19008759 Status: I	3804 OAKWOOD AVE	NE 0 - 1/8 (0.009 mi.)	A1	9
DEWEY PEST CONTROL Facility Id: 19019812 Facility Id: 19055264 Status: A	***3711 BEVERLY BLVD***	***SSE 0 - 1/8 (0.052 mi.)***	***C8***	***23***
AMERICAN INDUSTRIAL Facility Id: 19039181 Status: A	***201 N WESTMORELAND A***	***SSE 1/8 - 1/4 (0.195 mi.)***	***J88***	***148***
UNIFIED DEVELOPMENT Facility Id: 19001396 Status: I	***240 N VIRGIL AVE***	***ESE 1/8 - 1/4 (0.199 mi.)***	***I90***	***151***

Local Land Records

DEED: The use of recorded land use restrictions is one of the methods the DTSC uses to protect the public from unsafe exposures to hazardous substances and wastes .

A review of the DEED list, as provided by EDR, and dated 12/03/2018 has revealed that there is 1 DEED site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CENTRAL REGION ELEME Status: ACTIVE Envirostor ID: 60000872	***COUNCIL STREET/JUANI***	***S 1/8 - 1/4 (0.243 mi.)***	***O97***	***165***

Other Ascertainable Records

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
AMERICAN INDUSTRIAL	201 N WESTMORELAND A	SSE 1/8 - 1/4 (0.195 mi.)	J86	147

Database: DRYCLEAN SOUTH COAST, Date of Government Version: 10/04/2018

EXECUTIVE SUMMARY

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 25 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL Reg Id: 900040225	***316 JUANITA AVE N***	***SW 0 - 1/8 (0.028 mi.)***	***B7***	***18***
ARCO (FORMER) Reg Id: 900040098	***3737 BEVERLY BOULEVA***	***SSW 0 - 1/8 (0.063 mi.)***	***B16***	***36***
SERVICE STATION 6377 Reg Id: 900040252	***304 N VERMONT AVE***	***WSW 0 - 1/8 (0.098 mi.)***	***E32***	***66***
MARY CARROLL TRUST Reg Id: 900040189	***218 JUANITA AVE N***	***SSW 0 - 1/8 (0.114 mi.)***	***E37***	***71***
DEPT OF TRANSPORTATI Reg Id: 900040361	***411 VERMONT***	***WNW 0 - 1/8 (0.119 mi.)***	***F39***	***74***
SHELL	***341 VERMONT***	***W 0 - 1/8 (0.123 mi.)***	***F42***	***76***
MCCLELLAND/WESTERN E Reg Id: 900040034	***3654 BEVERLY BLVD***	***SE 1/8 - 1/4 (0.153 mi.)***	***G52***	***94***
MOBIL SERVICE STATIO Reg Id: 900402521	***301 VIRGIL ST N***	***ESE 1/8 - 1/4 (0.154 mi.)***	***I54***	***98***
MCCLELLAND PROPERTY/ Reg Id: 900040207	***3644 BEVERLY BLVD***	***SE 1/8 - 1/4 (0.164 mi.)***	***G63***	***114***
MIDWAY MOTORS INC Reg Id: 900040325	***200 N VERMONT AVE***	***SSW 1/8 - 1/4 (0.169 mi.)***	***L67***	***118***
CHEVRON #9-0373 Reg Id: 900040043	***3631 BEVERLY BLVD***	***SE 1/8 - 1/4 (0.180 mi.)***	***N75***	***133***
SILVERLAKE CAR WASH Reg Id: 900040316	***3595 BEVERLY BLVD***	***SE 1/8 - 1/4 (0.244 mi.)***	***Q98***	***188***
PEDUS SERVICES INC Reg Id: 900040389	***3500 001ST ST W***	***S 1/4 - 1/2 (0.271 mi.)***	***S102***	***195***
COLUMBIA PEST CONTRO Reg Id: 900040289	***101 N VIRGIL AVE***	***SSE 1/4 - 1/2 (0.288 mi.)***	***T105***	***203***
CHEVRON STATION LA00 Reg Id: 900040170	***3501 W TEMPLE BLVD***	***E 1/4 - 1/2 (0.296 mi.)***	***R107***	***212***
JOHNS TEXACO Reg Id: 900040198	***565 N VIRGIL AVE***	***NNE 1/4 - 1/2 (0.311 mi.)***	***111***	***223***
BEVERLY CATALINA CAR Reg Id: 900040261	***4000 BEVERLY BLVD W***	***WSW 1/4 - 1/2 (0.329 mi.)***	***112***	***227***
CORPORATE FUND FOR H Reg Id: 900040016	***625 NEW HAMPSHIRE AV***	***NNW 1/4 - 1/2 (0.384 mi.)***	***114***	***239***
CHEVRON #9-3371 (FOR Reg Id: 900290016	***4166 MELROSE AVE***	***NNW 1/4 - 1/2 (0.401 mi.)***	***U116***	***242***
MOBIL #18-G8X (FORME Reg Id: 900040107	657 VERMONT	NNW 1/4 - 1/2 (0.408 mi.)	U117	245
LADWP-STREETLIGHT MA	***611 HOOVER ST N***	***NE 1/4 - 1/2 (0.427 mi.)***	***V119***	***257***

Reg Id: 900040352

BRAILLE INSTITUTE	***741 VERMONT AVE N***	***NNW 1/4 - 1/2 (0.483 mi.)***	***123***	***263***
Reg Id: 900290025				

Lower Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL (G1-185	***3804 OAKWOOD AVE***	***NE 0 - 1/8 (0.009 mi.)***	***A2***	***9***
Reg Id: 900040307				
PANGLOSSIAN DEVELOP.	240 VIRGIL	ESE 1/8 - 1/4 (0.187 mi.)	I80	139
Reg Id: 900040343				
AMERICAN INDUSTRIAL	***201 WESTMORELAND AVE***	***SSE 1/8 - 1/4 (0.191 mi.)***	***J83***	***142***
Reg Id: 900040243				

HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

A review of the HWP list, as provided by EDR, and dated 11/19/2018 has revealed that there is 1 HWP site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CAL WATER	***315 N HOOVER ST***	***E 1/4 - 1/2 (0.303 mi.)***	***R110***	***221***
EPA Id: CAD000819755				
Cleanup Status: PROTECTIVE FILER				

Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the Notify 65 list, as provided by EDR, and dated 09/19/2018 has revealed that there is 1 Notify 65 site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON USA INC.	4166 MELROSE AVE. #9	NNW 1/4 - 1/2 (0.401 mi.)	U115	242

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 12 EDR Hist Auto

sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RICE F T	3727 BEVERLY BLVD	SSW 0 - 1/8 (0.060 mi.)	B14	35
TAHER ENTERPRISES IN	3737 BEVERLY BLVD	SSW 0 - 1/8 (0.063 mi.)	B17	47
HILBERT MARY MRS	3655 BEVERLY BLVD	SE 0 - 1/8 (0.071 mi.)	C21	55
MITCHEL CHAMBERS	3720 BEVERLY BLVD	SSW 0 - 1/8 (0.074 mi.)	B22	55
WALLER JIM	3724 BEVERLY	SSW 0 - 1/8 (0.075 mi.)	B23	55
RUBIN BROS	3718 BEVERLY BLVD	SSW 0 - 1/8 (0.077 mi.)	C24	56
BROWNING MC GLINCH	3750 BEVERLY BLVD	SW 0 - 1/8 (0.084 mi.)	E26	57
HANE F H E	3762 BEVERLY BLVD	SW 0 - 1/8 (0.093 mi.)	E27	57
UNOCAL C SIX THREE S	304 N VERMONT AVE	WSW 0 - 1/8 (0.098 mi.)	E29	58
T H A SIDDIGIS INC	341 N VERMONT AVE ST	W 0 - 1/8 (0.123 mi.)	F44	83

Lower Elevation	Address	Direction / Distance	Map ID	Page
NIELSON W H	3700 BEVERLY BLVD	S 0 - 1/8 (0.083 mi.)	C25	56
BLANCHARD W H	3660 BEVERLY BLVD	SE 0 - 1/8 (0.125 mi.)	G49	91

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there is 1 EDR Hist Cleaner site within approximately 0.125 miles of the target property.

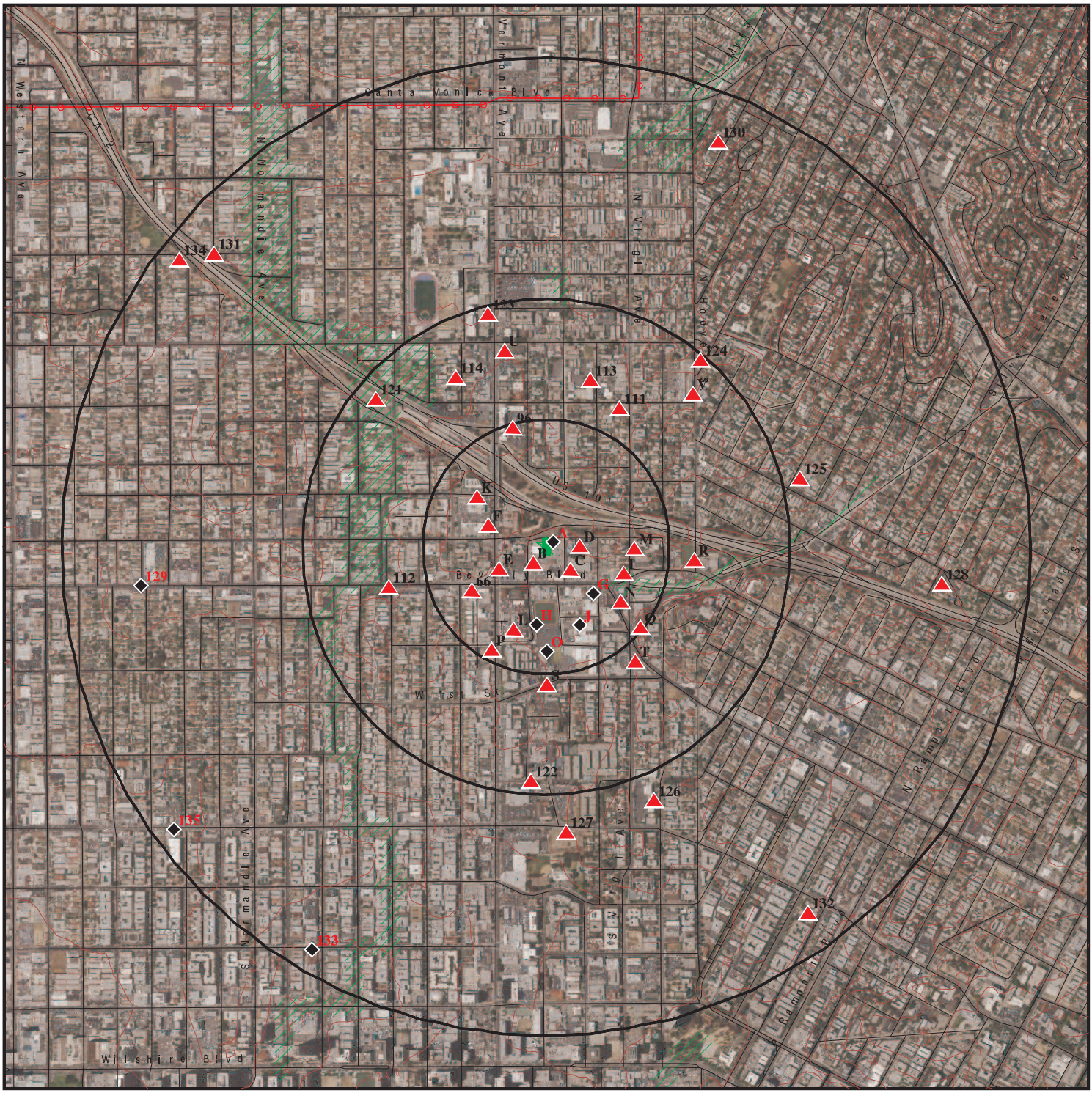
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
YOUNG D C	340 N VERMONT AVE	W 0 - 1/8 (0.099 mi.)	F35	70

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 2 records.

Site Name	Database(s)
SHATTO CLEANERS, TAE SEONG KIM DBA	DRYCLEANERS
SOUTHERN CALIFORNIA DISPOSAL	SWF/LF

OVERVIEW MAP - 5572625.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

Areas of Concern

N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	401634	CLIENT:	AEI Consultants
ADDRESS:	3814-3838 Oakwood Avenue Los Angeles CA 90004	CONTACT:	Nathan Barker
		INQUIRY #:	5572625.2s
LAT/LONG:	34.077445 / 118.28983	DATE:	February 25, 2019 8:23 pm

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DETAIL MAP - 5572625.2S

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	401634	CLIENT:	AEI Consultants
ADDRESS:	3814-3838 Oakwood Avenue Los Angeles CA 90004	CONTACT:	Nathan Barker
LAT/LONG:	34.077445 / 118.28983	INQUIRY #:	5572625.2s
		DATE:	February 25, 2019 8:26 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	1	1	NR	NR	2
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		2	2	NR	NR	NR	4
RCRA-SQG	0.250		3	8	NR	NR	NR	11
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		2	6	4	11	NR	23
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	1	NR	NR	1
State and tribal leaking storage tank lists								
LUST	0.500		10	9	11	NR	NR	30

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	3	NR	NR	3
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		7	5	NR	NR	NR	12
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	1	0	NR	NR	1
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	1	0	NR	NR	1
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	1	NR	NR	1
SWRCY	0.500		0	0	1	NR	NR	1
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
AOCONCERN	1.000		0	0	0	0	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		1	4	NR	NR	NR	5
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		10	14	NR	NR	NR	24
HIST UST	0.250		11	5	NR	NR	NR	16
CERS TANKS	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		9	14	NR	NR	NR	23
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	1	0	NR	NR	1
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		0	1	NR	NR	NR	1
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		7	8	10	NR	NR	25
LOS ANGELES CO. HMS	TP		NR	NR	NR	NR	NR	0
HWP	1.000		0	0	1	0	NR	1
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	1	0	NR	1
LA Co. Site Mitigation	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
UIC GEO	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
MILITARY PRIV SITES	TP		NR	NR	NR	NR	NR	0
PROJECT	TP		NR	NR	NR	NR	NR	0
WDR	TP		NR	NR	NR	NR	NR	0
CIWQS	TP		NR	NR	NR	NR	NR	0
CERS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
NON-CASE INFO	TP		NR	NR	NR	NR	NR	0
OTHER OIL GAS	TP		NR	NR	NR	NR	NR	0
PROD WATER PONDS	TP		NR	NR	NR	NR	NR	0
SAMPLING POINT	TP		NR	NR	NR	NR	NR	0
WELL STIM PROJ	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		12	NR	NR	NR	NR	12
EDR Hist Cleaner	0.125		1	NR	NR	NR	NR	1
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	75	80	34	11	0	200

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **PACIFIC BELL** **CA FID UST** **S101584128**
NE **3804 OAKWOOD AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.009 mi.
49 ft. **Site 1 of 4 in cluster A**

Relative: **Lower**
Actual: **270 ft.**

CA FID UST:

Facility ID:	19008759
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	4158238723
Mail To:	Not reported
Mailing Address:	177 COLORADO BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

A2 **PACIFIC BELL (G1-185)** **LUST** **S102434863**
NE **3804 OAKWOOD AVE** **HIST CORTESE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.009 mi.
49 ft. **Site 2 of 4 in cluster A**

Relative: **Lower**
Actual: **270 ft.**

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700451
Global Id:	T0603700451
Latitude:	34.0775144
Longitude:	-118.2893167
Status:	Completed - Case Closed
Status Date:	10/17/1996
Case Worker:	YR
RB Case Number:	900040307
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

LUST:

Global Id:	T0603700451
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:	Not reported

Global Id:	T0603700451

PACIFIC BELL (G1-185) (Continued) **S102434863**

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: Not reported

LUST:
Global Id: T0603700451
Action Type: Other
Date: 02/13/1990
Action: Leak Reported

Global Id: T0603700451
Action Type: Other
Date: 12/01/1988
Action: Leak Discovery

Global Id: T0603700451
Action Type: Other
Date: 02/21/1991
Action: Leak Stopped

LUST:
Global Id: T0603700451
Status: Completed - Case Closed
Status Date: 10/17/1996

Global Id: T0603700451
Status: Open - Case Begin Date
Status Date: 12/01/1988

Global Id: T0603700451
Status: Open - Site Assessment
Status Date: 02/06/1990

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040307
Status: Case Closed
Substance: Diesel
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700451
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: MADISON AVENUE
Enforcement Type: Not reported
Date Leak Discovered: 12/1/1988

PACIFIC BELL (G1-185) (Continued) **S102434863**

Date Leak First Reported: 2/13/1990
Date Leak Record Entered: 2/5/1990
Date Confirmation Began: Not reported
Date Leak Stopped: 2/21/1991
Date Case Last Changed on Database: 2/24/1997
Date the Case was Closed: 10/17/1996
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: OLD CASE #021690-03
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 5640.964145335113406965035166 6
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: 2/6/1990
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: PACIFIC BELL
RP Address: 100 N STONEMAN, RM 120, ALHAMBRA CA 91801
Program: LUST
Lat/Long: 34.0775144 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: 02/24/97 - WELL ABANDONMENT FOR UST CASE CLOSURE

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040307

A3 **PACIFIC BELL** **UST** **U003781462**
NE **3804 OAKWOOD AVE** **SWEEPS UST** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.009 mi.
49 ft. **Site 3 of 4 in cluster A**

Relative: **Lower**

Actual: **270 ft.**

UST:

Facility ID:	25173
Permitting Agency:	LOS ANGELES, CITY OF
Latitude:	34.07772
Longitude:	-118.28935

SWEEPS UST:

Status:	Not reported
Comp Number:	5023
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-005023-000001
Tank Status:	Not reported
Capacity:	300
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	DIESEL
Number Of Tanks:	2

Status:	Not reported
Comp Number:	5023
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-005023-000002
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	CHEMICAL
STG:	PRODUCT
Content:	UNKNOWN
Number Of Tanks:	Not reported

A4 **BELMONT/HOLLYWOOD NO. 1** **ENVIROSTOR** **S107735906**
ENE **OAKWOOD AVENUE/JUANITA AVENUE** **SCH** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.014 mi.
74 ft. **Site 4 of 4 in cluster A**

Relative: **Lower**

Actual: **270 ft.**

ENVIROSTOR:

Facility ID:	19880056
Status:	Inactive - Action Required
Status Date:	08/20/2002
Site Code:	304133
Site Type:	School Investigation

BELMONT/HOLLYWOOD NO. 1 (Continued) **S107735906**

Site Type Detailed: School
Acres: 1.2
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.07754
Longitude: -118.2895
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: Endrin Lead
Confirmed COC: 30010-NO 30013-NO
Potential Description: SOIL
Alias Name: BELMONT/HOLLYWOOD #1
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #1/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #1/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304044
Alias Type: Project Code (Site Code)
Alias Name: 304133
Alias Type: Project Code (Site Code)
Alias Name: 19880056
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: The project was completed in July 2004.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 01/21/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1

BELMONT/HOLLYWOOD NO. 1 (Continued) **S107735906**

Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19880056
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.2
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304133
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Action Required
Status Date:	08/20/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.07754
Longitude:	-118.2895
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	Endrin, Lead
Confirmed COC:	30010-NO, 30013-NO
Potential Description:	SOIL
Alias Name:	BELMONT/HOLLYWOOD #1
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #1/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #1/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	304044
Alias Type:	Project Code (Site Code)
Alias Name:	304133
Alias Type:	Project Code (Site Code)
Alias Name:	19880056
Alias Type:	Envirostor ID Number

BELMONT/HOLLYWOOD NO. 1 (Continued) **S107735906**

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	The project was completed in July 2004.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Inspections/Visit (Non LUR)
Completed Date:	01/21/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

B5 **PACIFIC BELL** **RCRA-LQG** **1007199134**
SW **316 N. JUANITA AVE** **CAD980891683**
< 1/8 **LOS ANGELES, CA 90004**
0.028 mi.
150 ft. **Site 1 of 12 in cluster B**

Relative:
Higher

Actual:
276 ft.

RCRA-LQG:

Date form received by agency:	04/09/1990
Facility name:	PACIFIC BELL
Facility address:	316 N. JUANITA AVE LOS ANGELES, CA 90004
EPA ID:	CAD980891683
Mailing address:	2600 CAMINO RAMON SAN RAMON, CA 94583
Contact:	CHERIE PACKER
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	213-738-8454
Contact email:	Not reported
EPA Region:	09
Classification:	Large Quantity Generator

PACIFIC BELL (Continued) **1007199134**

Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

B6 **PACIFIC BELL (G1-118)** **UST** **1000250071**
SW **316 N JUANITA AVE** **SWEEPS UST** **N/A**
< 1/8 **LOS ANGELES, CA 90004** **HIST UST**
0.028 mi. **CA FID UST**
150 ft. **Site 2 of 12 in cluster B**

Relative: Higher
Actual: 276 ft.

UST:

Facility ID:	24364
Permitting Agency:	LOS ANGELES, CITY OF
Latitude:	34.07846
Longitude:	-118.288422

SWEEPS UST:

Status:	Not reported
Comp Number:	3397
Number:	Not reported
Board Of Equalization:	44-001027
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003397-000001
Tank Status:	Not reported
Capacity:	12000
Active Date:	Not reported
Tank Use:	M.V. FUEL

PACIFIC BELL (G1-118) (Continued) **1000250071**

STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: 3

Status: Not reported
Comp Number: 3397
Number: Not reported
Board Of Equalization: 44-001027
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003397-000002
Tank Status: Not reported
Capacity: 550
Active Date: Not reported
Tank Use: OIL
STG: WASTE
Content: WASTE OIL
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 3397
Number: Not reported
Board Of Equalization: 44-001027
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003397-000003
Tank Status: Not reported
Capacity: 12000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

HIST UST:
File Number: 00027B1D
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027B1D.pdf
Region: STATE
Facility ID: 00000061261
Facility Type: Other
Other Type: SIC 4800
Contact Name: E.J. KOEHLER
Telephone: 4155426758
Owner Name: PACIFIC BELL
Owner Address: 370 THIRD STREET
Owner City,St,Zip: SAN FRANCISCO, CA 94107
Total Tanks: 0002

Tank Num: 001
Container Num: 1
Year Installed: 1979
Tank Capacity: 00012000
Tank Used for: PRODUCT

PACIFIC BELL (G1-118) (Continued) **1000250071**

Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 002
Container Num: 1
Year Installed: 1966
Tank Capacity: 00000550
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: None

Click here for Geo Tracker PDF:

CA FID UST:
Facility ID: 19002168
Regulated By: UTNKA
Regulated ID: 00061261
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8185784181
Mail To: Not reported
Mailing Address: 370 3RD ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

B7 **PACIFIC BELL** **LUST** **S100941444**
SW **316 JUANITA AVE N** **HIST CORTESE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.028 mi.
150 ft. **Site 3 of 12 in cluster B**

Relative: **Higher**
Actual: **276 ft.**

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700444
Global Id: T0603700444
Latitude: 34.0769639
Longitude: -118.289827
Status: Completed - Case Closed
Status Date: 05/23/1996
Case Worker: YR
RB Case Number: 900040225
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

PACIFIC BELL (Continued) **S100941444**

LUST:
Global Id: T0603700444
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: Not reported

Global Id: T0603700444
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: Not reported

LUST:
Global Id: T0603700444
Action Type: Other
Date: 11/01/1989
Action: Leak Reported

LUST:
Global Id: T0603700444
Status: Completed - Case Closed
Status Date: 05/23/1996

Global Id: T0603700444
Status: Open - Case Begin Date
Status Date: 05/30/1989

Global Id: T0603700444
Status: Open - Site Assessment
Status Date: 05/30/1989

Global Id: T0603700444
Status: Open - Verification Monitoring
Status Date: 08/30/1994

Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603797875
Global Id: T0603797875
Latitude: 34.076852
Longitude: -118.290186
Status: Completed - Case Closed
Status Date: 04/10/2009
Case Worker: Not reported
RB Case Number: 900040225A
Local Agency: LOS ANGELES, CITY OF
File Location: Regional Board
Local Case Number: 1768

PACIFIC BELL (Continued) **S100941444**

Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603797875
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: Not reported

LUST:
Global Id: T0603797875
Action Type: Other
Date: 11/17/2004
Action: Leak Reported

Global Id: T0603797875
Action Type: ENFORCEMENT
Date: 04/10/2009
Action: Closure/No Further Action Letter

Global Id: T0603797875
Action Type: RESPONSE
Date: 04/25/2007
Action: Soil and Water Investigation Workplan

Global Id: T0603797875
Action Type: RESPONSE
Date: 04/19/2007
Action: Other Report / Document

Global Id: T0603797875
Action Type: RESPONSE
Date: 07/15/2007
Action: Other Report / Document

Global Id: T0603797875
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603797875
Action Type: ENFORCEMENT
Date: 07/28/2008
Action: Staff Letter

Global Id: T0603797875
Action Type: ENFORCEMENT
Date: 04/09/2009
Action: Site Visit / Inspection / Sampling

Global Id: T0603797875
Action Type: RESPONSE

PACIFIC BELL (Continued) **S100941444**

Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603797875
Action Type: RESPONSE
Date: 11/12/2008
Action: Soil and Water Investigation Report

Global Id: T0603797875
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603797875
Action Type: ENFORCEMENT
Date: 05/22/2007
Action: Staff Letter

Global Id: T0603797875
Action Type: ENFORCEMENT
Date: 01/07/2008
Action: Staff Letter

Global Id: T0603797875
Action Type: ENFORCEMENT
Date: 08/09/2007
Action: Staff Letter

Global Id: T0603797875
Action Type: Other
Date: 11/17/2004
Action: Leak Discovery

Global Id: T0603797875
Action Type: RESPONSE
Date: 12/07/2007
Action: Soil and Water Investigation Report

LUST:
Global Id: T0603797875
Status: Completed - Case Closed
Status Date: 04/10/2009

Global Id: T0603797875
Status: Open - Case Begin Date
Status Date: 11/17/2004

Global Id: T0603797875
Status: Open - Site Assessment
Status Date: 11/17/2004

Global Id: T0603797875
Status: Open - Site Assessment
Status Date: 04/25/2007

PACIFIC BELL (Continued) **S100941444**

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900040225	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Excavate and Dispose
Global ID:	T0603700444	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	Not reported	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		11/1/1989
Date Leak Record Entered:	11/22/1989	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		5/23/1996
Date the Case was Closed:		5/23/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		5185.977697034184505157100215 3
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		5/30/1989
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		8/30/1994
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Yes
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	BLANK RP	
RP Address:	C	
Program:	LUST	
Lat/Long:	34.0764685 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	

PACIFIC BELL (Continued) **S100941444**

Assigned Name: Not reported
Summary: Not reported

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040225

C8 **DEWEY PEST CONTROL** **RCRA-SQG** **1000226168**
SSE **3711 BEVERLY BLVD** **UST** **CAD981369820**
< 1/8 **LOS ANGELES, CA 90004** **SWEEPS UST**
0.052 mi. **HIST UST**
276 ft. **Site 1 of 7 in cluster C** **CA FID UST**
FINDS
Relative: **ECHO**
Lower **HAZNET**

Actual:
270 ft.

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: DEWEY PEST CONTROL
Facility address: 3711 BEVERLY BLVD
LOS ANGELES, CA 90004
EPA ID: CAD981369820
Mailing address: BEVERLY BLVD
LOS ANGELES, CA 90004
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: STEVEN R DEWEY
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

DEWEY PEST CONTROL (Continued) **1000226168**

Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

UST:
Facility ID: 23852
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.077854
Longitude: -118.2881508

SWEEPS UST:
Status: Not reported
Comp Number: 18
Number: Not reported
Board Of Equalization: 44-006091
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000018-000001
Tank Status: Not reported
Capacity: 7500
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: 2

Status: Not reported
Comp Number: 18
Number: Not reported
Board Of Equalization: 44-006091

DEWEY PEST CONTROL (Continued) **1000226168**

Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000018-000002
Tank Status: Not reported
Capacity: 7500
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

HIST UST:
File Number: 000276C8
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000276C8.pdf
Region: STATE
Facility ID: 00000000442
Facility Type: Other
Other Type: PEST CONTROL
Contact Name: MGR. DAN SAUCEDO
Telephone: 2136661361
Owner Name: DEWEY PEST CONTROL
Owner Address: 3701 BEVERLY BL.
Owner City,St,Zip: LOS ANGELES, CA 90004
Total Tanks: 0002

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00007500
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: 1/4
Leak Detection: Visual, Stock Inventor

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00007500
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: 1/4
Leak Detection: Visual, Stock Inventor

Click here for Geo Tracker PDF:

CA FID UST:
Facility ID: 19019812
Regulated By: UTNKA
Regulated ID: 00003636
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 6197443170
Mail To: Not reported
Mailing Address: 3711 BEVERLY BLVD

DEWEY PEST CONTROL (Continued) **1000226168**

Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

Facility ID: 19055264
Regulated By: UTNKA
Regulated ID: 00000442
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2136661361
Mail To: Not reported
Mailing Address: 3701 BEVERLY BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

FINDS:

Registry ID: 110002683392

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000226168
Registry ID: 110002683392
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002683392

HAZNET:
envid: 1000226168
Year: 2003
GEPAID: CAD981369820
Contact: 3711 BEVERLY BLVD
Telephone: --
Mailing Name: Not reported

DEWEY PEST CONTROL (Continued) **1000226168**

Mailing Address:	3711 BEVERLY BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900040000
Gen County:	Not reported
TSD EPA ID:	CAD028409019
TSD County:	Not reported
Waste Category:	Tank bottom waste
Disposal Method:	Treatment, Tank
Tons:	0.45
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000226168
Year:	2001
GEPAID:	CAD981369820
Contact:	3711 BEVERLY BLVD
Telephone:	--
Mailing Name:	Not reported
Mailing Address:	3711 BEVERLY BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900040000
Gen County:	Not reported
TSD EPA ID:	CAT000613935
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues less than 10 percent
Disposal Method:	Transfer Station
Tons:	0.08
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000226168
Year:	1999
GEPAID:	CAD981369820
Contact:	Not reported
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	3711 BEVERLY BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900040000
Gen County:	Not reported
TSD EPA ID:	CAT000613935
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues less than 10 percent
Disposal Method:	Transfer Station
Tons:	.0625
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

C9
SE
< 1/8
0.056 mi.
297 ft.

SAME AS ABOVE
310 N MADISON AVE
LOS ANGELES, CA 90004

Site 2 of 7 in cluster C

Database(s): HIST UST
EDR ID Number: U001560326
EPA ID Number: N/A

Relative:
Higher

Actual:
272 ft.

HIST UST:

File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000004056
Facility Type:	Other
Other Type:	PNTG & W/C. CONTRACT
Contact Name:	Not reported
Telephone:	2136609230
Owner Name:	J.P. CARROLL COMPANY
Owner Address:	310 N. MADISON AVE
Owner City,St,Zip:	LOS ANGELES, CA 90004
Total Tanks:	0002
Tank Num:	001
Container Num:	1
Year Installed:	1971
Tank Capacity:	00006000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	None
Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00006000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	None

C10
SE
< 1/8
0.056 mi.
297 ft.

JP CARROLL COMPANY
310 N MADISON AVE
LOS ANGELES, CA 90004

Site 3 of 7 in cluster C

Database(s): SWEEPS UST, HIST UST, CA FID UST, HAZNET
EDR ID Number: S101585491
EPA ID Number: N/A

Relative:
Higher

Actual:
272 ft.

SWEEPS UST:

Status:	Active
Comp Number:	371
Number:	9
Board Of Equalization:	44-011136
Referral Date:	01-15-93
Action Date:	03-15-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-000371-000001
Tank Status:	A
Capacity:	6000
Active Date:	04-20-88
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED

JP CARROLL COMPANY (Continued) **S101585491**

Number Of Tanks: 2

Status: Active
Comp Number: 371
Number: 9
Board Of Equalization: 44-011136
Referral Date: 01-15-93
Action Date: 03-15-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000371-000002
Tank Status: A
Capacity: 6000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

HIST UST:
File Number: 00027078
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027078.pdf
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Click here for Geo Tracker PDF:

CA FID UST:
Facility ID: 19024335
Regulated By: UTNKA
Regulated ID: 00004056
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2136609230
Mail To: Not reported
Mailing Address: 310 N MADISON AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported

JP CARROLL COMPANY (Continued) **S101585491**

Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

HAZNET:
envid: S101585491
Year: 2016
GEPAID: CAC002852760
Contact: DENNIS J. SLATTERY
Telephone: 2134811800
Mailing Name: Not reported
Mailing Address: 19 PREMIERE PT
Mailing City,St,Zip: NEWPORT COAST, CA 926571717
Gen County: Los Angeles
TSD EPA ID: CAD008364432
TSD County: Los Angeles
Waste Category: Unspecified alkaline solution
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.0025
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S101585491
Year: 2016
GEPAID: CAC002852760
Contact: DENNIS J. SLATTERY
Telephone: 2134811800
Mailing Name: Not reported
Mailing Address: 19 PREMIERE PT
Mailing City,St,Zip: NEWPORT COAST, CA 926571717
Gen County: Los Angeles
TSD EPA ID: CAD008364432
TSD County: Los Angeles
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.15
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S101585491
Year: 2016
GEPAID: CAC002852760
Contact: DENNIS J. SLATTERY
Telephone: 2134811800
Mailing Name: Not reported
Mailing Address: 19 PREMIERE PT
Mailing City,St,Zip: NEWPORT COAST, CA 926571717
Gen County: Los Angeles
TSD EPA ID: CAD008364432
TSD County: Los Angeles

JP CARROLL COMPANY (Continued) **S101585491**

Waste Category:	Off-specification, aged or surplus organics
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.05
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	S101585491
Year:	2016
GEPAID:	CAC002852760
Contact:	DENNIS J. SLATTERY
Telephone:	2134811800
Mailing Name:	Not reported
Mailing Address:	19 PREMIERE PT
Mailing City,St,Zip:	NEWPORT COAST, CA 926571717
Gen County:	Los Angeles
TSD EPA ID:	CAD008364432
TSD County:	Los Angeles
Waste Category:	Unspecified solvent mixture
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	2.7
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

C11 **J.P. CARROL COMPANY** **RCRA-SQG** **1010313354**
SE **310 N. MADISON AVENUE** **CAL000294502**
< 1/8 **LOS ANGELES, CA 90004**
0.056 mi.
297 ft. **Site 4 of 7 in cluster C**

Relative: **Higher**
Actual: **272 ft.**

RCRA-SQG:

Date form received by agency:	05/31/2006
Facility name:	J.P. CARROL COMPANY
Facility address:	310 N. MADISON AVENUE LOS ANGELES, CA 90004
EPA ID:	CAL000294502
Contact:	REBECCA M DERRY
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	323-660-9230
Telephone ext.:	102
Contact email:	BDERRY@JPCARROLLCO.COM
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	HOWARD FITZPATRICK
Owner/operator address:	310 N. MADISON AVENUE LOS ANGELES, CA 90004

J.P. CARROL COMPANY (Continued) **1010313354**

Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 01/01/1967
Owner/Op end date: Not reported

Owner/operator name: KEVIN FITZPATRICK
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 01/01/2000
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 05/31/2006
Site name: J.P. CARROL COMPANY
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D018
. Waste name: BENZENE

J.P. CARROL COMPANY (Continued) **1010313354**

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NON-HALOGENATED 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 NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED 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 name: THE FOLLOWING SPENT NON-HALOGENATED 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 NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

B12 **DEWEY SERVICES INC** **HIST UST U001560315**
South **3711 BEVERLY BL** **PEST LIC N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.059 mi.
310 ft. **Site 4 of 12 in cluster B**

Relative:
Higher

Actual:
271 ft.

HIST UST:

File Number:	000276CE
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000276CE.pdf
Region:	STATE
Facility ID:	00000003636
Facility Type:	Other
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	6197443170
Owner Name:	DEWEY SERVICES INC
Owner Address:	3711 BEVERLY BL
Owner City,St,Zip:	LOS ANGELES, CA 90004
Total Tanks:	0002
Tank Num:	001
Container Num:	2
Year Installed:	1972
Tank Capacity:	00000500
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	None
Tank Num:	002
Container Num:	1
Year Installed:	1972
Tank Capacity:	00000500
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported

DEWEY SERVICES INC (Continued) **U001560315**

Leak Detection: None

Click here for Geo Tracker PDF:

PEST LIC:
Facility Type: QAL
Categories: B
License No: 135137
Issued or Renewed Date: 03/13/2018
Expiration Date: 12/31/2019

B13 **DEWEY PEST CONTROL** **SWEEPS UST** **S106925349**
South **3711 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.059 mi.
310 ft. **Site 5 of 12 in cluster B**

Relative:
Higher

Actual:
271 ft.

SWEEPS UST:
Status: Not reported
Comp Number: 235
Number: Not reported
Board Of Equalization: 44-011067
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000235-000001
Tank Status: Not reported
Capacity: 550
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: 2

Status: Not reported
Comp Number: 235
Number: Not reported
Board Of Equalization: 44-011067
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000235-000002
Tank Status: Not reported
Capacity: 500
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 235
Number: 1
Board Of Equalization: 44-011067
Referral Date: 03-04-93

DEWEY PEST CONTROL (Continued) **S106925349**

Action Date:	03-04-93
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-000235-000003
Tank Status:	A
Capacity:	10000
Active Date:	02-05-93
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	1

B14 **RICE F T** **EDR Hist Auto** **1009081113**
SSW **3727 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.060 mi.
318 ft. **Site 6 of 12 in cluster B**

Relative: EDR Hist Auto
Higher

Actual: **274 ft.**

Year:	Name:	Type:
1937	RICE F T	AUTOMOBILE REPAIRING

B15 **ARCO (FORMER)** **LUST** **S103281821**
SSW **3737 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.063 mi.
332 ft. **Site 7 of 12 in cluster B**

Relative: LUST REG 4:
Higher

Actual: **276 ft.**

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900040098	
Status:	Pollution Characterization	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		EDFP
Global ID:	T0603700432	
W Global ID:	Not reported	
Staff:	DP	
Local Agency:	19050	
Cross Street:	JUANITA AVE	
Enforcement Type:	SEL	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		6/21/1990
Date Leak Record Entered:	9/5/1990	
Date Confirmation Began:	8/14/1990	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		7/15/2002
Date the Case was Closed:		Not reported
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	

ARCO (FORMER) (Continued) **S103281821**

Leak Source:	UNK	
Operator:	HANKEY INVESTMENTS	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		5220.64933023653210925117311 74
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		9/18/1990
Preliminary Site Assessment Began:		12/10/1990
Pollution Characterization Began:		4/23/2003
Remediation Plan Submitted:		4/2/2002
Remedial Action Underway:		8/13/2002
Post Remedial Action Monitoring Began:		6/21/1990
Enforcement Action Date:		11/17/2000
Historical Max MTBE Date:		5/29/1997
Hist Max MTBE Conc in Groundwater:		674000
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Yes
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	MR. MIKE MORGAN	
RP Address:	4751 WILSHIRE BLVD., STE. 110	
Program:	LUST	
Lat/Long:	34.0763415 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

B16 **ARCO (FORMER)** **LUST** **S102424100**
SSW **3737 BEVERLY BOULEVARD** **ENF** **N/A**
< 1/8 **LOS ANGELES, CA 90004** **HIST CORTESE**
0.063 mi.
332 ft. **Site 8 of 12 in cluster B**

Relative:
Higher

Actual:
276 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700432
Global Id:	T0603700432
Latitude:	34.0763415
Longitude:	-118.2901667
Status:	Completed - Case Closed
Status Date:	12/11/2013
Case Worker:	DPP
RB Case Number:	900040098
Local Agency:	LOS ANGELES, CITY OF
File Location:	Regional Board
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

ARCO (FORMER) (Continued) **S102424100**

Global Id: T0603700432
Contact Type: Regional Board Caseworker
Contact Name: DANIEL PIROTTON
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: dpirotton@waterboards.ca.gov
Phone Number: 2135766714

Global Id: T0603700432
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: Not reported

LUST:
Global Id: T0603700432
Action Type: Other
Date: 06/21/1990
Action: Leak Reported

Global Id: T0603700432
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603700432
Action Type: RESPONSE
Date: 01/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603700432
Action Type: RESPONSE
Date: 10/12/2011
Action: Soil and Water Investigation Workplan

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 10/05/2004

ARCO (FORMER) (Continued) **S102424100**

Action: Staff Letter

Global Id: T0603700432
Action Type: RESPONSE
Date: 10/22/2009
Action: Other Report / Document

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 11/15/2000
Action: Staff Letter

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 07/03/2002
Action: Staff Letter

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 08/13/2002
Action: Notice of Violation

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603700432
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 04/15/2008
Action: Remedial Progress Report

Global Id: T0603700432
Action Type: RESPONSE
Date: 12/01/2013
Action: Other Report / Document

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 07/17/2002
Action: Notice of Violation

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 04/06/2010
Action: Staff Letter

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 10/01/2013
Action: Notification - Preclosure

ARCO (FORMER) (Continued) **S102424100**

Global Id: T0603700432
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603700432
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 12/10/2001
Action: Staff Letter

Global Id: T0603700432
Action Type: REMEDIATION
Date: 03/06/2008
Action: Excavation

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 12/11/2013
Action: Closure/No Further Action Letter

Global Id: T0603700432
Action Type: RESPONSE
Date: 10/22/2009
Action: Soil and Water Investigation Report

Global Id: T0603700432
Action Type: RESPONSE
Date: 08/19/2002
Action: Soil and Water Investigation Workplan

Global Id: T0603700432
Action Type: RESPONSE
Date: 04/15/2014
Action: Well Destruction Report

Global Id: T0603700432
Action Type: REMEDIATION
Date: 03/06/2008
Action: Pump & Treat (P&T) Groundwater

Global Id: T0603700432
Action Type: RESPONSE
Date: 04/01/2002
Action: CAP/RAP - Final Remediation / Design Plan

Global Id: T0603700432
Action Type: RESPONSE

ARCO (FORMER) (Continued) **S102424100**

Date: 10/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 01/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 04/15/2003
Action: Soil and Water Investigation Workplan

Global Id: T0603700432
Action Type: RESPONSE
Date: 07/15/2004
Action: CAP/RAP - Feasibility Study Report

Global Id: T0603700432
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 07/31/2003
Action: Other Report / Document

Global Id: T0603700432
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 11/28/2003
Action: Well Installation Report

Global Id: T0603700432
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 09/26/2007
Action: Clean Up Fund - 5-Year Review Summary

ARCO (FORMER) (Continued) **S102424100**

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 08/26/2003
Action: Staff Letter

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 04/09/2003
Action: Notice of Violation

Global Id: T0603700432
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603700432
Action Type: ENFORCEMENT
Date: 07/11/2003
Action: Staff Letter

Global Id: T0603700432
Action Type: RESPONSE
Date: 11/22/2005
Action: Soil and Water Investigation Report

Global Id: T0603700432
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603700432
Action Type: RESPONSE

ARCO (FORMER) (Continued) **S102424100**

Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603700432
Action Type: RESPONSE
Date: 12/13/2011
Action: Site Assessment Report

LUST:
Global Id: T0603700432
Status: Completed - Case Closed
Status Date: 12/11/2013

Global Id: T0603700432
Status: Open - Case Begin Date
Status Date: 06/21/1990

Global Id: T0603700432
Status: Open - Eligible for Closure
Status Date: 06/03/2013

Global Id: T0603700432
Status: Open - Remediation
Status Date: 04/02/2002

Global Id: T0603700432
Status: Open - Remediation
Status Date: 08/13/2002

Global Id: T0603700432
Status: Open - Site Assessment
Status Date: 08/14/1990

Global Id: T0603700432
Status: Open - Site Assessment
Status Date: 09/18/1990

Global Id: T0603700432
Status: Open - Site Assessment
Status Date: 12/10/1990

Global Id: T0603700432
Status: Open - Site Assessment
Status Date: 08/31/1994

Global Id: T0603700432
Status: Open - Site Assessment
Status Date: 04/23/2003

Global Id: T0603700432
Status: Open - Verification Monitoring
Status Date: 06/21/1990

ENF:
Region: 4

ARCO (FORMER) (Continued) **S102424100**

Facility Id:	206215
Agency Name:	Hankey Investment Company
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	Not reported
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	34.076327
Place Longitude:	-118.29022
SIC Code 1:	Not reported
SIC Desc 1:	Not reported
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	UST
Program Category1:	TANKS
Program Category2:	TANKS
# Of Programs:	1
WDID:	900040098
Reg Measure Id:	167763
Reg Measure Type:	Unregulated
Region:	4
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported

ARCO (FORMER) (Continued) **S102424100**

WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	240571
Region:	4
Order / Resolution Number:	NOV
Enforcement Action Type:	Notice of Violation
Effective Date:	12/19/2001
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	12/19/2001
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	NOV sent 12/19/01 for overdue 3Q01 groundwater monitoring report & workplan.
Description:	Notice of Violation sent 12/19/01 for overdue 3Q01 groundwater monitoring report & workplan.
Program:	UST
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

Region:	4
Facility Id:	206215
Agency Name:	Hankey Investment Company
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	Not reported
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	34.076327
Place Longitude:	-118.29022
SIC Code 1:	Not reported
SIC Desc 1:	Not reported
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported

ARCO (FORMER) (Continued) **S102424100**

Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	UST
Program Category1:	TANKS
Program Category2:	TANKS
# Of Programs:	1
WDID:	900040098
Reg Measure Id:	167763
Reg Measure Type:	Unregulated
Region:	4
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	229386
Region:	4
Order / Resolution Number:	Staff enforcement letter
Enforcement Action Type:	Staff Enforcement Letter
Effective Date:	10/01/1999
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	10/01/1999
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	Level 1 enforcement letter sent 10/01/99 for FTS 3 groundwater monitoring report
Description:	Level 1 enforcement letter sent 10/01/99 for FTS 3 groundwater monitoring reports.
Program:	UST
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0

ARCO (FORMER) (Continued) **S102424100**

Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0
Region:	4
Facility Id:	206215
Agency Name:	Hankey Investment Company
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	Not reported
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	34.076327
Place Longitude:	-118.29022
SIC Code 1:	Not reported
SIC Desc 1:	Not reported
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	UST
Program Category1:	TANKS
Program Category2:	TANKS
# Of Programs:	1
WDID:	900040098
Reg Measure Id:	167763
Reg Measure Type:	Unregulated
Region:	4
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported

ARCO (FORMER) (Continued) **S102424100**

Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	228181
Region:	4
Order / Resolution Number:	NOV
Enforcement Action Type:	Notice of Violation
Effective Date:	11/17/2000
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	11/17/2000
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	Notice of Violation sent 11/17/00 for overdue workplan.
Description:	Notice of Violation sent 11/17/00 for overdue workplan.
Program:	UST
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900040098

B17 **TAHER ENTERPRISES INC** **EDR Hist Auto** **1009080642**
SSW **3737 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.063 mi.
332 ft. **Site 9 of 12 in cluster B**

Relative: EDR Hist Auto
Higher

Actual:
276 ft.

Year:	Name:	Type:
1937	SIMS H S	GASOLINE AND OIL SERVICE STATIONS
1942	OPAS HERMAN	GASOLINE AND OIL SERVICE STATIONS
1982	TAHER ENTERPRISES INC	Gasoline Service Stations
1983	TAHER ENTERPRISES INC	Gasoline Service Stations
1985	TAHER ENTERPRISES INC	Gasoline Service Stations
1989	INTERNATIONAL AUTO REPAIR	General Automotive Repair Shops

TAHER ENTERPRISES INC (Continued) **1009080642**

1990	INTERNATIONAL AUTO REPAIR	General Automotive Repair Shops
1991	INTERNATIONAL AUTO REPAIR	General Automotive Repair Shops
1992	INTERNATIONAL AUTO REPAIR	General Automotive Repair Shops

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B18 **SOMCHAI DENCHARTPHAN** **SWEEPS UST** **S101583114**
SSW **3737 BEVERLY BLVD** **CA FID UST** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.063 mi.
332 ft. **Site 10 of 12 in cluster B**

Relative: Higher

Actual: 276 ft.

SWEEPS UST:

Status:	Active
Comp Number:	7471
Number:	9
Board Of Equalization:	Not reported
Referral Date:	10-05-92
Action Date:	10-05-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	19002698
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2139130855
Mail To:	Not reported
Mailing Address:	3737 BEVERLY BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

D19 **GORE GRAPHICS** **RCRA-LQG 1007198718**
East **340 N MADISON AVE** **HAZNET CAD008332991**
< 1/8 **LOS ANGELES, CA 90004**
0.065 mi.
342 ft. **Site 1 of 2 in cluster D**

Relative:
Higher

Actual:
282 ft.

RCRA-LQG:

Date form received by agency:	06/27/1991
Facility name:	GORE GRAPHICS
Facility address:	340 N MADISON AVE LOS ANGELES, CA 90004-0000
EPA ID:	CAD008332991
Contact:	DON C RIL
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	213-668-2111
Contact email:	Not reported
EPA Region:	09
Classification:	Large Quantity Generator
Description:	Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

HAZNET:

envid:	1007198718
Year:	1996
GEPAID:	CAD008332991
Contact:	Not reported
Telephone:	0000000000
Mailing Name:	Not reported

GORE GRAPHICS (Continued) **1007198718**

Mailing Address:	340 N MADISON AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900043504
Gen County:	Not reported
TSD EPA ID:	CAD981402522
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Recycler
Tons:	.8107
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1007198718
Year:	1995
GEPAID:	CAD008332991
Contact:	Not reported
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	340 N MADISON AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900043504
Gen County:	Not reported
TSD EPA ID:	CAD981402522
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Recycler
Tons:	.6263
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1007198718
Year:	1994
GEPAID:	CAD008332991
Contact:	Not reported
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	340 N MADISON AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900043504
Gen County:	Not reported
TSD EPA ID:	CAT080011059
TSD County:	Not reported
Waste Category:	Off-specification, aged or surplus organics
Disposal Method:	Disposal, Other
Tons:	.9174
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1007198718
Year:	1994
GEPAID:	CAD008332991
Contact:	Not reported
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	340 N MADISON AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900043504
Gen County:	Not reported

GORE GRAPHICS (Continued) **1007198718**

TSD EPA ID:	CAT080011059
TSD County:	Not reported
Waste Category:	Off-specification, aged or surplus organics
Disposal Method:	Recycler
Tons:	5.9631
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	1007198718
Year:	1994
GEPAID:	CAD008332991
Contact:	Not reported
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	340 N MADISON AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900043504
Gen County:	Not reported
TSD EPA ID:	CAD981402522
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Recycler
Tons:	.3601
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

Click this hyperlink while viewing on your computer to access
5 additional CA_HAZNET: record(s) in the EDR Site Report.

D20 **APPLIED GRAPHICS TECH, GORE GR** **ENVIROSTOR** **S104566372**
East **340 N MADISON AV** **EMI** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.065 mi.
342 ft. **Site 2 of 2 in cluster D**

Relative:
Higher

Actual:
282 ft.

ENVIROSTOR:

Facility ID:	71002193
Status:	Refer: Other Agency
Status Date:	Not reported
Site Code:	Not reported
Site Type:	Tiered Permit
Site Type Detailed:	Tiered Permit
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Not reported
Division Branch:	Cleanup Chatsworth
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	34.07747
Longitude:	-118.2886

APPLIED GRAPHICS TECH, GORE GR (Continued) **S104566372**

APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD008332991
Alias Type: EPA Identification Number
Alias Name: 110017206744
Alias Type: EPA (FRS #)
Alias Name: 71002193
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1 Non-Submittal
Completed Date: 07/31/2001
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

EMI:
Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 50729
Air District Name: SC
SIC Code: 2796
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 38
Reactive Organic Gases Tons/Yr: 17
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Year: 1993
County Code: 19
Air Basin: SC
Facility ID: 50729
Air District Name: SC
SIC Code: 2796
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 11

APPLIED GRAPHICS TECH, GORE GR (Continued) **S104566372**

Reactive Organic Gases Tons/Yr:	11
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1995
County Code:	19
Air Basin:	SC
Facility ID:	50729
Air District Name:	SC
SIC Code:	2796
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	11
Reactive Organic Gases Tons/Yr:	11
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1996
County Code:	19
Air Basin:	SC
Facility ID:	50729
Air District Name:	SC
SIC Code:	2796
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	21
Reactive Organic Gases Tons/Yr:	19
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1997
County Code:	19
Air Basin:	SC
Facility ID:	50729
Air District Name:	SC
SIC Code:	2752
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	9
Reactive Organic Gases Tons/Yr:	9
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

APPLIED GRAPHICS TECH, GORE GR (Continued) **S104566372**

Year:	1998
County Code:	19
Air Basin:	SC
Facility ID:	50729
Air District Name:	SC
SIC Code:	2752
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	9
Reactive Organic Gases Tons/Yr:	9
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1999
County Code:	19
Air Basin:	SC
Facility ID:	50729
Air District Name:	SC
SIC Code:	2752
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	9
Reactive Organic Gases Tons/Yr:	9
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2000
County Code:	19
Air Basin:	SC
Facility ID:	50729
Air District Name:	SC
SIC Code:	2752
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	9
Reactive Organic Gases Tons/Yr:	9
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2001
County Code:	19
Air Basin:	SC
Facility ID:	50729
Air District Name:	SC
SIC Code:	2752

APPLIED GRAPHICS TECH, GORE GR (Continued) **S104566372**

Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	9
Reactive Organic Gases Tons/Yr:	9
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

C21 **HILBERT MARY MRS** **EDR Hist Auto** **1009078669**
SE **3655 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.071 mi.
374 ft. **Site 5 of 7 in cluster C**

Relative: Higher EDR Hist Auto

Actual: 272 ft.

Year:	Name:	Type:
1929	HILBERT MARY MRS	GASOLINE AND OIL SERVICE STATION

B22 **MITCHEL CHAMBERS** **EDR Hist Auto** **1009079429**
SSW **3720 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.074 mi.
392 ft. **Site 11 of 12 in cluster B**

Relative: Higher EDR Hist Auto

Actual: 275 ft.

Year:	Name:	Type:
1933	MITCHEL CHAMBERS	AUTOMOBILE REPAIRING

B23 **WALLER JIM** **EDR Hist Auto** **1020325667**
SSW **3724 BEVERLY** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.075 mi.
394 ft. **Site 12 of 12 in cluster B**

Relative: Higher EDR Hist Auto

Actual: 275 ft.

Year:	Name:	Type:
1969	WALLER JIM	Gasoline Service Stations
1970	WALLER JIM	Gasoline Service Stations

C24 **RUBIN BROS** **EDR Hist Auto** **1009083382**
SSW **3718 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.077 mi.
407 ft. **Site 6 of 7 in cluster C**

Relative: EDR Hist Auto
Higher

Actual:
274 ft.

Year:	Name:	Type:
1942	RUBIN BROS	GASOLINE AND OIL SERVICE STATIONS
1976	HIGH GRADE AUTO WORKS*	General Automotive Repair Shops
1977	HIGH GRADE AUTO WORKS*	General Automotive Repair Shops
1978	HIGH GRADE AUTO WORKS*	General Automotive Repair Shops
1979	HIGH GRADE AUTO WORKS*	General Automotive Repair Shops
2003	MIDWAY MOTORS INC	General Automotive Repair Shops
2004	MIDWAY MOTORS INC	General Automotive Repair Shops
2005	MIDWAY MOTORS INC	General Automotive Repair Shops
2006	MIDWAY MOTORS INC	General Automotive Repair Shops
2007	MIDWAY MOTORS	General Automotive Repair Shops
2008	MIDWAY MOTORS	General Automotive Repair Shops
2009	MIDWAY MOTORS	General Automotive Repair Shops
2010	MIDWAY MOTORS	General Automotive Repair Shops
2011	MIDWAY MOTORS	General Automotive Repair Shops
2012	MIDWAY MOTORS	General Automotive Repair Shops
2013	MIDWAY MOTORS	General Automotive Repair Shops
2014	MIDWAY MOTORS	General Automotive Repair Shops

C25 **NIELSON W H** **EDR Hist Auto** **1009083044**
South **3700 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.083 mi.
437 ft. **Site 7 of 7 in cluster C**

Relative: EDR Hist Auto
Lower

Actual:
270 ft.

Year:	Name:	Type:
1937	GO GAS CO	GASOLINE AND OIL SERVICE STATIONS
1942	NIELSON W H	GASOLINE AND OIL SERVICE STATIONS
1985	T & E TRANSMISSION	Automotive Repair Shops, NEC
1986	T & E TRANSMISSION	Automotive Repair Shops, NEC
1987	LABREA AUTOMOTIVE	General Automotive Repair Shops
1987	T & E TRANSMISSION	Automotive Repair Shops, NEC
1988	LABREA AUTOMOTIVE	General Automotive Repair Shops
1989	LABREA AUTOMOTIVE	General Automotive Repair Shops
1990	LABREA AUTOMOTIVE	General Automotive Repair Shops
1991	LABREA AUTOMOTIVE	General Automotive Repair Shops
1992	LABREA AUTOMOTIVE	General Automotive Repair Shops
1993	LABREA AUTOMOTIVE	General Automotive Repair Shops
1994	LABREA AUTOMOTIVE	General Automotive Repair Shops
1996	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2002	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2003	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2004	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2005	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2006	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2008	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2009	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2010	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2011	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2012	PERFORMANCE AUTO BODY	General Automotive Repair Shops

NIELSON W H (Continued) **1009083044**

2013	PERFORMANCE AUTO BODY	General Automotive Repair Shops
2014	PERFORMANCE AUTO BODY	General Automotive Repair Shops

E26 **BROWNING MC GLINCHEY** **EDR Hist Auto** **1009078234**
SW **3750 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.084 mi.
445 ft. **Site 1 of 10 in cluster E**

Relative: EDR Hist Auto
Higher

Actual:
282 ft.

Year:	Name:	Type:
1929	BROWNING MC GLINCHEY	GASOLINE AND OIL SERVICE STATION
1933	HANE BROS	GASOLINE AND OIL SERVICE STATIONS

E27 **HANE F H E** **EDR Hist Auto** **1009081303**
SW **3762 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.093 mi.
491 ft. **Site 2 of 10 in cluster E**

Relative: EDR Hist Auto
Higher

Actual:
286 ft.

Year:	Name:	Type:
1937	HANE F H E	GASOLINE AND OIL SERVICE STATIONS

E28 **SERVICE STATION 6377** **HIST UST** **U001560327**
WSW **304 N VERMONT AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.098 mi.
518 ft. **Site 3 of 10 in cluster E**

Relative: HIST UST:
Higher

Actual:
297 ft.

File Number:	00029065
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00029065.pdf
Region:	STATE
Facility ID:	00000007866
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	ALAN AYAZI
Telephone:	2136613745
Owner Name:	UNION OIL COMPANY OF CALIFORNI
Owner Address:	3701 WILSHIRE BOULEVARD-SUITE
Owner City,St,Zip:	LOS ANGELES, CA 90010
Total Tanks:	0003
Tank Num:	001
Container Num:	6377-4
Year Installed:	1972
Tank Capacity:	00000550
Tank Used for:	PRODUCT
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, Pressure Test

SERVICE STATION 6377 (Continued) **U001560327**

Tank Num:	002
Container Num:	6377-2
Year Installed:	1972
Tank Capacity:	00009940
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, Pressure Test

Tank Num:	003
Container Num:	6377-1
Year Installed:	1972
Tank Capacity:	00009940
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, Pressure Test

Click here for Geo Tracker PDF:

E29 **UNOCAL C SIX THREE SEVEN SEVEN** **EDR Hist Auto** **1008994869**
WSW **304 N VERMONT AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.098 mi.
518 ft. **Site 4 of 10 in cluster E**

Relative: EDR Hist Auto
Higher

Actual: **297 ft.**

Year:	Name:	Type:
1987	VT UNION SERV	Gasoline Service Stations
1988	VT UNION SERV	Gasoline Service Stations
1989	VERMONT UNION SERVICE	Gasoline Service Stations
1990	VERMONT UNION SERVICE	Gasoline Service Stations
1991	VERMONT UNION SERVICE	Gasoline Service Stations
1992	VERMONT UNION SERVICE	Gasoline Service Stations
1993	VERMONT UNION SERVICE	Gasoline Service Stations
1994	VERMONT UNION SERVICE	Gasoline Service Stations
1995	VERMONT UNION SERVICE	Gasoline Service Stations
1997	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
1998	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
1999	UNOCAL C SIX THREE SEVEN SEVEN	Not reported
1999	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2001	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2002	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2003	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2004	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2005	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2006	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2007	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2008	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2009	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2010	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2011	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2012	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2013	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations
2014	UNOCAL C SIX THREE SEVEN SEVEN	Gasoline Service Stations

E30
WSW
< 1/8
0.098 mi.
518 ft.

76 STATION #2705706
304 NORTH VERMONT AVENUE
LOS ANGELES, CA

Site 5 of 10 in cluster E

UST **U004271109**
N/A

Relative:
Higher

Actual:
297 ft.

UST CLOSURE:

Claim Number:	Case No. 900040252A
Type:	Closure Denials and Approved Orders
Deadline Date:	2017-01-06 00:00:00
Documents:	Notice, Draft Order, Summary
Comments:	No Comments Received
Comments URL:	Not reported
Response:	Not reported
Response URL:	Not reported
Comments2:	Not reported
Comments2 URL:	Not reported
Response2:	Not reported
Response2 URL:	Not reported
Closure:	WQO 2017-0008-UST (3/21/2017)
Closure URL:	https://pubapps.waterboards.ca.gov/water_issues/programs/ustcf/docs/prop_closure_cases/900040252a_final_order.pdf
Uniform:	Uniform Closure Letter (08/01/2017)
Uniform URL:	https://pubapps.waterboards.ca.gov/water_issues/programs/ustcf/docs/prop_closure_cases/90004025a_ucl.pdf

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E31
WSW
< 1/8
0.098 mi.
518 ft.

76 STATION #2705706
304 VERMONT AVE N
LOS ANGELES, CA 90004

Site 6 of 10 in cluster E

LUST **S109283832**
N/A

Relative:
Higher

Actual:
297 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000000206
Global Id:	T10000000206
Latitude:	34.0766774531012
Longitude:	-118.29144298892
Status:	Completed - Case Closed
Status Date:	08/01/2017
Case Worker:	DPP
RB Case Number:	900040252A
Local Agency:	LOS ANGELES, CITY OF
File Location:	Regional Board
Local Case Number:	20533
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T10000000206
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

76 STATION #2705706 (Continued) **S109283832**

Global Id:	T10000000206
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:	Not reported

LUST:

Global Id:	T10000000206
Action Type:	ENFORCEMENT
Date:	09/26/2016
Action:	Notification - Public Notice of Case Closure - #T10000000206

Global Id:	T10000000206
Action Type:	RESPONSE
Date:	07/15/2012
Action:	Monitoring Report - Semi-Annually

Global Id:	T10000000206
Action Type:	ENFORCEMENT
Date:	09/03/2008
Action:	Staff Letter

Global Id:	T10000000206
Action Type:	RESPONSE
Date:	10/10/2012
Action:	Site Assessment Report

Global Id:	T10000000206
Action Type:	RESPONSE
Date:	01/15/2013
Action:	Monitoring Report - Semi-Annually

Global Id:	T10000000206
Action Type:	RESPONSE
Date:	06/20/2013
Action:	Soil and Water Investigation Workplan - Regulator Responded

Global Id:	T10000000206
Action Type:	RESPONSE
Date:	07/28/2014
Action:	Soil and Water Investigation Workplan - Regulator Responded

Global Id:	T10000000206
Action Type:	RESPONSE
Date:	04/07/2014
Action:	Soil and Water Investigation Workplan - Regulator Responded

Global Id:	T10000000206
Action Type:	RESPONSE
Date:	07/28/2014
Action:	Corrective Action Plan / Remedial Action Plan - Regulator Responded

Global Id:	T10000000206
Action Type:	ENFORCEMENT

76 STATION #2705706 (Continued) **S109283832**

Date: 03/21/2017
Action: State Water Board Closure Order

Global Id: T10000000206
Action Type: ENFORCEMENT
Date: 06/24/2016
Action: Health and Safety Code Section 25296.10(c)

Global Id: T10000000206
Action Type: Other
Date: 06/14/1995
Action: Leak Reported

Global Id: T10000000206
Action Type: RESPONSE
Date: 07/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: RESPONSE
Date: 12/30/2013
Action: Site Assessment Report

Global Id: T10000000206
Action Type: RESPONSE
Date: 07/23/2013
Action: Sensitive Receptor Survey Report

Global Id: T10000000206
Action Type: RESPONSE
Date: 10/30/2014
Action: Soil and Water Investigation Workplan - Regulator Responded

Global Id: T10000000206
Action Type: RESPONSE
Date: 12/23/2015
Action: Request for Closure - Regulator Responded

Global Id: T10000000206
Action Type: ENFORCEMENT
Date: 08/01/2017
Action: Closure/No Further Action Letter

Global Id: T10000000206
Action Type: RESPONSE
Date: 10/15/2008
Action: Other Report / Document

Global Id: T10000000206
Action Type: RESPONSE
Date: 09/08/2009
Action: Preliminary Site Assessment Workplan

Global Id: T10000000206
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

76 STATION #2705706 (Continued) **S109283832**

Global Id: T10000000206
Action Type: RESPONSE
Date: 01/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: RESPONSE
Date: 03/12/2009
Action: Soil and Water Investigation Report

Global Id: T10000000206
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T10000000206
Action Type: RESPONSE
Date: 01/19/2010
Action: Site Assessment Report

Global Id: T10000000206
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: RESPONSE
Date: 04/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: RESPONSE
Date: 04/15/2015
Action: Pilot Study/ Treatability Report

Global Id: T10000000206
Action Type: RESPONSE
Date: 04/15/2015
Action: Well Installation Report

Global Id: T10000000206
Action Type: ENFORCEMENT
Date: 10/02/2014
Action: Staff Letter

Global Id: T10000000206
Action Type: ENFORCEMENT
Date: 05/29/2014
Action: Staff Letter

Global Id: T10000000206
Action Type: RESPONSE
Date: 10/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: RESPONSE

76 STATION #2705706 (Continued) **S109283832**

Date: 05/10/2010
Action: Site Assessment Report

Global Id: T10000000206
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: RESPONSE
Date: 05/01/2015
Action: Sensitive Receptor Survey Report

Global Id: T10000000206
Action Type: RESPONSE
Date: 07/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: RESPONSE
Date: 01/15/2015
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: RESPONSE
Date: 09/27/2010
Action: Soil and Water Investigation Workplan

Global Id: T10000000206
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: RESPONSE
Date: 01/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: ENFORCEMENT
Date: 01/06/2015
Action: Staff Letter

Global Id: T10000000206
Action Type: Other
Date: 06/01/1995
Action: Leak Discovery

Global Id: T10000000206
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: RESPONSE
Date: 03/17/2011
Action: Well Installation Report

76 STATION #2705706 (Continued) **S109283832**

Global Id: T10000000206
Action Type: RESPONSE
Date: 04/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: RESPONSE
Date: 07/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T10000000206
Action Type: RESPONSE
Date: 08/15/2016
Action: Interim Remedial Action Plan

LUST:
Global Id: T10000000206
Status: Completed - Case Closed
Status Date: 08/01/2017

Global Id: T10000000206
Status: Open - Case Begin Date
Status Date: 06/01/1995

Global Id: T10000000206
Status: Open - Eligible for Closure
Status Date: 03/21/2017

Global Id: T10000000206
Status: Open - Referred
Status Date: 08/06/2008

Global Id: T10000000206
Status: Open - Remediation
Status Date: 01/06/2015

Global Id: T10000000206
Status: Open - Site Assessment
Status Date: 09/03/2008

Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700447
Global Id: T0603700447
Latitude: 34.0767132
Longitude: -118.2916585

76 STATION #2705706 (Continued) **S109283832**

Status: Completed - Case Closed
Status Date: 11/14/1996
Case Worker: YR
RB Case Number: 900040252
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700447
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: Not reported

Global Id: T0603700447
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: Not reported

LUST:
Global Id: T0603700447
Action Type: Other
Date: 09/16/1992
Action: Leak Reported

LUST:
Global Id: T0603700447
Status: Completed - Case Closed
Status Date: 11/14/1996

Global Id: T0603700447
Status: Open - Case Begin Date
Status Date: 07/27/1992

Global Id: T0603700447
Status: Open - Site Assessment
Status Date: 07/27/1992

E32
WSW
< 1/8
0.098 mi.
518 ft.

SERVICE STATION 6377
304 N VERMONT AVE
LOS ANGELES, CA 90004

Site 7 of 10 in cluster E

LUST **S101617086**
SWEEPS UST **N/A**
CA FID UST
HAZNET
HIST CORTESE

Relative:
Higher

Actual:
297 ft.

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900040252	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700447	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	Not reported	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		9/16/1992
Date Leak Record Entered:	8/31/1992	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		8/25/1998
Date the Case was Closed:		11/14/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	OLD CASE #092292-04	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		4958.3067082869027223727253 62
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		7/27/1992
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	UNOCAL CORPORATION	
RP Address:	376 S VALENCIA AVE, BREA CA 92621	
Program:	LUST	
Lat/Long:	34.0770014 / -1	
Local Agency Staff:	PEJ	

SERVICE STATION 6377 (Continued) **S101617086**

Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: 08/25/98 VAPOR WELL ABANDONMENT REPORT

SWEEPS UST:
Status: Not reported
Comp Number: 895
Number: Not reported
Board Of Equalization: 44-011472
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000895-000001
Tank Status: Not reported
Capacity: 550
Active Date: Not reported
Tank Use: OIL
STG: WASTE
Content: WASTE OIL
Number Of Tanks: 3

Status: Not reported
Comp Number: 895
Number: Not reported
Board Of Equalization: 44-011472
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000895-000002
Tank Status: Not reported
Capacity: 9940
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 895
Number: Not reported
Board Of Equalization: 44-011472
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000895-000003
Tank Status: Not reported
Capacity: 9940
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED

SERVICE STATION 6377 (Continued) **S101617086**

Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19003758
Regulated By: UTNKI
Regulated ID: 00007866
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2136613745
Mail To: Not reported
Mailing Address: 3701 WILSHIRE BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

HAZNET:
envid: S101617086
Year: 2016
GEPAID: CAL000406994
Contact: ALLEN FAASS
Telephone: 9492895286
Mailing Name: Not reported
Mailing Address: 17311 S MAIN ST
Mailing City,St,Zip: GARDENA, CA 90248
Gen County: Los Angeles
TSD EPA ID: AZR000501510
TSD County: 99
Waste Category: Unspecified oil-containing waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.22935
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S101617086
Year: 2016
GEPAID: CAL000406994
Contact: ALLEN FAASS
Telephone: 9492895286
Mailing Name: Not reported
Mailing Address: 17311 S MAIN ST
Mailing City,St,Zip: GARDENA, CA 90248
Gen County: Los Angeles
TSD EPA ID: AZR000501510
TSD County: 99
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.1

SERVICE STATION 6377 (Continued) **S101617086**

Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040252

E33 **UNION OIL 6377** **HIST UST** **U001560332**
WSW **304 N VERMONT AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.098 mi.
518 ft. **Site 8 of 10 in cluster E**

Relative: **Higher**
Actual: **297 ft.**

HIST UST:
File Number: 000283B5
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000283B5.pdf
Region: STATE
Facility ID: 00000061020
Facility Type: Gas Station
Other Type: Not reported
Contact Name: ALAN AYAZI
Telephone: 2136613745
Owner Name: UNION OIL COMPANY OF CALIFORNI
Owner Address: 3701 WILSHIRE BOULEVARD-SUITE
Owner City,St,Zip: LOS ANGELES, CA 90010
Total Tanks: 0001

Tank Num: 001
Container Num: 6377-00
Year Installed: Not reported
Tank Capacity: 00000195
Tank Used for: WASTE
Type of Fuel: 06
Container Construction Thickness: Not reported
Leak Detection: None

Click here for Geo Tracker PDF:

E34 **CIRCLE K STORES INC. #5706** **UST** **U003939295**
WSW **304 N VERMONT AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.098 mi.
518 ft. **Site 9 of 10 in cluster E**

Relative: **Higher**
Actual: **297 ft.**

UST:
Facility ID: FA0029533
Permitting Agency: Los Angeles City Fire Department
Latitude: 34.07655
Longitude: -118.29164

Facility ID: 24173
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.07651

CIRCLE K STORES INC. #5706 (Continued) **U003939295**

Longitude: -118.29166

F35 **YOUNG D C** **EDR Hist Cleaner** **1009192159**
West **340 N VERMONT AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.099 mi.
522 ft. **Site 1 of 13 in cluster F**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
305 ft. 1933 LEVITT BENNIE CLOTHES PRESSERS AND CLEANERS
1937 YOUNG D C CLOTHES PRESSERS AND CLEANERS

F36 **SUPER-SUCCESS INVESTMENTS, INC** **SWEEPS UST** **S101586724**
West **400 N VERMONT AVE** **CA FID UST** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.099 mi.
522 ft. **Site 2 of 13 in cluster F**

Relative: SWEEPS UST:
Higher
Actual: Status: Not reported
307 ft. Comp Number: 5036
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: 0

CA FID UST:
Facility ID: 19054398
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 400 N VERMONT AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

E37 **MARY CARROLL TRUST** **LUST** **S104406263**
SSW **218 JUANITA AVE N** **HIST CORTESE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.114 mi.
600 ft. **Site 10 of 10 in cluster E**

Relative:
Higher

Actual:
273 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700440
Global Id:	T0603700440
Latitude:	34.0749319
Longitude:	-118.29002
Status:	Completed - Case Closed
Status Date:	12/13/1996
Case Worker:	YR
RB Case Number:	900040189
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700440
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:	Not reported

Global Id:	T0603700440
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:	Not reported

LUST:

Global Id:	T0603700440
Action Type:	Other
Date:	06/23/1993
Action:	Leak Reported

LUST:

Global Id:	T0603700440
Status:	Completed - Case Closed
Status Date:	12/13/1996

Global Id:	T0603700440
Status:	Open - Case Begin Date
Status Date:	06/23/1993

Global Id:	T0603700440

MARY CARROLL TRUST (Continued) **S104406263**

Status: Open - Site Assessment
Status Date: 06/23/1993

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900040189	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Excavate and Dispose
Global ID:	T0603700440	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	COUNCIL ST	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		6/23/1993
Date Leak Record Entered:	1/24/1994	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		11/26/1996
Date the Case was Closed:		12/13/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		4995.584360937877078649061982 1
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		6/23/1993
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Yes
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	NORTHERN TRUST BANK C/O SAIFER	
RP Address:	1000 WILSHIRE BLVD, SUITE 1800, LOS ANGELES CA 90017-2475	
Program:	LUST	
Lat/Long:	34.0748675 / -1	
Local Agency Staff:	PEJ	

MARY CARROLL TRUST (Continued) **S104406263**

Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	11/26/96 - CORRECTIVE ACTION PLAN #10375	CLAIM

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900040189

F38 **CITY OF LOS ANGELES** **SWEEPS UST** **S101583422**
WNW **411 N VERMONT AVE** **HIST UST** **N/A**
< 1/8 **LOS ANGELES, CA 90004** **CA FID UST**
0.119 mi.
629 ft. **Site 3 of 13 in cluster F**

Relative:
Higher

Actual:
315 ft.

SWEEPS UST:

Status:	Active
Comp Number:	287
Number:	4
Board Of Equalization:	44-011095
Referral Date:	03-11-93
Action Date:	03-15-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-000287-000001
Tank Status:	A
Capacity:	4000
Active Date:	04-20-88
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	1

HIST UST:

File Number:	00028E77
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028E77.pdf
Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported
Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported

CITY OF LOS ANGELES (Continued) **S101583422**

Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Click here for Geo Tracker PDF:

CA FID UST:
Facility ID: 19003706
Regulated By: UTNKA
Regulated ID: 00003827
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2132395020
Mail To: Not reported
Mailing Address: 200 N MAIN ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

F39 **DEPT OF TRANSPORTATION** **LUST** **S102428747**
WNW **411 VERMONT** **HIST CORTESE** **N/A**
< 1/8 **LOS ANGELES, CA 90013**
0.119 mi.
629 ft. **Site 4 of 13 in cluster F**

Relative:
Higher

Actual:
315 ft.

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040361
Status: Leak being confirmed
Substance: Diesel
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603700457
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: HOLLYWOOD FWY
Enforcement Type: Not reported
Date Leak Discovered: 5/7/1992
Date Leak First Reported: 5/7/1992
Date Leak Record Entered: 8/7/1992
Date Confirmation Began: 5/7/1992
Date Leak Stopped: 5/7/1992
Date Case Last Changed on Database: 8/14/1992
Date the Case was Closed: Not reported
How Leak Discovered: OM
How Leak Stopped: Not reported

DEPT OF TRANSPORTATION (Continued) **S102428747**

Cause of Leak:	Structure Failure	
Leak Source:	Tank	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		5045.162544486527999190583352
Source of Cleanup Funding:		Tank
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	ACTIVE LEAK TESTING	
RP Address:	1300 S. BEACON ST., SUITE 120, SAN PEDRO, 90731	
Program:	LUST	
Lat/Long:	34.0778154 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900040361

F40 **FIRST INTERSTATE BANK-DPO** **HIST UST** **U001560318**
WNW **411 N VERMONT AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.119 mi.
629 ft. **Site 5 of 13 in cluster F**

Relative:
Higher

Actual:
315 ft.

HIST UST:

File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000003827
Facility Type:	Other
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	2132395020
Owner Name:	UCBRC
Owner Address:	1200 W. 7TH STREET G9-4

FIRST INTERSTATE BANK-DPO (Continued) **U001560318**

Owner City,St,Zip:	LOS ANGELES, CA 90017
Total Tanks:	0001
Tank Num:	001
Container Num:	1
Year Installed:	1982
Tank Capacity:	00004000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

F41 **PARKING ENFORCEMENT** **UST** **U003780821**
WNW **411 N VERMONT AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.119 mi.
629 ft. **Site 6 of 13 in cluster F**

Relative: **Higher**
Actual: **315 ft.**

UST:

Facility ID:	Not reported
Permitting Agency:	Los Angeles City Fire Department
Latitude:	34.07811
Longitude:	-118.29248
Facility ID:	24382
Permitting Agency:	LOS ANGELES, CITY OF
Latitude:	34.0793479
Longitude:	-118.2909929

F42 **SHELL** **LUST** **S105126341**
West **341 VERMONT** **HIST CORTESE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.123 mi.
647 ft. **Site 7 of 13 in cluster F**

Relative: **Higher**
Actual: **310 ft.**

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603736741
Global Id:	T0603736741
Latitude:	34.0774208097112
Longitude:	-118.292029201984
Status:	Completed - Case Closed
Status Date:	01/29/2014
Case Worker:	JH
RB Case Number:	900040134A
Local Agency:	LOS ANGELES, CITY OF
File Location:	Regional Board
Local Case Number:	030399-74
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Other Solvent or Non-Petroleum Hydrocarbon
Site History:	Not reported

LUST:

Global Id:	T0603736741
Contact Type:	Local Agency Caseworker
Contact Name:	ELOY LUNA

SHELL (Continued) **S105126341**

Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603736741
Contact Type: Regional Board Caseworker
Contact Name: JAY HUANG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 WEST 4TH STREET, SUITE 200
City: LOS ANGELES
Email: jhuang@waterboards.ca.gov
Phone Number: 2135766711

LUST:

Global Id: T0603736741
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 11/30/2005
Action: Soil and Water Investigation Report

Global Id: T0603736741
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 07/22/2013
Action: Request for Closure - Regulator Responded

Global Id: T0603736741
Action Type: Other
Date: 11/15/2004
Action: Leak Reported

Global Id: T0603736741
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 09/14/2006
Action: Soil and Water Investigation Workplan

Global Id: T0603736741
Action Type: RESPONSE
Date: 06/11/2008
Action: Well Installation Report

Global Id: T0603736741

SHELL (Continued) **S105126341**

Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 04/15/2012
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 10/15/2012
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 01/15/2013
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 04/15/2013
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 07/15/2013
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 10/15/2013
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: ENFORCEMENT
Date: 06/15/2009

SHELL (Continued) **S105126341**

Action: Staff Letter

Global Id: T0603736741
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 02/13/2009
Action: CAP/RAP - Final Remediation / Design Plan

Global Id: T0603736741
Action Type: RESPONSE
Date: 06/30/2009
Action: Well Installation Report

Global Id: T0603736741
Action Type: REMEDIATION
Date: 10/01/2002
Action: Excavation

Global Id: T0603736741
Action Type: ENFORCEMENT
Date: 01/05/2011
Action: Staff Letter

Global Id: T0603736741
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 02/13/2009
Action: Well Installation Workplan

Global Id: T0603736741
Action Type: RESPONSE
Date: 08/18/2008
Action: Well Installation Report

Global Id: T0603736741
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

SHELL (Continued) **S105126341**

Global Id: T0603736741
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 06/11/2008
Action: CAP/RAP - Feasibility Study Report

Global Id: T0603736741
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: ENFORCEMENT
Date: 11/20/2013
Action: Notification - Preclosure

Global Id: T0603736741
Action Type: ENFORCEMENT
Date: 01/27/2014
Action: Closure/No Further Action Letter

Global Id: T0603736741
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603736741
Action Type: RESPONSE
Date: 04/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603736741
Action Type: REMEDIATION
Date: 02/15/2010
Action: Soil Vapor Extraction (SVE)

Global Id: T0603736741
Action Type: RESPONSE
Date: 05/01/2014
Action: Well Destruction Report

Global Id: T0603736741
Action Type: RESPONSE

SHELL (Continued) **S105126341**

Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603736741
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603736741
Action Type: RESPONSE
Date: 07/15/2011
Action: Remedial Progress Report

Global Id: T0603736741
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603736741
Action Type: Other
Date: 10/01/2002
Action: Leak Discovery

Global Id: T0603736741
Action Type: RESPONSE
Date: 04/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603736741
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: RESPONSE
Date: 12/15/2005
Action: Other Report / Document

Global Id: T0603736741
Action Type: RESPONSE
Date: 10/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603736741
Action Type: ENFORCEMENT
Date: 10/18/2005
Action: Staff Letter

LUST:
Global Id: T0603736741
Status: Completed - Case Closed
Status Date: 01/27/2014

SHELL (Continued) **S105126341**

Global Id: T0603736741
Status: Completed - Case Closed
Status Date: 01/29/2014

Global Id: T0603736741
Status: Open - Case Begin Date
Status Date: 10/01/2002

Global Id: T0603736741
Status: Open - Remediation
Status Date: 01/05/2011

Global Id: T0603736741
Status: Open - Site Assessment
Status Date: 11/15/2004

Global Id: T0603736741
Status: Open - Site Assessment
Status Date: 03/17/2005

Global Id: T0603736741
Status: Open - Site Assessment
Status Date: 01/20/2006

Global Id: T0603736741
Status: Open - Site Assessment
Status Date: 09/14/2006

HIST CORTESE:
Region: CORTESE
Facility County Code: Not reported
Reg By: Not reported
Reg Id: Not reported

F43 **VERMONT SHELL FOOD MART** **HIST UST** **S101582948**
West **341 N VERMONT AVE** **CA FID UST** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.123 mi.
647 ft. **Site 8 of 13 in cluster F**

Relative:
Higher

Actual:
310 ft.

HIST UST:
File Number: 00028378
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028378.pdf
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported

VERMONT SHELL FOOD MART (Continued) **S101582948**

Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

CA FID UST:

Facility ID:	19002001
Regulated By:	UTNKA
Regulated ID:	00003523
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2136665332
Mail To:	Not reported
Mailing Address:	P O BOX
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

F44 **T H A SIDDIGIS INC** **EDR Hist Auto** **1008994447**
West **341 N VERMONT AVE STE 3** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.123 mi.
647 ft. **Site 9 of 13 in cluster F**

Relative: EDR Hist Auto
Higher

Actual:
310 ft.

Year:	Name:	Type:
1969	SKINNER SHELL SERVICE	Gasoline Service Stations
1969	SKINNER SHELL SERVICE	Gasoline Service Stations
1975	MC CUNE LANDON W	Gasoline Service Stations
1976	MC CUNE LANDON W	Gasoline Service Stations
1986	HONG JOON PARK	Gasoline Service Stations
1987	HONG JOON PARK	Gasoline Service Stations
1999	VERMONT SHELL FOODMART	Not reported
2005	THA SIDDIGIS INC	Gasoline Service Stations
2006	THA SIDDIGIS INC	Gasoline Service Stations
2007	T H A SIDDIGIS INC	Gasoline Service Stations
2008	T H A SIDDIGIS INC	Gasoline Service Stations
2009	T H A SIDDIGIS INC	Gasoline Service Stations
2010	T H A SIDDIGIS INC	Gasoline Service Stations
2011	T H A SIDDIGIS INC	Gasoline Service Stations
2012	T H A SIDDIGIS INC	Gasoline Service Stations
2013	T H A SIDDIGIS INC	Gasoline Service Stations
2014	T H A SIDDIGIS INC	Gasoline Service Stations

F45 **R & S #12** **HIST UST** **U001560325**
West **341 N VERMONT AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.123 mi.
647 ft. **Site 10 of 13 in cluster F**

Relative: HIST UST:
Higher

Actual:
310 ft.

File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000003523
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	R & S. OIL COMPANY
Telephone:	2136699415
Owner Name:	SHELL OIL COMPANY
Owner Address:	P. O. BOX 4848
Owner City,St,Zip:	ANAHEIM, CA 92803
Total Tanks:	0003
Tank Num:	001
Container Num:	1
Year Installed:	1978
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor, Groundwater Monitoring Well, 10
Tank Num:	002
Container Num:	2
Year Installed:	1978
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor, Groundwater Monitoring Well, 10
Tank Num:	003
Container Num:	3
Year Installed:	1978
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor, Groundwater Monitoring Well, 10

F46 **SHELL** **LUST** **S105126418**
West **341 VERMONT AVE N** **N/A**
< 1/8 **LOS ANGELES, CA 90004**
0.123 mi.
647 ft. **Site 11 of 13 in cluster F**

Relative: LUST:
Higher

Actual:
310 ft.

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700436
Global Id:	T0603700436
Latitude:	34.07756434
Longitude:	-118.2918368

SHELL (Continued) **S105126418**

Status: Completed - Case Closed
Status Date: 07/18/1996
Case Worker: YR
RB Case Number: 900040134
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700436
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: Not reported

Global Id: T0603700436
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: Not reported

LUST:
Global Id: T0603700436
Action Type: Other
Date: 04/13/1989
Action: Leak Reported

LUST:
Global Id: T0603700436
Status: Completed - Case Closed
Status Date: 07/18/1996

Global Id: T0603700436
Status: Open - Case Begin Date
Status Date: 04/13/1989

Global Id: T0603700436
Status: Open - Site Assessment
Status Date: 06/18/1990

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040134
Status: Case Closed

SHELL (Continued) **S105126418**

Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Remove Free Product
Global ID:	T0603700436	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	OAKWOOD	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		4/13/1989
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		12/12/1996
Date the Case was Closed:		7/18/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		5102.862507253417531838921312
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		6/18/1990
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Yes
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	SHELL OIL COMPANY	
RP Address:	P.O. BOX 4848, ANAHEIM CA 92803	
Program:	LUST	
Lat/Long:	34.0777794 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

F47
West
< 1/8
0.123 mi.
647 ft.

VERMONT SHELL FOOD MART
341 N VERMONT AVE
LOS ANGELES, CA 90004

Site 12 of 13 in cluster F

UST **U003780065**
SWEEPS UST **N/A**

Relative:
Higher

Actual:
310 ft.

UST:

Facility ID:	23536
Permitting Agency:	LOS ANGELES, CITY OF
Latitude:	34.078778
Longitude:	-118.290705

Facility ID:	FA0030399
Permitting Agency:	Los Angeles City Fire Department
Latitude:	34.07743
Longitude:	-118.29205

SWEEPS UST:

Status:	Active
Comp Number:	195
Number:	1
Board Of Equalization:	44-011038
Referral Date:	02-23-93
Action Date:	04-25-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-000195-000001
Tank Status:	A
Capacity:	10000
Active Date:	04-20-88
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	3

Status:	Active
Comp Number:	195
Number:	1
Board Of Equalization:	44-011038
Referral Date:	02-23-93
Action Date:	04-25-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-000195-000002
Tank Status:	A
Capacity:	10000
Active Date:	04-20-88
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	195
Number:	1
Board Of Equalization:	44-011038
Referral Date:	02-23-93
Action Date:	04-25-94
Created Date:	02-29-88

VERMONT SHELL FOOD MART (Continued) **U003780065**

Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-000195-000003
Tank Status:	A
Capacity:	10000
Active Date:	04-20-88
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

F48 **SHELL SERVICE** **RCRA-SQG 1006804895**
West **341 N VERMONT AVE** **FINDS CAR000114629**
< 1/8 **LOS ANGELES, CA 90004** **ECHO**
0.123 mi. **HAZNET**
647 ft. **Site 13 of 13 in cluster F**

Relative: Higher

Actual: 310 ft.

RCRA-SQG:

Date form received by agency:	08/16/2002
Facility name:	SHELL SERVICE
Facility address:	341 N VERMONT AVE S A P NO 135494 LOS ANGELES, CA 90004-3510
EPA ID:	CAR000114629
Mailing address:	P O BOX 2648 HOUSTON, TX 77252-2648
Contact:	SONDRA BIENVENU
Contact address:	P O BOX 2648 HOUSTON, TX 77252-2648
Contact country:	US
Contact telephone:	713-241-5036
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	EQUILON ENT LLC DBA S O P US
Owner/operator address:	P O BOX 2648 HOUSTON, TX 77252
Owner/operator country:	Not reported
Owner/operator telephone:	713-241-5036
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No

SHELL SERVICE (Continued) **1006804895**

Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D018
. Waste name: BENZENE

Violation Status: No violations found

FINDS:

Registry ID: 110013311665

Environmental Interest/Information System
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1006804895
Registry ID: 110013311665
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110013311665

HAZNET:
envid: 1006804895

SHELL SERVICE (Continued) **1006804895**

Year:	2009
GEPAID:	CAR000114629
Contact:	R HULL/ENV. REPORTING ANALYST
Telephone:	2818742224
Mailing Name:	Not reported
Mailing Address:	12700 NORTHBOROUGH DR 300G03
Mailing City,St,Zip:	Houston, TX 770670000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues less than 10 percent
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.231
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1006804895
Year:	2003
GEPAID:	CAR000114629
Contact:	N CORTEZ/ENVT'L DATA ANALYST
Telephone:	2818742224
Mailing Name:	Not reported
Mailing Address:	12700 NORTHBOROUGH DRIVE MFT 240-G
Mailing City,St,Zip:	Houston, TX 770672508
Gen County:	Not reported
TSD EPA ID:	CAD028409019
TSD County:	Not reported
Waste Category:	Not reported
Disposal Method:	Treatment, Tank
Tons:	Not reported
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1006804895
Year:	2003
GEPAID:	CAR000114629
Contact:	N CORTEZ/ENVT'L DATA ANALYST
Telephone:	2818742224
Mailing Name:	Not reported
Mailing Address:	12700 NORTHBOROUGH DRIVE MFT 240-G
Mailing City,St,Zip:	Houston, TX 770672508
Gen County:	Not reported
TSD EPA ID:	CAD028409019
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues less than 10 percent
Disposal Method:	Not reported
Tons:	0.2
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1006804895
Year:	2002
GEPAID:	CAR000114629

SHELL SERVICE (Continued) **1006804895**

Contact:	N CORTEZ/ENVT'L DATA ANALYST
Telephone:	2818742224
Mailing Name:	Not reported
Mailing Address:	12700 NORTHBOROUGH DRIVE MFT 240-G
Mailing City,St,Zip:	Houston, TX 770672508
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues less than 10 percent
Disposal Method:	Recycler
Tons:	1.04
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1006804895
Year:	2002
GEPAID:	CAR000114629
Contact:	N CORTEZ/ENVT'L DATA ANALYST
Telephone:	2818742224
Mailing Name:	Not reported
Mailing Address:	12700 NORTHBOROUGH DRIVE MFT 240-G
Mailing City,St,Zip:	Houston, TX 770672508
Gen County:	Not reported
TSD EPA ID:	CAD982484933
TSD County:	Not reported
Waste Category:	Other empty containers 30 gallons or more
Disposal Method:	Disposal, Other
Tons:	11
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

Click this hyperlink while viewing on your computer to access additional CA_HAZNET: detail in the EDR Site Report.

G49 **BLANCHARD W H** **EDR Hist Auto** **1009080606**
SE **3660 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.125 mi.
658 ft. **Site 1 of 6 in cluster G**

Relative: EDR Hist Auto
Lower

Actual: Year: Name: Type:
270 ft. 1929 BLANCHARD W H GASOLINE AND OIL SERVICE STATION

H50 **TRUST SERVICES OF AMERICA** **ENVIROSTOR** **1000387420**
South **218,220,224 NORTH JUANITA AVENUE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.147 mi.
776 ft. **Site 1 of 4 in cluster H**

Relative:
Lower

Actual:
268 ft.

ENVIROSTOR:

Facility ID:	19290296
Status:	Refer: Other Agency
Status Date:	05/06/1998
Site Code:	Not reported
Site Type:	Historical
Site Type Detailed:	* Historical
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	* Mmonroy
Division Branch:	Cleanup Chatsworth
Assembly:	Not reported
Senate:	Not reported
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	34.07510
Longitude:	-118.2900
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CARROL TRUST
Alias Type:	Alternate Name
Alias Name:	HANSEN'S JUICES
Alias Type:	Alternate Name
Alias Name:	LYNDE-ORDWAY CO., INC.
Alias Type:	Alternate Name
Alias Name:	PAINT ENGINEERS
Alias Type:	Alternate Name
Alias Name:	PARKER JUDGE
Alias Type:	Alternate Name
Alias Name:	CAD982361T68
Alias Type:	EPA Identification Number
Alias Name:	19290296
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* Discovery
Completed Date:	06/20/1991
Comments:	From EPA CERCLA PA fit report. Site is located in three lots. 1) 218 N. Juanita Avenue: the site currently leased by Lynde-Ordnay Co., Inc. Carroll Trust has owned since 1940s and LOC leased it since then. 1990 geophysical surveys located three underground tanks on the property. 2) 220 N. Juanita Avenue: it is currently a vacant lot. The Parker Judge owned in 1938. Paint Engineers owned and operated in 1946. Carroll Trust since 1953. 3) 222 N. Juanita Avenue: Hansen's

TRUST SERVICES OF AMERICA (Continued) **1000387420**

Juices leased it since 1989. The Los Angeles unified school district conducted Phase I & II investigations to purchase the property. Revealed petroleum contamination in the soil. Stoddard solvent was detected in the soil. The highest level was 4500 mg/kg volatile organics and chlorinated hydrocarbons were also detected in the soil. Contamina- tion has also been detected in the groundwater. FIT recommended NFA for EPA. Medium priority PEA required.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	05/10/1995
Comments:	NFA FOR DTSC, PETROLEUM EXCLUSION.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	06/20/1991
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

H51 **TRUST SERVICES OF AMERICA** **SEMS-ARCHIVE** **1003879467**
South **220/222 NORTH JUANITA AVE** **CAD982361768**
1/8-1/4 **LOS ANGELES, CA 90004**
0.148 mi.
779 ft. **Site 2 of 4 in cluster H**

Relative: **Lower**

Actual: **268 ft.**

SEMS Archive:

Site ID:	0903669
EPA ID:	CAD982361768
Cong District:	24
FIPS Code:	06037
FF:	N
NPL:	Not on the NPL
Non NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information
Latitude:	34.078333
Longitude:	-118.308333

SEMS Archive Detail:

Region:	09
Site ID:	0903669
EPA ID:	CAD982361768
Site Name:	TRUST SERVICES OF AMERICA
NPL:	N
FF:	N
OU:	00
Action Code:	VS
Action Name:	ARCH SITE
SEQ:	1

TRUST SERVICES OF AMERICA (Continued) **1003879467**

Start Date:	Not reported
Finish Date:	1991-03-28 05:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf In-Hse
Region:	09
Site ID:	0903669
EPA ID:	CAD982361768
Site Name:	TRUST SERVICES OF AMERICA
NPL:	N
FF:	N
OU:	00
Action Code:	PA
Action Name:	PA
SEQ:	1
Start Date:	Not reported
Finish Date:	1991-03-28 05:00:00
Qual:	N
Current Action Lead:	EPA Perf
Region:	09
Site ID:	0903669
EPA ID:	CAD982361768
Site Name:	TRUST SERVICES OF AMERICA
NPL:	N
FF:	N
OU:	00
Action Code:	DS
Action Name:	DISCVRY
SEQ:	1
Start Date:	1989-09-06 04:00:00
Finish Date:	1989-09-06 04:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf

G52 **MCCLELLAND/WESTERN EXTERM** **LUST** **S101296897**
SE **3654 BEVERLY BLVD** **HIST CORTESE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.153 mi.
807 ft. **Site 2 of 6 in cluster G**

Relative: LUST:
Higher

Actual: Lead Agency:	LOS ANGELES RWQCB (REGION 4)
271 ft. Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700427
Global Id:	T0603700427
Latitude:	34.075939
Longitude:	-118.287634
Status:	Completed - Case Closed
Status Date:	06/20/1996
Case Worker:	YR
RB Case Number:	900040034
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Kerosene

MCCLELLAND/WESTERN EXTERM (Continued) **S101296897**

Site History: Not reported

LUST:
Global Id: T0603700427
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: Not reported

Global Id: T0603700427
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: Not reported

LUST:
Global Id: T0603700427
Action Type: Other
Date: 11/30/1989
Action: Leak Reported

LUST:
Global Id: T0603700427
Status: Completed - Case Closed
Status Date: 06/20/1996

Global Id: T0603700427
Status: Open - Case Begin Date
Status Date: 11/30/1989

Global Id: T0603700427
Status: Open - Site Assessment
Status Date: 11/19/1992

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040034
Status: Case Closed
Substance: Kerosene
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Excavate and Dispose
Global ID: T0603700427
W Global ID: Not reported
Staff: UNK
Local Agency: 19050

MCCLELLAND/WESTERN EXTERM (Continued) **S101296897**

Cross Street:	Not reported	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		11/30/1989
Date Leak Record Entered:	6/17/1996	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		6/18/1996
Date the Case was Closed:		6/20/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	OLD CASE #900040207	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		5850.448485144197630068590314 9
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		11/19/1992
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	ROY J. MURRAY FAMILY TRUST	
RP Address:	120 PARKVIEW CIRCLE, PARK CITY UTAH 84060	
Program:	LUST	
Lat/Long:	34.0761175 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900040034

G53 **UNK** **SWEEPS UST** **S101583001**
SE **3654 W BEVERLY BLVD** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004** **LA Co. Site Mitigation**
0.153 mi.
807 ft. **Site 3 of 6 in cluster G**

Relative:
Higher

Actual:
271 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	7896
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	0

CA FID UST:

Facility ID:	19002189
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	UNK
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

LA Co. Site Mitigation:

Facility ID:	Not reported
Status:	Not reported
Site ID:	SD0011779
Jurisdiction:	Not reported
Case ID:	RO0000565
Abated:	Yes
Assigned To:	Not reported
Entered Date:	Not reported
Abated Date:	06/19/1990

I54 **MOBIL SERVICE STATION** **LUST** **S104406303**
ESE **301 VIRGIL ST N** **HIST CORTESE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.154 mi.
813 ft. **Site 1 of 4 in cluster I**

Relative:
Higher

Actual:
272 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700986
Global Id:	T0603700986
Latitude:	34.076643
Longitude:	-118.287157
Status:	Completed - Case Closed
Status Date:	07/17/1996
Case Worker:	YR
RB Case Number:	900402521
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700986
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:	Not reported

Global Id:	T0603700986
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:	Not reported

LUST:

Global Id:	T0603700986
Action Type:	Other
Date:	05/14/1984
Action:	Leak Reported

LUST:

Global Id:	T0603700986
Status:	Completed - Case Closed
Status Date:	07/17/1996

Global Id:	T0603700986
Status:	Open - Case Begin Date
Status Date:	05/14/1984

MOBIL SERVICE STATION (Continued) **S104406303**

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900402521	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700986	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	Not reported	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		5/14/1984
Date Leak Record Entered:	9/29/1989	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		9/29/1989
Date the Case was Closed:		7/17/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Tank	
Operator:	BADKOUBEI, FHAHRIAR	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		6105.736201709612903083001236 8
Source of Cleanup Funding:		Tank
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	MOBIL CORP	
RP Address:	3800 W ALAMEDA AVE, SUITE 700, BURBANK CA 91505	
Program:	LUST	
Lat/Long:	34.0762035 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	

MOBIL SERVICE STATION (Continued) **S104406303**

Assigned Name: Not reported
Summary: Not reported

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900402521

H55 **CENTRAL REGION ELEMENTARY SCHOOL NO 20** **RCRA-LQG** **1011488097**
South **218 N JUANITA AVE** **CAR000192195**
1/8-1/4 **LOS ANGELES, CA 90004**
0.159 mi.
839 ft. **Site 3 of 4 in cluster H**

Relative:
Lower

Actual:
268 ft.

RCRA-LQG:
Date form received by agency: 05/15/2008
Facility name: CENTRAL REGION ELEMENTARY SCHOOL NO 20
Facility address: 218 N JUANITA AVE
LOS ANGELES, CA 90004
EPA ID: CAR000192195
Mailing address: 333 S BEAUDRY AVE
LAUSD OEHS 20TH FL
LOS ANGELES, CA 90017
Contact: SOE AUNG
Contact address: 333 S BEAUDRY AVE LAUSD OEHS 20TH FL
LOS ANGELES, CA 90017
Contact country: US
Contact telephone: 213-241-3904
Contact email: SOE.AUNG@LAUSD.NET
EPA Region: 09
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:
Owner/operator name: CENTRAL REGION ELEMENTARY SCHOOL NO 20
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: District
Owner/Operator Type: Operator
Owner/Op start date: 05/14/2008

CENTRAL REGION ELEMENTARY SCHOOL NO 20 (Continued) **1011488097**

Owner/Op end date: Not reported

Owner/operator name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Owner/operator address: 333 S BEAUDRY AVE
LOS ANGELES, CA 90017
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: District
Owner/Operator Type: Owner
Owner/Op start date: 05/14/2008
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D008
. Waste name: LEAD

Violation Status: No violations found

J56 **NEWELL COLOUR LAB** **RCRA-SQG** **1000597662**
SSE **221 N WESTMORELAND AVE** **FINDS** **CAD983616822**
1/8-1/4 **LOS ANGELES, CA 90004** **ECHO**
0.161 mi.
850 ft. **Site 1 of 9 in cluster J**

Relative:
Lower

Actual:
266 ft.

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: NEWELL COLOUR LAB
Facility address: 221 N WESTMORELAND AVE
LOS ANGELES, CA 90004-4892
EPA ID: CAD983616822
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous

NEWELL COLOUR LAB (Continued) **1000597662**

waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	WACE USA
Owner/operator address:	2 N RIVERSIDE PL STE 1400 CHICAGO, IL 60606
Owner/operator country:	Not reported
Owner/operator telephone:	312-876-0533
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Historical Generators:

Date form received by agency:	01/28/1992
Site name:	NEWELL COLOUR LAB
Classification:	Large Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110002867327

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

NEWELL COLOUR LAB (Continued) **1000597662**

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000597662
Registry ID: 110002867327
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002867327

J57 **NEWELL COLOUR** **ENVIROSTOR** **S110494101**
SSE **221 N. WESTMORLAND AVENUE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.161 mi.
850 ft. **Site 2 of 9 in cluster J**

Relative:
Lower

Actual:
266 ft.

ENVIROSTOR:
Facility ID: 71003148
Status: Refer: Other Agency
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Chatsworth
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.05223
Longitude: -118.2436
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD983616822
Alias Type: EPA Identification Number
Alias Name: 110002867327
Alias Type: EPA (FRS #)
Alias Name: 71003148
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported

NEWELL COLOUR (Continued) **S110494101**

Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

J58 **VALUE CHARTER SCHOOL** **ENVIROSTOR** **1010728020**
SSE **221 NORTH WESTMORELAND AVENUE** **VCP** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004** **SCH**
0.161 mi.
850 ft. **Site 3 of 9 in cluster J**

Relative:
Lower

Actual:
266 ft.

ENVIROSTOR:

Facility ID:	19730196
Status:	Certified
Status Date:	01/16/2004
Site Code:	304413
Site Type:	School Cleanup
Site Type Detailed:	School
Acres:	1
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.07500
Longitude:	-118.2885
APN:	5501008024
Past Use:	* BUSINESS SERVICES
Potential COC:	TPH-diesel Tetrachloroethylene (PCE Silver
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL
Alias Name:	CROSSROADS TRUST
Alias Type:	Alternate Name
Alias Name:	CROSSROADS TRUST-VALUE CHARTER SCHOOL
Alias Type:	Alternate Name
Alias Name:	VALUE CHARTER SCHOOL
Alias Type:	Alternate Name
Alias Name:	5501008024
Alias Type:	APN
Alias Name:	110033613365
Alias Type:	EPA (FRS #)
Alias Name:	304413
Alias Type:	Project Code (Site Code)
Alias Name:	19730196
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE

VALUE CHARTER SCHOOL (Continued) **1010728020**

Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 07/09/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 01/16/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 11/07/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 01/16/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 09/18/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 06/27/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * CEQA
Completed Date: 01/09/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 01/16/2004
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VALUE CHARTER SCHOOL (Continued) **1010728020**

Facility ID: 19270328
Status: Refer: Other Agency
Status Date: 10/16/2018
Site Code: Not reported
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 0.1
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Cleanup Chatsworth
Assembly: 53
Senate: 24
Special Program: Voluntary Cleanup Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.07509
Longitude: -118.2886
APN: 5501008024, 5547-019-032
Past Use: PHOTOGRAPHIC PROCESSING
Potential COC: * Photochemicals/Photoprocessing Waste * UNSPECIFIED SLUDGE WASTE
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: 5501008024
Alias Type: APN
Alias Name: 5547-019-032
Alias Type: APN
Alias Name: 110033616567
Alias Type: EPA (FRS #)
Alias Name: 19270328
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 10/10/2001
Comments: A Voluntary Cleanup Agreement between the owner and the Department of Toxic Substances Control (DTSC) was entered. Two documents, Environmental Site Assessment Subsurface Soil Investigation dated June 2001 (previously submitted), and Environmental Site Assessment Subsurface Soil and Groundwater Investigation dated July 2001 (previously submitted) were reviewed by the DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 07/22/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported

VALUE CHARTER SCHOOL (Continued) **1010728020**

Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:
Facility ID: 19270328
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.1
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Cleanup Chatsworth
Site Code: Not reported
Assembly: 53
Senate: 24
Special Programs Code: Voluntary Cleanup Program
Status: Refer: Other Agency
Status Date: 10/16/2018
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 34.07509 / -118.2886
APN: 5501008024, 5547-019-032
Past Use: PHOTOGRAPHIC PROCESSING
Potential COC: 10086, 10197
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: 5501008024
Alias Type: APN
Alias Name: 5547-019-032
Alias Type: APN
Alias Name: 110033616567
Alias Type: EPA (FRS #)
Alias Name: 19270328
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 10/10/2001
Comments: A Voluntary Cleanup Agreement between the owner and the Department of Toxic Substances Control (DTSC) was entered. Two documents, Environmental Site Assessment Subsurface Soil Investigation dated June 2001 (previously submitted), and Environmental Site Assessment Subsurface Soil and Groundwater Investigation dated July 2001 (previously submitted) were reviewed by the DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 07/22/2002

VALUE CHARTER SCHOOL (Continued) **1010728020**

Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19730196
Site Type:	School Cleanup
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304413
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	Certified
Status Date:	01/16/2004
Restricted Use:	NO
Funding:	School District
Latitude:	34.07500
Longitude:	-118.2885
APN:	5501008024
Past Use:	* BUSINESS SERVICES
Potential COC:	TPH-diesel, TPH-diesel, Tetrachloroethylene (PCE, Silver
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL
Alias Name:	CROSSROADS TRUST
Alias Type:	Alternate Name
Alias Name:	CROSSROADS TRUST-VALUE CHARTER SCHOOL
Alias Type:	Alternate Name
Alias Name:	VALUE CHARTER SCHOOL
Alias Type:	Alternate Name
Alias Name:	5501008024
Alias Type:	APN
Alias Name:	110033613365
Alias Type:	EPA (FRS #)
Alias Name:	304413
Alias Type:	Project Code (Site Code)
Alias Name:	19730196
Alias Type:	Envirostor ID Number

Completed Info:

VALUE CHARTER SCHOOL (Continued) **1010728020**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 07/09/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 01/16/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 11/07/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 01/16/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 09/18/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 06/27/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * CEQA
Completed Date: 01/09/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 01/16/2004
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

I59 **MOBIL OIL CORP** **SWEEPS UST** **S101582984**
ESE **301 N VIRGIL AVE** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.161 mi.
851 ft. **Site 2 of 4 in cluster I**

Relative:
Higher

Actual:
271 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	6687
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	0

CA FID UST:

Facility ID:	19002127
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	301 N VIRGIL AVE
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

K60 **CALIFORNIA HIGHWAY PATROL** **SWEEPS UST** **S101586453**
WNW **437 N VERMONT AVE** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.163 mi.
862 ft. **Site 1 of 3 in cluster K**

Relative:
Higher

Actual:
311 ft.

SWEEPS UST:

Status:	Active
Comp Number:	4397
Number:	6
Board Of Equalization:	Not reported
Referral Date:	09-22-93
Action Date:	05-02-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported

CALIFORNIA HIGHWAY PATROL (Continued) **S101586453**

Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19050660
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 437 N VERMONT AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

G61 **MARGARET MCCLELLAND** **SWEEPS UST** **S101583458**
SE **3644 W BEVERLY BLVD** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90057**
0.164 mi.
868 ft. **Site 4 of 6 in cluster G**

Relative:
Higher

Actual:
273 ft.

SWEEPS UST:
Status: Not reported
Comp Number: 7422
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: 0

CA FID UST:
Facility ID: 19003822
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported

MARGARET MCCLELLAND (Continued) **S101583458**

Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	3644 W BEVERLY BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900570000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

G62 **DUNLEE CORP** **RCRA-SQG 1000279895**
SE **3644 BEVERLY BLVD** **FINDS CAD052403706**
1/8-1/4 **LOS ANGELES, CA 90004** **ECHO**
0.164 mi.
868 ft. **Site 5 of 6 in cluster G**

Relative:
Higher

Actual:
273 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	DUNLEE CORP
Facility address:	3644 BEVERLY BLVD LOS ANGELES, CA 90004
EPA ID:	CAD052403706
Mailing address:	BEVERLY BLVD LOS ANGELES, CA 90004
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	RCA-PICKER
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported
Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED

DUNLEE CORP (Continued) **1000279895**

NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002649028

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000279895
Registry ID: 110002649028
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002649028

G63 **MCCLELLAND PROPERTY/ARCO** **LUST** **S101296896**
SE **3644 BEVERLY BLVD** **HIST CORTESE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.164 mi.
868 ft. **Site 6 of 6 in cluster G**

Relative:
Higher

Actual:
273 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700442
Global Id:	T0603700442
Latitude:	34.0758985
Longitude:	-118.2875746
Status:	Completed - Case Closed
Status Date:	06/28/1996
Case Worker:	YR
RB Case Number:	900040207
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700442
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:	Not reported

Global Id:	T0603700442
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:	Not reported

LUST:

Global Id:	T0603700442
Action Type:	Other
Date:	11/30/1989
Action:	Leak Reported

LUST:

Global Id:	T0603700442
Status:	Completed - Case Closed
Status Date:	06/28/1996

Global Id:	T0603700442
Status:	Open - Case Begin Date
Status Date:	11/30/1989

Global Id:	T0603700442

MCCLELLAND PROPERTY/ARCO (Continued) **S101296896**

Status: Open - Site Assessment
Status Date: 11/19/1992

Global Id: T0603700442
Status: Open - Verification Monitoring
Status Date: 11/27/1995

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900040207	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Excavate and Dispose
Global ID:	T0603700442	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	WESTMORELAND AVE	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		11/30/1989
Date Leak Record Entered:	12/27/1992	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		6/20/1996
Date the Case was Closed:		6/28/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		5880.71207630127390991287220 55
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		11/19/1992
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		11/27/1995
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Yes
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	WESTERN EXTERMINATOR	

MCCLELLAND PROPERTY/ARCO (Continued) **S101296896**

RP Address: 3333 W. TEMPLE ST., LOS ANGELES CA 90026
Program: LUST
Lat/Long: 34.0758985 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: 9/5/97-LOC REMOVED DUE TO CASE CLOSURE

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040207

K64 **CALIFORNIA HIGHWAY PATROL** **SWEEPS UST** **S101629771**
NW **4016 ROSEWOOD AVE** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.165 mi.
871 ft. **Site 2 of 3 in cluster K**

Relative:
Higher

Actual:
312 ft.

SWEEPS UST:
Status: Active
Comp Number: 830
Number: 6
Board Of Equalization: 44-000236
Referral Date: 01-20-93
Action Date: 04-25-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000830-000001
Tank Status: A
Capacity: 1000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: 1

CA FID UST:
Facility ID: 19055348
Regulated By: UTNKA
Regulated ID: 00007650
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2137362991
Mail To: Not reported
Mailing Address: P O BOX
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported

CALIFORNIA HIGHWAY PATROL (Continued) **S101629771**

Comments: Not reported
Status: Active

K65 **CALIFORNIA HIGHWAY PATROL** **HIST UST** **U001560313**
NW **4016 ROSEWOOD AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.165 mi.
871 ft. **Site 3 of 3 in cluster K**

Relative: **Higher**
Actual: **312 ft.**

HIST UST:

File Number:	00026968
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026968.pdf
Region:	STATE
Facility ID:	00000007650
Facility Type:	Other
Other Type:	CHP
Contact Name:	Not reported
Telephone:	2137362991
Owner Name:	CALIFORNIA HIGHWAY PATROL
Owner Address:	P.O. BOX 898
Owner City,St,Zip:	SACRAMENTO, CA 95804
Total Tanks:	0001
Tank Num:	001
Container Num:	514-1
Year Installed:	1950
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

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66 **CHANG Y LEE (SANDERS (BEO)** **SWEEPS UST** **S101583618**
WSW **3818 BEVERLY BLVD** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.167 mi.
884 ft.

Relative: **Higher**
Actual: **295 ft.**

SWEEPS UST:

Status:	Not reported
Comp Number:	7133
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported

CHANG Y LEE (SANDERS (BEO) (Continued) **S101583618**

Number Of Tanks: 0

CA FID UST:
Facility ID: 19004998
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 3818 BEVERLY BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

L67 **MIDWAY MOTORS INC** **LUST** **S101584762**
SSW **200 N VERMONT AVE** **SWEEPS UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004** **CA FID UST**
0.169 mi. **EMI**
890 ft. **Site 1 of 4 in cluster L** **HAZNET**
HIST CORTESE
Relative:
Higher
Actual:
286 ft.

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040325
Status: Leak being confirmed
Substance: 1
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700453
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: BEVERLY BLVD
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 5/29/1996
Date Leak Record Entered: 10/9/1996
Date Confirmation Began: 5/29/1996
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 5/29/1996
Date the Case was Closed: Not reported
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported

MIDWAY MOTORS INC (Continued) **S101584762**

Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 4617.336262842701579789967 3707
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: LA UNIFIED SCHOOL DIST
RP Address: 1425 S PEDRO, LOS ANGELES CA
Program: LUST
Lat/Long: 34.0744835 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

SWEEPS UST:
Status: Not reported
Comp Number: 6977
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19015343
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000

MIDWAY MOTORS INC (Continued) **S101584762**

Mail To: Not reported
Mailing Address: 200 N VERMONT AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

EMI:
Year: 1996
County Code: 19
Air Basin: SC
Facility ID: 12113
Air District Name: SC
SIC Code: 5511
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 3
Reactive Organic Gases Tons/Yr: 2
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

HAZNET:
envid: S101584762
Year: 2017
GEPAID: CAL000416308
Contact: OSCAR ALDANA
Telephone: 2133879999
Mailing Name: Not reported
Mailing Address: 200 N VERMONT AVE
Mailing City,St,Zip: LOS ANGELES, CA 90004
Gen County: Los Angeles
TSD EPA ID: CAL000330453
TSD County: Los Angeles
Waste Category: Other organic solids
Disposal Method: Metals Recovery Including Retoring,Smelting,Chemicals,Ect
Tons: 2
Cat Decode: Other organic solids
Method Decode: Metals Recovery Including Retoring,Smelting,Chemicals,Ect
Facility County: Los Angeles

envid: S101584762
Year: 2016
GEPAID: CAL000416308
Contact: OSCAR ALDANA
Telephone: 2133879999
Mailing Name: Not reported
Mailing Address: 200 N VERMONT AVE

MIDWAY MOTORS INC (Continued) **S101584762**

Mailing City,St,Zip: LOS ANGELES, CA 90004
Gen County: Los Angeles
TSD EPA ID: CAL000330453
TSD County: Los Angeles
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.2
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040325

L68 **MIDWAY BODY SHOP** **RCRA-SQG** **1000435851**
SSW **200 N VERMONT** **FINDS** **CAD981159320**
1/8-1/4 **LOS ANGELES, CA 90004** **ECHO**
0.169 mi. **HAZNET**
890 ft. **Site 2 of 4 in cluster L**

Relative:
Higher

Actual:
286 ft.

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: MIDWAY BODY SHOP
Facility address: 200 N VERMONT
LOS ANGELES, CA 90004
EPA ID: CAD981159320
Mailing address: N VERMONT
LOS ANGELES, CA 90004
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Land type: Facility is not located on Indian land. Additional information is not known.
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: MIDWAY FORD SALES
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private

MIDWAY BODY SHOP (Continued) **1000435851**

Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Evaluation Action Summary:
Evaluation date: 12/10/1992
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 09/10/1992
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State Contractor/Grantee

FINDS:

Registry ID: 110002677504

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport,

MIDWAY BODY SHOP (Continued) **1000435851**

and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000435851
Registry ID:	110002677504
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002677504

HAZNET:

envid:	1000435851
Year:	2009
GEPAID:	CAD981159320
Contact:	TONIA DOUGLAS EXT 275
Telephone:	2133851411
Mailing Name:	Not reported
Mailing Address:	200 N VERMONT AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900044818
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Oil/water separation sludge
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	10.425
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000435851
Year:	2009
GEPAID:	CAD981159320
Contact:	TONIA DOUGLAS EXT 275
Telephone:	2133851411
Mailing Name:	Not reported
Mailing Address:	200 N VERMONT AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900044818
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Oil/water separation sludge
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	10.425
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000435851
Year:	2009
GEPAID:	CAD981159320
Contact:	TONIA DOUGLAS EXT 275

MIDWAY BODY SHOP (Continued) **1000435851**

Telephone:	2133851411
Mailing Name:	Not reported
Mailing Address:	200 N VERMONT AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900044818
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Oil/water separation sludge
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	10.425
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000435851
Year:	2009
GEPAID:	CAD981159320
Contact:	TONIA DOUGLAS EXT 275
Telephone:	2133851411
Mailing Name:	Not reported
Mailing Address:	200 N VERMONT AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900044818
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Oil/water separation sludge
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	10.425
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000435851
Year:	2008
GEPAID:	CAD981159320
Contact:	TONIA DOUGLAS EXT 275
Telephone:	2133851411
Mailing Name:	Not reported
Mailing Address:	200 N VERMONT AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900044818
Gen County:	Not reported
TSD EPA ID:	CAD093459485
TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Not reported
Tons:	0.702
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

Click this hyperlink while viewing on your computer to access
191 additional CA_HAZNET: record(s) in the EDR Site Report.

H69 **MIDWAY FORD BODY SHOP** **RCRA-SQG** **1000598248**
South **206 N JUANITA AVE** **FINDS** **CAD983622960**
1/8-1/4 **LOS ANGELES, CA 90004** **ECHO**
0.173 mi.
911 ft. **Site 4 of 4 in cluster H**

Relative:
Lower

Actual:
266 ft.

RCRA-SQG:

Date form received by agency:	03/10/1992
Facility name:	MIDWAY FORD BODY SHOP
Facility address:	206 N JUANITA AVE LOS ANGELES, CA 90004
EPA ID:	CAD983622960
Mailing address:	200 N VERMONT AVE LOS ANGELES, CA 90004
Contact:	MICHAEL MAGEE
Contact address:	206 N JUANITA AVE LOS ANGELES, CA 90004
Contact country:	US
Contact telephone:	213-385-1411
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	DON HANKEY
Owner/operator address:	4606 LANKERSHIM NORTH HOLLYWOOD, CA 91602
Owner/operator country:	Not reported
Owner/operator telephone:	818-508-2900
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

MIDWAY FORD BODY SHOP (Continued) **1000598248**

Violation Status: No violations found

FINDS:

Registry ID: 110002871054

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000598248
Registry ID: 110002871054
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002871054

M70 **FIRE STATION #6** **LUST S106116265**
East **326 VIRGIL AVE N.** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.178 mi.
941 ft. **Site 1 of 3 in cluster M**

Relative:
Higher

Actual:
275 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603784269
Global Id: T0603784269
Latitude: 34.077739
Longitude: -118.286796
Status: Completed - Case Closed
Status Date: 11/16/2009
Case Worker: Not reported
RB Case Number: 900040434
Local Agency: LOS ANGELES, CITY OF
File Location: Regional Board
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603784269
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: Not reported

FIRE STATION #6 (Continued) **S106116265**

LUST:

Global Id:	T0603784269
Action Type:	RESPONSE
Date:	10/15/2005
Action:	Monitoring Report - Quarterly
Global Id:	T0603784269
Action Type:	Other
Date:	07/30/2003
Action:	Leak Reported
Global Id:	T0603784269
Action Type:	RESPONSE
Date:	10/15/2006
Action:	Interim Remedial Action Plan
Global Id:	T0603784269
Action Type:	RESPONSE
Date:	10/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603784269
Action Type:	RESPONSE
Date:	07/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603784269
Action Type:	RESPONSE
Date:	01/15/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0603784269
Action Type:	ENFORCEMENT
Date:	06/15/2009
Action:	Staff Letter
Global Id:	T0603784269
Action Type:	RESPONSE
Date:	04/15/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0603784269
Action Type:	RESPONSE
Date:	10/15/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0603784269
Action Type:	RESPONSE
Date:	10/15/2003
Action:	Other Report / Document
Global Id:	T0603784269
Action Type:	REMEDIATION
Date:	12/01/2000
Action:	Excavation
Global Id:	T0603784269

FIRE STATION #6 (Continued) **S106116265**

Action Type: ENFORCEMENT
Date: 11/16/2009
Action: Closure/No Further Action Letter

Global Id: T0603784269
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603784269
Action Type: RESPONSE
Date: 04/15/2004
Action: Well Installation Report

Global Id: T0603784269
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603784269
Action Type: ENFORCEMENT
Date: 08/21/2006
Action: Staff Letter

Global Id: T0603784269
Action Type: ENFORCEMENT
Date: 11/17/2006
Action: Staff Letter

Global Id: T0603784269
Action Type: Other
Date: 07/01/1990
Action: Leak Discovery

Global Id: T0603784269
Action Type: RESPONSE
Date: 01/15/2004
Action: Soil and Water Investigation Workplan

Global Id: T0603784269
Action Type: ENFORCEMENT
Date: 09/08/2003
Action: Staff Letter

Global Id: T0603784269
Action Type: RESPONSE
Date: 08/27/2003
Action: Soil and Water Investigation Report

Global Id: T0603784269
Action Type: RESPONSE
Date: 10/31/2003
Action: Other Report / Document

Global Id: T0603784269
Action Type: RESPONSE
Date: 07/15/2005

FIRE STATION #6 (Continued) **S106116265**

Action: Monitoring Report - Quarterly

Global Id: T0603784269
Action Type: ENFORCEMENT
Date: 11/24/2003
Action: Staff Letter

Global Id: T0603784269
Action Type: ENFORCEMENT
Date: 02/03/2004
Action: Staff Letter

Global Id: T0603784269
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603784269
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603784269
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603784269
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603784269
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

LUST:
Global Id: T0603784269
Status: Completed - Case Closed
Status Date: 11/16/2009

Global Id: T0603784269
Status: Open - Case Begin Date
Status Date: 07/01/1990

Global Id: T0603784269
Status: Open - Site Assessment
Status Date: 09/06/2002

Global Id: T0603784269
Status: Open - Site Assessment
Status Date: 07/30/2003

Global Id: T0603784269
Status: Open - Site Assessment
Status Date: 02/03/2004

FIRE STATION #6 (Continued) **S106116265**

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900040434	
Status:	Pollution Characterization	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603784269	
W Global ID:	Not reported	
Staff:	MSH	
Local Agency:	19050	
Cross Street:	BEVERLY BLVD.	
Enforcement Type:	DLSEL	
Date Leak Discovered:	7/1/1990	
Date Leak First Reported:		7/30/2003
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	7/30/2003	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		Not reported
Date the Case was Closed:		Not reported
How Leak Discovered:	OM	
How Leak Stopped:	Other Means	
Cause of Leak:	Not reported	
Leak Source:	Piping	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		Not reported
Source of Cleanup Funding:		Piping
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		9/6/2002
Pollution Characterization Began:		1/29/2004
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	MIKE MULHERN	
RP Address:	650 S. SPRINGS ST., SUITE #600	
Program:	LUST	
Lat/Long:	0 / 0	
Local Agency Staff:	Not reported	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	

FIRE STATION #6 (Continued) **S106116265**

Assigned Name: Not reported
Summary: Not reported

M71 **FIRE STATION #6** **CA FID UST** **S101586259**
East **326 N VIRGIL AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.178 mi.
941 ft. **Site 2 of 3 in cluster M**

Relative: **Higher**

Actual: **275 ft.**

CA FID UST:
Facility ID: 19042305
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2134855846
Mail To: Not reported
Mailing Address: 200 N MAIN ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

M72 **LOS ANGELES FIRE STATION 6** **UST** **U003780807**
East **326 N VIRGIL AVE** **SWEEPS UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.178 mi.
941 ft. **Site 3 of 3 in cluster M**

Relative: **Higher**

Actual: **275 ft.**

UST:
Facility ID: FA0003882
Permitting Agency: Los Angeles City Fire Department
Latitude: 34.07704
Longitude: -118.28676

Facility ID: 24367
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.0788736
Longitude: -118.2853179

SWEEPS UST:
Status: Active
Comp Number: 6095
Number: 4
Board Of Equalization: Not reported
Referral Date: 02-23-93
Action Date: 03-31-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported

LOS ANGELES FIRE STATION 6 (Continued) **U003780807**

Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

N73 **90373** **HIST UST** **U001560309**
SE **3631 BEVERLY** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.180 mi.
948 ft. **Site 1 of 8 in cluster N**

Relative: **Higher**
Actual: **272 ft.**

HIST UST:

File Number:	00026BC3
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026BC3.pdf
Region:	STATE
Facility ID:	00000061800
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	MILTON, DAVID J.
Telephone:	2133895900
Owner Name:	CHEVRON U.S.A. INC.
Owner Address:	575 MARKET
Owner City,St,Zip:	SAN FRANCISCO, CA 94105
Total Tanks:	0004
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000370
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	WASTE
Type of Fuel:	Not reported
Container Construction Thickness:	0000370
Leak Detection:	Stock Inventor
Tank Num:	003
Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000370
Leak Detection:	Stock Inventor
Tank Num:	004
Container Num:	4
Year Installed:	Not reported
Tank Capacity:	00010000

90373 (Continued) **U001560309**

Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000370
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

N74 **DAVID J MILTON** **CA FID UST** **S101582996**
SE **3631 BEVERLY BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.180 mi.
948 ft. **Site 2 of 8 in cluster N**

Relative:
Higher

Actual:
272 ft.

CA FID UST:

Facility ID:	19002163
Regulated By:	UTNKI
Regulated ID:	00061800
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2133895900
Mail To:	Not reported
Mailing Address:	575 MARKET
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

N75 **CHEVRON #9-0373** **LUST** **1000730065**
SE **3631 BEVERLY BLVD** **SWEEPS UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004** **HIST CORTESE**
0.180 mi.
948 ft. **Site 3 of 8 in cluster N**

Relative:
Higher

Actual:
272 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700428
Global Id:	T0603700428
Latitude:	34.0759767
Longitude:	-118.2873738
Status:	Completed - Case Closed
Status Date:	09/19/1996
Case Worker:	YR
RB Case Number:	900040043
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

CHEVRON #9-0373 (Continued) **1000730065**

LUST:
Global Id: T0603700428
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: Not reported

Global Id: T0603700428
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: Not reported

LUST:
Global Id: T0603700428
Action Type: Other
Date: 10/27/1989
Action: Leak Reported

LUST:
Global Id: T0603700428
Status: Completed - Case Closed
Status Date: 09/19/1996

Global Id: T0603700428
Status: Open - Case Begin Date
Status Date: 10/27/1989

Global Id: T0603700428
Status: Open - Remediation
Status Date: 07/18/1991

Global Id: T0603700428
Status: Open - Site Assessment
Status Date: 10/27/1989

Global Id: T0603700428
Status: Open - Site Assessment
Status Date: 11/29/1990

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040043
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported

CHEVRON #9-0373 (Continued) **1000730065**

Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700428	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	TEMPLE ST	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		10/27/1989
Date Leak Record Entered:	11/20/1989	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		1/7/1997
Date the Case was Closed:		9/19/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		5984.2712881406306763253817973
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		10/27/1989
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		11/29/1990
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		7/18/1991
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	CHEVRON PRODUCTS CO	
RP Address:	P.O. BOX 2833, LA HABRA CA 90632-2833	
Program:	LUST	
Lat/Long:	34.0758125 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	GW MONITORING WELL ABANDONMENT REPORT	

SWEEPS UST:

Status:	Not reported
Comp Number:	3451
Number:	Not reported
Board Of Equalization:	44-012998

CHEVRON #9-0373 (Continued) **1000730065**

Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003451-000001
Tank Status: Not reported
Capacity: 10000
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: 4

Status: Not reported
Comp Number: 3451
Number: Not reported
Board Of Equalization: 44-012998
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003451-000002
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 3451
Number: Not reported
Board Of Equalization: 44-012998
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003451-000003
Tank Status: Not reported
Capacity: 10000
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 3451
Number: Not reported
Board Of Equalization: 44-012998
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003451-000004
Tank Status: Not reported

CHEVRON #9-0373 (Continued) **1000730065**

Capacity: 10000
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040043

N76 **CHEVRON STATION 90373** **RCRA-SQG** **1000857395**
SE **3631 BEVERLY** **FINDS** **CAD983668278**
1/8-1/4 **LOS ANGELES, CA 90004** **ECHO**
0.180 mi.
948 ft. **Site 4 of 8 in cluster N**

Relative:
Higher

Actual:
272 ft.

RCRA-SQG:
Date form received by agency: 05/17/1993
Facility name: CHEVRON STATION 90373
Facility address: 3631 BEVERLY
LOS ANGELES, CA 90004
EPA ID: CAD983668278
Mailing address: P O BOX 2833
LA HABRA, CA 90632
Contact: DESIREE CLOSS
Contact address: P O BOX 2833
LA HABRA, CA 90632
Contact country: US
Contact telephone: 310-694-7452
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: CHEVRON USA PRODUCTS CO
Owner/operator address: P O BOX 2833
LA HABRA, CA 90632
Owner/operator country: Not reported
Owner/operator telephone: 310-694-7452
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

CHEVRON STATION 90373 (Continued) **1000857395**

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002899132

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000857395
Registry ID: 110002899132
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002899132

N77 **BH - 126, INC.** **UST** **U003781699**
SE **3625 BEVERLY BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.183 mi.
965 ft. **Site 5 of 8 in cluster N**

Relative: UST:
Higher
Facility ID: 25475
Actual: Permitting Agency: LOS ANGELES, CITY OF
272 ft. Latitude: 34.0774293
Longitude: -118.2859252

N78 **CLASSIC CHEVRON** **UST** **U004263225**
SE **3625 W BEVERLY BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.183 mi.
965 ft. **Site 6 of 8 in cluster N**

Relative: UST:
Higher Facility ID: Not reported
Actual: Permitting Agency: Los Angeles City Fire Department
272 ft. Latitude: 34.07586
Longitude: -118.28728

N79 **CONSERV FUEL, STATION #6121** **UST** **U004274230**
SE **3625 BEVERLY BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.183 mi.
965 ft. **Site 7 of 8 in cluster N**

Relative: UST:
Higher Facility ID: FA0031291
Actual: Permitting Agency: Los Angeles City Fire Department
272 ft. Latitude: 34.07586
Longitude: -118.28728

I80 **PANGLOSSIAN DEVELOP.CORP** **HIST CORTESE** **S101297327**
ESE **240 VIRGIL** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.187 mi.
988 ft. **Site 3 of 4 in cluster I**

Relative: HIST CORTESE:
Lower Region: CORTESE
Actual: Facility County Code: 19
269 ft. Reg By: LTNKA
Reg Id: 900040343

L81 **LAUSD - VACANT LOT** **UST** **U004265909**
SSW **3600 W COUNCIL ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.191 mi.
1007 ft. **Site 3 of 4 in cluster L**

Relative: UST:
Higher Facility ID: Not reported
Actual: Permitting Agency: Los Angeles City Fire Department
278 ft. Latitude: 34.07485
Longitude: -118.28769

L82
SSW
1/8-1/4
0.191 mi.
1007 ft.

CENTRAL REGION ELEMENTARY SCHOOL #20
3600 W. COUNCIL STREET
LOS ANGELES, CA 90004

Site 4 of 4 in cluster L

RCRA-LQG **1014465464**
CAR000219444

Relative:
Higher

Actual:
278 ft.

RCRA-LQG:

Date form received by agency:	02/15/2012
Facility name:	CENTRAL REGION ELEMENTARY SCHOOL #20
Facility address:	3600 W. COUNCIL STREET LOS ANGELES, CA 90004
EPA ID:	CAR000219444
Mailing address:	S. BEAUDRY AVE LOS ANGELES, CA 90017
Contact:	SOE AUNG
Contact address:	S. BEAUDRY AVE LOS ANGELES, CA 90017
Contact country:	US
Contact telephone:	213-241-3904
Contact email:	SOE.AUNG@LAUSD.NET
EPA Region:	09
Classification:	Large Quantity Generator
Description:	Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Owner/operator address:	W. COUNCIL STREET LOS ANGELES, CA 90004
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	District
Owner/Operator Type:	Owner
Owner/Op start date:	06/27/2011
Owner/Op end date:	Not reported

Owner/operator name:	LOS ANGELES UNIFIED SCHOOL DIST
Owner/operator address:	333 S BEAUDRY AVE 27TH FL LOS ANGELES, CA 90017
Owner/operator country:	US
Owner/operator telephone:	213-241-3199
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	District
Owner/Operator Type:	Owner

CENTRAL REGION ELEMENTARY SCHOOL #20 (Continued) **1014465464**

Owner/Op start date: 06/11/2008
Owner/Op end date: Not reported

Owner/operator name: CENTRAL REGION ELEMENTARY SCHOOL
Owner/operator address: S. BEAUDRY AVE
LOS ANGELES, CA 90017
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: District
Owner/Operator Type: Operator
Owner/Op start date: 06/27/2011
Owner/Op end date: Not reported

Owner/operator name: CENTRAL REGION ELEM SCHOOL NO 20
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: District
Owner/Operator Type: Operator
Owner/Op start date: 06/11/2008
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D008
. Waste name: LEAD

Historical Generators:
Date form received by agency: 05/17/2011
Site name: CENTRAL REGION ELEMENTARY SCHOOL NO 20
Classification: Large Quantity Generator

. Waste code: 181
. Waste name: Other inorganic solid waste

CENTRAL REGION ELEMENTARY SCHOOL #20 (Continued) **1014465464**

. Waste code: D008
. Waste name: LEAD

Violation Status: No violations found

J83 **AMERICAN INDUSTRIAL SERVICES** **LUST** **S100854748**
SSE **201 WESTMORELAND AVE N** **HIST CORTESE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.191 mi.
1008 ft. **Site 4 of 9 in cluster J**

Relative:
Lower

Actual:
264 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700446
Global Id: T0603700446
Latitude: 34.074746
Longitude: -118.288424
Status: Completed - Case Closed
Status Date: 08/13/1996
Case Worker: YR
RB Case Number: 900040243
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700446
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: Not reported

Global Id: T0603700446
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: Not reported

LUST:
Global Id: T0603700446
Action Type: Other
Date: 03/31/1994
Action: Leak Reported

Global Id: T0603700446
Action Type: Other
Date: 05/26/1993
Action: Leak Discovery

AMERICAN INDUSTRIAL SERVICES (Continued) **S100854748**

Global Id: T0603700446
Action Type: Other
Date: 05/26/1993
Action: Leak Stopped

LUST:
Global Id: T0603700446
Status: Completed - Case Closed
Status Date: 08/13/1996

Global Id: T0603700446
Status: Open - Case Begin Date
Status Date: 05/26/1993

Global Id: T0603700446
Status: Open - Site Assessment
Status Date: 11/10/1993

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040243
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700446
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: COUNCIL ST
Enforcement Type: Not reported
Date Leak Discovered: 5/26/1993
Date Leak First Reported: 3/31/1994
Date Leak Record Entered: 4/15/1994
Date Confirmation Began: Not reported
Date Leak Stopped: 5/26/1993
Date Case Last Changed on Database: 8/28/1996
Date the Case was Closed: 8/13/1996
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 5588.843052604264586732439743 1
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: 11/10/1993
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported

AMERICAN INDUSTRIAL SERVICES (Continued) **S100854748**

Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: STEINER CORP
RP Address: 505 E SOUTH TEMPLE, SALT LAKE CITY, UT 84102
Program: LUST
Lat/Long: 34.0744786 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040243

J84 **STEINER CORPORATION** **HIST UST** **S112850434**
SSE **201 NORTH WEST MORELAND** **HAZNET** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.195 mi.
1029 ft. **Site 5 of 9 in cluster J**

Relative:
Lower

Actual:
265 ft.

HIST UST:
File Number: 0002888A
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002888A.pdf
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

STEINER CORPORATION (Continued) **S112850434**

Click here for Geo Tracker PDF:

HAZNET:

envid:	S112850434
Year:	1993
GEPAID:	CAC000890384
Contact:	CORPORATION
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	201 N WEST MORELAND AVE
Mailing City,St,Zip:	LOS ANGELES, CA 900040000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Waste oil and mixed oil
Disposal Method:	Recycler
Tons:	6.25499999999
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

J85 **AMERICAN INDUSTRIAL** **RCRA-SQG** **1000819693**
SSE **201 N WESTMORLAND** **FINDS** **CAD983656901**
1/8-1/4 **LOS ANGELES, CA 90004** **ECHO**
0.195 mi.
1029 ft. **Site 6 of 9 in cluster J**

Relative:
Lower

Actual:
265 ft.

RCRA-SQG:

Date form received by agency:	01/14/1993
Facility name:	AMERICAN INDUSTRIAL
Facility address:	201 N WESTMORLAND LOS ANGELES, CA 90004
EPA ID:	CAD983656901
Mailing address:	N WESTMORLAND LOS ANGELES, CA 90004
Contact:	RANDY BOYD
Contact address:	201 N WESTMORLAND LOS ANGELES, CA 90004
Contact country:	US
Contact telephone:	213-387-2187
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	AMERICAN INDUSTRIAL CO
Owner/operator address:	201 N WESTMORLAND LOS ANGELES, CA 90004
Owner/operator country:	Not reported
Owner/operator telephone:	213-387-2187
Owner/operator email:	Not reported
Owner/operator fax:	Not reported

AMERICAN INDUSTRIAL (Continued) **1000819693**

Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002890710

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000819693
Registry ID: 110002890710
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002890710

J86 **AMERICAN INDUSTRIAL SERVICE CO** **DRYCLEANERS** **S121697708**
SSE **201 N WESTMORELAND AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.195 mi.
1029 ft. **Site 7 of 9 in cluster J**

Relative:
Lower

Actual:
265 ft.

DRYCLEAN SOUTH COAST:

Facility ID:	41958
Application Number:	196788
Permit Number:	Not reported
Status:	O
Representative Name:	JOSEPH JACOBOF
Representative Telephone:	213 3843555
Permit Status:	Not reported
BCAT Number:	000235
BCAT Description:	LAUNDRY TUMBLER
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	0
UTM North:	0

J87 **STEINER CORPORATION** **HIST UST** **U001560329**
SSE **201 N WESTMORELAND AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.195 mi.
1029 ft. **Site 8 of 9 in cluster J**

Relative:
Lower

Actual:
265 ft.

HIST UST:

File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000068850
Facility Type:	Other
Other Type:	INDUSTRIAL UNIFORM R
Contact Name:	RANDY BOYD
Telephone:	2133872187
Owner Name:	STEINER CORPORATION
Owner Address:	201 NORTH WEST MORELAND AVENUE
Owner City,St,Zip:	LOS ANGELES, CA 90004
Total Tanks:	0003
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00007600
Tank Used for:	WASTE
Type of Fuel:	2
Container Construction Thickness:	X
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00003000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	003

STEINER CORPORATION (Continued) **U001560329**

Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00002000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

J88 **AMERICAN INDUSTRIAL SERVICE IN** **SWEEPS UST** **S101586131**
SSE **201 N WESTMORELAND AVE** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90003**
0.195 mi.
1029 ft. **Site 9 of 9 in cluster J**

Relative:
Lower

Actual:
265 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	4254
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	19039181
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	201 N WESTMORELAND AVE
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900030000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

N89 **PANGLOSSIAN DEVELOP.CORP FORME** **LUST** **S103281886**
ESE **240 VIRGIL AVE N** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.196 mi.
1035 ft. **Site 8 of 8 in cluster N**

Relative:
Lower

Actual:
270 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700455
Global Id:	T0603700455
Latitude:	34.075955
Longitude:	-118.286608
Status:	Completed - Case Closed
Status Date:	05/14/1998
Case Worker:	Not reported
RB Case Number:	900040343
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700455
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:	Not reported

LUST:

Global Id:	T0603700455
Action Type:	Other
Date:	07/03/1987
Action:	Leak Reported

LUST:

Global Id:	T0603700455
Status:	Completed - Case Closed
Status Date:	05/14/1998
Global Id:	T0603700455
Status:	Open - Case Begin Date
Status Date:	07/03/1987
Global Id:	T0603700455
Status:	Open - Site Assessment
Status Date:	09/11/1995

LUST REG 4:

Region:	4
Regional Board:	04
County:	Los Angeles

PANGLOSSIAN DEVELOP.CORP FORME (Continued) **S103281886**

Facility Id:	900040343	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Excavate and Dispose
Global ID:	T0603700455	
W Global ID:	Not reported	
Staff:	MSH	
Local Agency:	19050	
Cross Street:	SILVERLAKE BLVD	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		7/3/1987
Date Leak Record Entered:	9/9/1987	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		6/26/1998
Date the Case was Closed:		5/14/1998
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		6130.412734770525120169262848 3
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		9/11/1995
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Yes
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	SILVERGIL ASSOCIATES LTD.	
RP Address:	241 S BEVERLY HILLS, BEVERLY HILLS, CA 90212	
Program:	LUST	
Lat/Long:	34.0758015 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	OFFSITE ASSESSMENT INCOMPLETE.	12/15/97
	DAB ASSIGNED TO WENDY PHILLIPS UNIT	OLD CASE #900400025
	06/26/98 - ABANDONMENT OF 4 GW	

PANGLOSSIAN DEVELOP.CORP FORME (Continued) **S103281886**

MON WELLS

I90 **UNIFIED DEVELOPMENT** **SWEEPS UST** **S101582786**
ESE **240 N VIRGIL AVE** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.199 mi.
1049 ft. **Site 4 of 4 in cluster I**

Relative: **Lower**
Actual: **268 ft.**

SWEEPS UST:

Status:	Not reported
Comp Number:	7016
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	0

CA FID UST:

Facility ID:	19001396
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	240 N VIRGIL AVE
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

O91 **BELMONT NEW PRIMARY CENTER NO. 2** **ENVIROSTOR** **S118756525**
South **218/220/222/224 N. JUANITA AVE/217/225 N. MADISON AVE** **SCH** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.202 mi.
1068 ft. **Site 1 of 2 in cluster O**

Relative: **Lower**
Actual: **269 ft.**

ENVIROSTOR:

Facility ID:	19390060
Status:	No Action Required
Status Date:	05/17/2002
Site Code:	304227

BELMONT NEW PRIMARY CENTER NO. 2 (Continued) **S118756525**

Site Type: School Investigation
Site Type Detailed: School
Acres: 1.2
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 30
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.07481
Longitude: -118.2894
APN: NONE SPECIFIED
Past Use: MANUFACTURING - OTHER
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: BELMONT NEW PRIMARY CENTER #2
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT USD PC #2
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304227
Alias Type: Project Code (Site Code)
Alias Name: 19390060
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 05/17/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

BELMONT NEW PRIMARY CENTER NO. 2 (Continued) **S118756525**

Facility ID:	19390060
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.2
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304227
Assembly:	53
Senate:	30
Special Program Status:	Not reported
Status:	No Action Required
Status Date:	05/17/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.07481
Longitude:	-118.2894
APN:	NONE SPECIFIED
Past Use:	MANUFACTURING - OTHER
Potential COC:	NONE SPECIFIED, No Contaminants found
Confirmed COC:	NONE SPECIFIED
Potential Description:	NMA
Alias Name:	BELMONT NEW PRIMARY CENTER #2
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT USD PC #2
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	304227
Alias Type:	Project Code (Site Code)
Alias Name:	19390060
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	05/17/2002
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported

BELMONT NEW PRIMARY CENTER NO. 2 (Continued) **S118756525**

Schedule Due Date: Not reported
Schedule Revised Date: Not reported

P92 **BELMONT NEW ELEMENTARY NO. 6** **ENVIROSTOR** **S107735902**
SSW **NORTH VERMONT AVENUE/COUNCIL STREET** **SCH** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.226 mi.
1195 ft. **Site 1 of 3 in cluster P**

Relative:
Higher

Actual:
288 ft.

ENVIROSTOR:
Facility ID: 19590008
Status: Certified
Status Date: 03/26/2007
Site Code: 304217
Site Type: School Cleanup
Site Type Detailed: School
Acres: 3
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.07435
Longitude: -118.2918
APN: NONE SPECIFIED
Past Use: * RETIAL - MISC.
Potential COC: Methane Carbon disulfide Hydrogen sulfide Lead
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL, SV, SURFW
Alias Name: BELMONT NEW ELEMENTARY SCHOOL #6
Alias Type: Alternate Name
Alias Name: LA USD-BELMONT NEW ELEMENTARY #6
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 110033618119
Alias Type: EPA (FRS #)
Alias Name: 304217
Alias Type: Project Code (Site Code)
Alias Name: 19590008
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

BELMONT NEW ELEMENTARY NO. 6 (Continued) **S107735902**

Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 02/06/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 08/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/21/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Action Memorandum (if <$1M)
Completed Date: 05/31/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 10/13/2004
Comments: Approved Supplemental Subsurface Investigation and Construction Activities Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 10/31/2006
Comments: Approved the PEA workplan

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/28/2005
Comments: UST found during construction was removed under DTSC and LAFD oversight.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 03/26/2007
Comments: DTSC concured with the Undergound storage tank (UST) Closure Report that that no further investigation is necssary in the UST area.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 06/19/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

BELMONT NEW ELEMENTARY NO. 6 (Continued) **S107735902**

Completed Document Type: Certification
Completed Date: 06/21/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 07/24/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 05/31/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 06/02/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 11/16/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 06/07/2007
Comments: Project Complete.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19590008
Site Type: School Cleanup
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 3
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Shahir Haddad

BELMONT NEW ELEMENTARY NO. 6 (Continued) **S107735902**

Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304217
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	Certified
Status Date:	03/26/2007
Restricted Use:	NO
Funding:	School District
Latitude:	34.07435
Longitude:	-118.2918
APN:	NONE SPECIFIED
Past Use:	* RETIAL - MISC.
Potential COC:	Methane, Methane, Carbon disulfide, Hydrogen sulfide, Lead
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL, SV, SURFW
Alias Name:	BELMONT NEW ELEMENTARY SCHOOL #6
Alias Type:	Alternate Name
Alias Name:	LA USD-BELMONT NEW ELEMENTARY #6
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	110033618119
Alias Type:	EPA (FRS #)
Alias Name:	304217
Alias Type:	Project Code (Site Code)
Alias Name:	19590008
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	02/06/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	08/11/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Completion Report
Completed Date:	06/21/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	*Action Memorandum (if <$1M)
Completed Date:	05/31/2002

BELMONT NEW ELEMENTARY NO. 6 (Continued) **S107735902**

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 10/13/2004
Comments: Approved Supplemental Subsurface Investigation and Construction Activities Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 10/31/2006
Comments: Approved the PEA workplan

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/28/2005
Comments: UST found during construction was removed under DTSC and LAFD oversight.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 03/26/2007
Comments: DTSC concured with the Undergound storage tank (UST) Closure Report that that no further investigation is necssary in the UST area.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 06/19/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/21/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 07/24/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 05/31/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 06/02/2004

BELMONT NEW ELEMENTARY NO. 6 (Continued) **S107735902**

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 11/16/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 06/07/2007
Comments: Project Complete.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

P93 **KOREAN TIMES** **SWEEPS UST** **S101584923**
SSW **155 N VERMONT AVE** **CA FID UST** **N/A**
1/8-1/4 **LA, CA 90004**
0.230 mi.
1215 ft. **Site 2 of 3 in cluster P**

Relative:
Higher

Actual:
289 ft.

SWEEPS UST:
Status: Not reported
Comp Number: 7705
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19016960
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2134875323
Mail To: Not reported
Mailing Address: 155 N VERMONT AVE

KOREAN TIMES (Continued) **S101584923**

Mailing Address 2:	Not reported
Mailing City,St,Zip:	LA 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

Q94 **BEVERLY/VIRGIL SUB AREA** **US BROWNFIELDS** **1016350968**
SE **BEVERLY AND VIRGIL** **FINDS** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.236 mi.
1244 ft. **Site 1 of 4 in cluster Q**

Relative:
Higher

Actual:
276 ft.

US BROWNFIELDS:

Property Name:	BEVERLY/VIRGIL SUB AREA
Recipient Name:	Los Angeles, City of
Grant Type:	Assessment
Property Number:	Not reported
Parcel size:	13
Latitude:	34.0748
Longitude:	-118.2868
HCM Label:	Address Matching-Nearest Intersection
Map Scale:	100000
Point of Reference:	Entrance Point of a Facility or Station
Highlights:	Not reported
Datum:	North American Datum of 1983
Acres Property ID:	11443
IC Data Access:	Not reported
Start Date:	Not reported
Redev Completition Date:	Not reported
Completed Date:	Not reported
Acres Cleaned Up:	Not reported
Cleanup Funding:	Not reported
Cleanup Funding Source:	Not reported
Assessment Funding:	Not reported
Assessment Funding Source:	Not reported
Redevelopment Funding:	Not reported
Redev. Funding Source:	Not reported
Redev. Funding Entity Name:	Not reported
Redevelopment Start Date:	Not reported
Assessment Funding Entity:	Not reported
Cleanup Funding Entity:	Not reported
Grant Type:	N/A
Accomplishment Type:	Phase I Environmental Assessment
Accomplishment Count:	0
Cooperative Agreement Number:	98912501
Start Date:	09/30/2003 00:00:00
Ownership Entity:	Not reported
Completion Date:	09/30/2003 00:00:00
Current Owner:	Not reported
Did Owner Change:	Not reported
Cleanup Required:	Not reported
Video Available:	Not reported
Photo Available:	Not reported
Institutional Controls Required:	Not reported

BEVERLY/VIRGIL SUB AREA (Continued) **1016350968**

IC Category Proprietary Controls:	Not reported
IC Cat. Info. Devices:	Not reported
IC Cat. Gov. Controls:	Not reported
IC Cat. Enforcement Permit Tools:	Not reported
IC in place date:	Not reported
IC in place:	U
State/tribal program date:	Not reported
State/tribal program ID:	Not reported
State/tribal NFA date:	Not reported
Air contaminated:	Not reported
Air cleaned:	Not reported
Asbestos found:	Not reported
Asbestos cleaned:	Not reported
Controled substance found:	Not reported
Controled substance cleaned:	Not reported
Drinking water affected:	Not reported
Drinking water cleaned:	Not reported
Groundwater affected:	Not reported
Groundwater cleaned:	Not reported
Lead contaminant found:	Not reported
Lead cleaned up:	Not reported
No media affected:	Not reported
Unknown media affected:	Not reported
Other cleaned up:	Not reported
Other metals found:	Not reported
Other metals cleaned:	Not reported
Other contaminants found:	Not reported
Other contams found description:	Not reported
PAHs found:	Not reported
PAHs cleaned up:	Not reported
PCBs found:	Not reported
PCBs cleaned up:	Not reported
Petro products found:	Not reported
Petro products cleaned:	Not reported
Sediments found:	Not reported
Sediments cleaned:	Not reported
Soil affected:	Not reported
Soil cleaned up:	Not reported
Surface water cleaned:	Not reported
VOCs found:	Not reported
VOCs cleaned:	Not reported
Cleanup other description:	Not reported
Num. of cleanup and re-dev. jobs:	Not reported
Past use greenspace acreage:	Not reported
Past use residential acreage:	Not reported
Surface Water:	Not reported
Past use commercial acreage:	Not reported
Past use industrial acreage:	Not reported
Future use greenspace acreage:	Not reported
Future use residential acreage:	Not reported
Future use commercial acreage:	Not reported
Future use industrial acreage:	Not reported
Greenspace acreage and type:	Not reported
Superfund Fed. landowner flag:	Not reported
Arsenic cleaned up:	Not reported
Cadmium cleaned up:	Not reported
Chromium cleaned up:	Not reported

BEVERLY/VIRGIL SUB AREA (Continued) **1016350968**

Copper cleaned up:	Not reported
Iron cleaned up:	Not reported
mercury cleaned up:	Not reported
Nickel Cleaned Up:	Not reported
No clean up:	Not reported
Pesticides cleaned up:	Not reported
Selenium cleaned up:	Not reported
SVOCs cleaned up:	Not reported
Unknown clean up:	Not reported
Arsenic contaminant found:	Not reported
Cadmium contaminant found:	Not reported
Chromium contaminant found:	Not reported
Copper contaminant found:	Not reported
Iron contaminant found:	Not reported
Mercury contaminant found:	Not reported
Nickel contaminant found:	Not reported
No contaminant found:	Not reported
Pesticides contaminant found:	Not reported
Selenium contaminant found:	Not reported
SVOCs contaminant found:	Not reported
Unknown contaminant found:	Not reported
Future Use: Multistory	Not reported
Media affected Bluiding Material:	Not reported
Media affected indoor air:	Not reported
Building material media cleaned up:	Not reported
Indoor air media cleaned up:	Not reported
Unknown media cleaned up:	Not reported
Past Use: Multistory	Not reported
Property Description:	Light industrial
Below Poverty Number:	4635
Below Poverty Percent:	24.9%
Meidan Income:	7973
Meidan Income Number:	9735
Meidan Income Percent:	52.3%
Vacant Housing Number:	687
Vacant Housing Percent:	9.0%
Unemployed Number:	1741
Unemployed Percent:	9.4%

FINDS:

Registry ID: 110039529748

Environmental Interest/Information System

US EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) is an federal online database for Brownfields Grantees to electronically submit data directly to EPA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

P95 **LOS ANGELES USD VIRGIL JR HG SCH** **RCRA-SQG** **1000102149**
SSW **152 N VERMONT AVE** **FINDS** **CAD982022741**
1/8-1/4 **LOS ANGELES, CA 90004** **ECHO**
0.241 mi.
1275 ft. **Site 3 of 3 in cluster P**

Relative:
Higher

Actual:
286 ft.

RCRA-SQG:

Date form received by agency:	08/07/1987
Facility name:	LOS ANGELES USD VIRGIL JR HG SCH
Facility address:	152 N VERMONT AVE LOS ANGELES, CA 90004
EPA ID:	CAD982022741
Mailing address:	1425 S SAN PEDRO ST ROOM 215 LOS ANGELES, CA 90015
Contact:	ENVIRONMENTAL MANAGER
Contact address:	152 N VERMONT AVE LOS ANGELES, CA 90004
Contact country:	US
Contact telephone:	213-742-7371
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Municipal
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Municipal
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No

LOS ANGELES USD VIRGIL JR HG SCH (Continued) **1000102149**

Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

FINDS:

Registry ID: 110002779333

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000102149
Registry ID:	110002779333
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002779333

96
NNW
1/8-1/4
0.242 mi.
1276 ft.

EDUCATIONAL INSTITUTION **SWEEPS UST S101588264**
590 N VERMONT AVE **CA FID UST N/A**
LOS ANGELES, CA 90004

Relative: Higher

Actual: 316 ft.

SWEEPS UST:

Status:	Active
Comp Number:	7472
Number:	9
Board Of Equalization:	Not reported
Referral Date:	04-07-93
Action Date:	04-07-93
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported

EDUCATIONAL INSTITUTION (Continued) **S101588264**

Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	19056507
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	590 N VERMONT AVE
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

O97 **CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11** **ENVIROSTOR** **S109034303**
South **COUNCIL STREET/JUANITA AVE & MADISON AVE/EASTERN PORTION OF** **SCH** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004** **DEED**
0.243 mi.
1285 ft. **Site 2 of 2 in cluster O**

Relative:
Higher

Actual:
286 ft.

ENVIROSTOR:

Facility ID:	60000872
Status:	Active
Status Date:	04/08/2008
Site Code:	401556
Site Type:	School Cleanup
Site Type Detailed:	School
Acres:	8.13
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Joe Hwong
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	YES
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.0737
Longitude:	-118.29
APN:	NONE SPECIFIED
Past Use:	DEGREASING FACILITY, ENGINE TESTING/REPAIR, EQUIPMENT/INSTRUMENT

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

REPAIR, FUEL HYDRANT PUMPING STATIONS, MACHINE SHOP, OIL FIELD, VEHICLE MAINTENANCE, TRANSPORTATION - WAREHOUSING
Potential COC: Benzene Lead Methane Tetrachloroethylene (PCE TPH-diesel TPH-gas TPH-JET FUEL TPH-MOTOR OIL 1,1,1-Trichloroethane (TCA Trichloroethylene (TCE Vinyl chloride Hydrogen sulfide
Confirmed COC: Benzene Tetrachloroethylene (PCE TPH-diesel TPH-gas 30026-NO Hydrogen sulfide 3002501-NO TPH-MOTOR OIL Trichloroethylene (TCE Vinyl chloride Lead Methane
Potential Description: AQUI, SOIL, SV
Alias Name: Sammy Lee Elementary School
Alias Type: Alternate Name
Alias Name: 304599
Alias Type: Project Code (Site Code)
Alias Name: 401556
Alias Type: Project Code (Site Code)
Alias Name: 60000872
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Plan
Completed Date: 11/30/2009
Comments: DTSC approved the Remedial Action plan for implementation

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 06/01/2009
Comments: Community Profile Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 05/27/2009
Comments: Fact Sheet Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 06/01/2009
Comments: Public Notice was reviewed and accepted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 10/21/2009
Comments: DTSC concurred with the information in the report

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 4.15 Request
Completed Date: 07/27/2009
Comments: DTSC signed Form 4.15 in response to District’s request

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Date: 10/22/2009
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Design
Completed Date: 06/15/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/24/2010
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Design/Implementation Workplan
Completed Date: 11/10/2010
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 04/27/2010
Comments: The SSI was performed this time because there were access issues before. The new findings have beeen incorporate in to Northern Area Remedial Design.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 10/11/2010
Comments: This Report will be part of RACR.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 01/03/2011
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 10/04/2011
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 02/23/2011
Comments: DTSC approved gas mitigation system test procedure.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 03/29/2011

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Comments: Approved the Tech Memo for Off Site Investigation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 05/23/2011
Comments: Concurred with the Report

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 09/14/2011
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 05/16/2011
Comments: Concurred with the Report with comments. The comments will be addressed in the Remedial Completion Report.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 12/05/2011
Comments: Approved the soil RACR. Additional off site investigation will be done as a separate activity.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 08/01/2012
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/11/2012
Comments: Reviewed with comments.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 01/12/2012
Comments: DTSC concurred with the Report.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/03/2012
Comments: Concurred with some commments.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 05/03/2012
Comments: Concurred...

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 08/01/2012
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 05/28/2013
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 09/07/2012
Comments: Concurred with the Tech Memo with comments.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/20/2012
Comments: Concurred with comments.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/12/2012
Comments: Concurred with the Report with comments.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/20/2013
Comments: Concurred with comments.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 03/15/2013
Comments: Approved with Comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 04/04/2013
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Plan
Completed Date: 06/28/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Date: 06/11/2013
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Plan
Completed Date: 10/25/2013
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 06/28/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/31/2013
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/19/2013
Comments: Concurrance with comments for future reporting/field work.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/05/2013
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/16/2013
Comments: Concurred with comments

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/18/2013
Comments: Concurred with comments for future.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 11/14/2013
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 12/31/2013
Comments: Not reported

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 02/25/2014
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/07/2014
Comments: DTSC concurs with the Report from LAUSD prepared for SCAQMD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/17/2014
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/16/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/18/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/05/2014
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/05/2014
Comments: Concurred with the Report.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/05/2014
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/02/2015
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Date: 03/19/2015
Comments: DTSC concurred and provided comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/14/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/11/2015
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 11/18/2015
Comments: Approved the Report with No Comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 02/25/2016
Comments: Concurred with the revised Report.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/12/2016
Comments: Concurred with the Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 08/30/2016
Comments: Concurred with comments

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 11/06/2015
Comments: Approved the Pilot Test Workplan.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/21/2016
Comments: Concurred with the comment.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/12/2017
Comments: Concurred with comments.

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/12/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 09/15/2016
Comments: Annual Cost Estimates Letter, dated 09/15/16, sent to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/26/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 02/28/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 12/18/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/30/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 04/09/2008
Comments: Accepted as a background information

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 05/15/2008
Comments: DTSC concurred with the project scoping document

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 05/15/2008
Comments: DTSC concurred with the Adequacy of the Groundwater investigation Technical Memorandum for implementation provided DTSC comments are incorporated in future work/reports.

Completed Area Name: PROJECT WIDE

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/14/2008
Comments: DTSC approved the PEA with Further Action determination.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 09/02/2008
Comments: DTSC approved the Suplemental Site Investigation Technical Memorandum for implementation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 11/06/2008
Comments: SSI TM is approved for the field work.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 12/01/2008
Comments: Accepted the Report. DTSC will hold comments on hydrogeology/Groundwater Monitoring Report until the review of the third quarter 2008 gw report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/04/2009
Comments: The Third Qarter Groundwater Monitoring Report is accepted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 02/11/2009
Comments: DTSC concurrs with Further Action required fot Northern and Central Area and No Further Action Required for Southern Area.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 05/27/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Environmental Impact Report
Completed Date: 05/21/2009
Comments: CEQA process completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Environmental Impact Report
Completed Date: 11/20/2009
Comments: Draft Final

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: School Cleanup Agreement
Completed Date: 08/18/2009
Comments: Rec'd signed agreement from district

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 02/13/2012
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operation & Maintenance Order/Agreement
Completed Date: 11/07/2011
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: IC Public Advisory
Completed Date: 12/20/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 04/08/2014
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 04/22/2014
Comments: Recorded LUC uploaded.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operation & Maintenance Order/Agreement
Completed Date: 04/01/2014
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: * Land Use Restriction Monitoring Report
Completed Date: 03/20/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/08/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Date: 02/26/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/22/2015
Comments: Annual Cost Estimate emailed and mailed to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 08/30/2017
Comments: Annual cost estimates letter sent to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 01/03/2018
Comments: FY 17/18 Revised Oversight Cost Estimate letter sent to LAUSD on 01/03/18.

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Operations and Maintenance Report
Future Due Date: 2019
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Operations and Maintenance Report
Schedule Due Date: 04/15/2019
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Operations and Maintenance Report
Schedule Due Date: 02/13/2019
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Operations and Maintenance Report
Schedule Due Date: 02/12/2019
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Operations and Maintenance Report
Schedule Due Date: 11/12/2018
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Operations and Maintenance Report
Schedule Due Date: 11/12/2018
Schedule Revised Date: Not reported

SCH:

Facility ID: 60000872
Site Type: School Cleanup
Site Type Detail: School

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Site Mgmt. Req.:	NONE SPECIFIED
Acres:	8.13
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Joe Hwong
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	401556
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	Active
Status Date:	04/08/2008
Restricted Use:	YES
Funding:	School District
Latitude:	34.0737
Longitude:	-118.29
APN:	NONE SPECIFIED
Past Use:	DEGREASING FACILITY, ENGINE TESTING/REPAIR, EQUIPMENT/INSTRUMENT REPAIR, FUEL HYDRANT PUMPING STATIONS, MACHINE SHOP, OIL FIELD, VEHICLE MAINTENANCE, TRANSPORTATION - WAREHOUSING
Potential COC:	Benzene, Lead, Methane, Tetrachloroethylene (PCE, TPH-diesel, TPH-gas, TPH-JET FUEL, TPH-MOTOR OIL, 1,1,1-Trichloroethane (TCA, Trichloroethylene (TCE, Vinyl chloride, Hydrogen sulfide
Confirmed COC:	Benzene, Tetrachloroethylene (PCE, TPH-diesel, TPH-gas, 30026-NO, Hydrogen sulfide, 3002501-NO, TPH-MOTOR OIL, Trichloroethylene (TCE, Vinyl chloride, Lead, Methane
Potential Description:	AQUI, SOIL, SV
Alias Name:	Sammy Lee Elementary School
Alias Type:	Alternate Name
Alias Name:	304599
Alias Type:	Project Code (Site Code)
Alias Name:	401556
Alias Type:	Project Code (Site Code)
Alias Name:	60000872
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Remedial Action Plan
Completed Date:	11/30/2009
Comments:	DTSC approved the Remedial Action plan for implementation
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Community Profile
Completed Date:	06/01/2009
Comments:	Community Profile Completed
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fact Sheets
Completed Date:	05/27/2009
Comments:	Fact Sheet Completed

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 06/01/2009
Comments: Public Notice was reviewed and accepted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 10/21/2009
Comments: DTSC concurred with the information in the report

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 4.15 Request
Completed Date: 07/27/2009
Comments: DTSC signed Form 4.15 in response to District's request

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 10/22/2009
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Design
Completed Date: 06/15/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/24/2010
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Design/Implementation Workplan
Completed Date: 11/10/2010
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 04/27/2010
Comments: The SSI was performed this time because there were access issues before. The new findings have beeen incorporate in to Northern Area Remedial Design.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 10/11/2010
Comments: This Report will be part of RACR.

Completed Area Name: Northern Area

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 01/03/2011
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 10/04/2011
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 02/23/2011
Comments: DTSC approved gas mitigation system test procedure.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 03/29/2011
Comments: Approved the Tech Memo for Off Site Investigation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 05/23/2011
Comments: Concurred with the Report

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 09/14/2011
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 05/16/2011
Comments: Concurred with the Report with comments. The comments will be addressed in the Remedial Completion Report.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 12/05/2011
Comments: Approved the soil RACR. Additional off site investigation will be done as a separate activity.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 08/01/2012
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Document Type: Operations and Maintenance Report
Completed Date: 01/11/2012
Comments: Reviewed with comments.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 01/12/2012
Comments: DTSC concurred with the Report.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/03/2012
Comments: Concurred with some commments.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 05/03/2012
Comments: Concurred...

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 08/01/2012
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 05/28/2013
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 09/07/2012
Comments: Concurred with the Tech Memo with comments.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/20/2012
Comments: Concurred with comments.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/12/2012
Comments: Concurred with the Report with comments.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/20/2013
Comments: Concurred with comments.

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 03/15/2013
Comments: Approved with Comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 04/04/2013
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Plan
Completed Date: 06/28/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 06/11/2013
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Plan
Completed Date: 10/25/2013
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 06/28/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/31/2013
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/19/2013
Comments: Concurrance with comments for future reporting/field work.

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/05/2013
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Date: 10/16/2013
Comments: Concurred with comments

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/18/2013
Comments: Concurred with comments for future.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 11/14/2013
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 12/31/2013
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 02/25/2014
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/07/2014
Comments: DTSC concurs with the Report from LAUSD prepared for SCAQMD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/17/2014
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/16/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/18/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/05/2014
Comments: Not reported

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/05/2014
Comments: Concurred with the Report.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/05/2014
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/02/2015
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/19/2015
Comments: DTSC concurred and provided comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/14/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/11/2015
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 11/18/2015
Comments: Approved the Report with No Comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 02/25/2016
Comments: Concurred with the revised Report.

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/12/2016
Comments: Concurred with the Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Date: 08/30/2016
Comments: Concurred with comments

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 11/06/2015
Comments: Approved the Pilot Test Workplan.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/21/2016
Comments: Concurred with the comment.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/12/2017
Comments: Concurred with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/12/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 09/15/2016
Comments: Annual Cost Estimates Letter, dated 09/15/16, sent to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/26/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 02/28/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 12/18/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/30/2018
Comments: Not reported

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 04/09/2008
Comments: Accepted as a background information

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 05/15/2008
Comments: DTSC concurred with the project scoping document

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 05/15/2008
Comments: DTSC concurred with the Adequacy of the Groundwater investigation Technical Memorandum for implementation provided DTSC comments are incorporated in future work/reports.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/14/2008
Comments: DTSC approved the PEA with Further Action determination.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 09/02/2008
Comments: DTSC approved the Suplemental Site Investigation Technical Memorandum for implementation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 11/06/2008
Comments: SSI TM is approved for the field work.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 12/01/2008
Comments: Accepted the Report. DTSC will hold comments on hydrogeology/Groundwater Monitoring Report until the review of the third quarter 2008 gw report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/04/2009
Comments: The Third Qarter Groundwater Monitoring Report is accepted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 02/11/2009

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Comments: DTSC concurrs with Further Action required fot Northern and Central Area and No Further Action Required for Southern Area.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 05/27/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Environmental Impact Report
Completed Date: 05/21/2009
Comments: CEQA process completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Environmental Impact Report
Completed Date: 11/20/2009
Comments: Draft Final

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: School Cleanup Agreement
Completed Date: 08/18/2009
Comments: Rec'd signed agreement from district

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 02/13/2012
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: Operation & Maintenance Order/Agreement
Completed Date: 11/07/2011
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: IC Public Advisory
Completed Date: 12/20/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 04/08/2014
Comments: Not reported

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 04/22/2014
Comments: Recorded LUC uploaded.

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Completed Area Name: Central Area
Completed Sub Area Name: Not reported
Completed Document Type: Operation & Maintenance Order/Agreement
Completed Date: 04/01/2014
Comments: Not reported

Completed Area Name: Northern Area
Completed Sub Area Name: Not reported
Completed Document Type: * Land Use Restriction Monitoring Report
Completed Date: 03/20/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/08/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 02/26/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/22/2015
Comments: Annual Cost Estimate emailed and mailed to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 08/30/2017
Comments: Annual cost estimates letter sent to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 01/03/2018
Comments: FY 17/18 Revised Oversight Cost Estimate letter sent to LAUSD on 01/03/18.

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Operations and Maintenance Report
Future Due Date: 2019
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Operations and Maintenance Report
Schedule Due Date: 04/15/2019
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Operations and Maintenance Report
Schedule Due Date: 02/13/2019
Schedule Revised Date: Not reported

CENTRAL REGION ELEMENTARY SCHOOL #20 SITE 11 (Continued) **S109034303**

Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Operations and Maintenance Report
Schedule Due Date: 02/12/2019
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Operations and Maintenance Report
Schedule Due Date: 11/12/2018
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Operations and Maintenance Report
Schedule Due Date: 11/12/2018
Schedule Revised Date: Not reported

DEED:
Envirostor ID: 60000872
Area: CENTRAL AREA
Sub Area: Not reported
Site Type: SCHOOL CLEANUP
Status: ACTIVE
Agency: Not reported
Covenant Uploaded: Not reported
Deed Date(s): 04/22/2014
File Name: Envirostor Land Use Restrictions

Envirostor ID: 60000872
Area: NORTHERN AREA
Sub Area: Not reported
Site Type: SCHOOL CLEANUP
Status: ACTIVE
Agency: Not reported
Covenant Uploaded: Not reported
Deed Date(s): 02/13/2012
File Name: Envirostor Land Use Restrictions

Q98 **SILVERLAKE CAR WASH** **LUST** **U001560328**
SE **3595 BEVERLY BLVD** **SWEEPS UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004** **HIST UST**
0.244 mi. **HIST CORTESE**
1289 ft. **Site 2 of 4 in cluster Q** **LA Co. Site Mitigation**

Relative: Higher
Actual: 286 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700452
Global Id: T0603700452
Latitude: 34.0747056
Longitude: -118.2865936
Status: Completed - Case Closed
Status Date: 02/25/1998
Case Worker: Not reported
RB Case Number: 900040316
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported

SILVERLAKE CAR WASH (Continued) **U001560328**

Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700452
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: Not reported

LUST:
Global Id: T0603700452
Action Type: Other
Date: 05/04/1994
Action: Leak Reported

Global Id: T0603700452
Action Type: ENFORCEMENT
Date: 12/01/1997
Action: * Historical Enforcement

LUST:
Global Id: T0603700452
Status: Completed - Case Closed
Status Date: 02/25/1998

Global Id: T0603700452
Status: Open - Case Begin Date
Status Date: 02/05/1993

Global Id: T0603700452
Status: Open - Remediation
Status Date: 02/05/1993

Global Id: T0603700452
Status: Open - Verification Monitoring
Status Date: 10/11/1996

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040316
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700452
W Global ID: Not reported

SILVERLAKE CAR WASH (Continued) **U001560328**

Staff:	MSH	
Local Agency:	19050	
Cross Street:	VIRGIL AVE	
Enforcement Type:	EF	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		5/4/1994
Date Leak Record Entered:	1/26/1995	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		2/4/1998
Date the Case was Closed:		2/25/1998
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Tank	
Operator:	OLD CASE #960105-01	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		6028.5778510550924292422424928
Source of Cleanup Funding:		Tank
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		2/5/1993
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		10/11/1996
Enforcement Action Date:		12/1/1997
Historical Max MTBE Date:		1/1/1965
Hist Max MTBE Conc in Groundwater:		180
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	LAILAI CAPITOL CORPORATION	
RP Address:	223 E GARVEY AVE, SUITE 228, MONTEREY PARK CA 91755	
Program:	LUST	
Lat/Long:	34.0747056 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	QUARTERLY GW MONITORING RPT 05/20/97 - GW INVESTIGATION RPT 11/18/97 - CHANGE CONSULTANT, SAR SUBM.DATE EXTENDED TO 1/3102/04/98 - GW INVESTIGATION AND CLOSURE RPT	

SWEEPS UST:

Status:	Not reported
Comp Number:	3752
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported

SILVERLAKE CAR WASH (Continued) **U001560328**

Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: 0

HIST UST:
File Number: 000268AE
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000268AE.pdf
Region: STATE
Facility ID: 00000064247
Facility Type: Gas Station
Other Type: Not reported
Contact Name: JIM CARTER
Telephone: 2133838844
Owner Name: C & B ENTERPRISES
Owner Address: 3595 BEVERLY BLVD
Owner City,St,Zip: LOS ANGELES, CA 90004
Total Tanks: 0002

Tank Num: 001
Container Num: 01
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Click here for Geo Tracker PDF:

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040316

LA Co. Site Mitigation:
Facility ID: Not reported
Status: Not reported
Site ID: SD0012037
Jurisdiction: County

SILVERLAKE CAR WASH (Continued) **U001560328**

Case ID: RO0000535
Abated: Yes
Assigned To: Not reported
Entered Date: 05/11/2004
Abated Date: 06/06/1996

Q99 **SILVERLAKE CAR WASH** **CA FID UST** **S101617087**
SE **3595 BEVERLY BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90004**
0.244 mi.
1289 ft. **Site 3 of 4 in cluster Q**

Relative:
Higher

Actual:
286 ft.

CA FID UST:
Facility ID: 19010192
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2133838844
Mail To: Not reported
Mailing Address: 3595 BEVERLY BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

Q100 **BOGARZ INC** **RCRA-SQG** **1000156618**
SE **137 NORTH VIRGIL AVE** **FINDS** **CAD094429750**
1/8-1/4 **LOS ANGELES, CA 90004** **ECHO**
0.245 mi.
1291 ft. **Site 4 of 4 in cluster Q**

Relative:
Higher

Actual:
274 ft.

RCRA-SQG:
Date form received by agency: 08/11/1986
Facility name: BOGARZ INC
Facility address: 137 NORTH VIRGIL AVE
LOS ANGELES, CA 90004
EPA ID: CAD094429750
Mailing address: 137M NORTH VIRGIL AVE
LOS ANGELES, CA 90004
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous

BOGARZ INC (Continued) **1000156618**

waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	ANTHONY BOGOSIAN
Owner/operator address:	NOT REQUIRED
	NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED
	NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

FINDS:

Registry ID: 110002664359

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport,

BOGARZ INC (Continued) **1000156618**

and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000156618
Registry ID:	110002664359
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002664359

R101 **TOPPER'S AUTO BODY & PAINT SHO** **SWRCY** **S106841231**
East **3521 W TEMPLE ST** **EMI** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004**
0.252 mi.
1332 ft. **Site 1 of 6 in cluster R**

Relative:
Higher

Actual:
273 ft.

SWRCY:

Reg Id:	19334
Cert Id:	RC10925
Mailing Address:	3521 W Temple St
Mailing City:	Los Angeles
Mailing State:	CA
Mailing Zip Code:	90004
Website:	Not reported
Email:	Not reported
Phone Number:	(323) 664-2096
Rural:	N
Operation Begin Date:	11/01/2001
Aluminium:	Y
Glass:	Y
Plastic:	Y
Bimetal:	Y
Hours of Operation:	Mon - Sat 7:00 am - 5:30 pm; Sun 9:00 am - 2:00 pm
Organization ID:	19334
Organization Name:	Temple Recycling Center Corp

EMI:

Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	68873
Air District Name:	SC
SIC Code:	7538
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

S102 **PEDUS SERVICES INC** **LUST** **S101297396**
South **3500 001ST ST W** **HIST CORTESE** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004**
0.271 mi.
1430 ft. **Site 1 of 2 in cluster S**

Relative:
Higher

Actual:
272 ft.

LUST:

Lead Agency:	LOS ANGELES, CITY OF
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700459
Global Id:	T0603700459
Latitude:	34.0731646
Longitude:	-118.2896527
Status:	Completed - Case Closed
Status Date:	07/23/1996
Case Worker:	EL
RB Case Number:	900040389
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700459
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:	Not reported

Global Id:	T0603700459
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:	Not reported

LUST:

Global Id:	T0603700459
Action Type:	Other
Date:	11/20/1986
Action:	Leak Reported

Global Id:	T0603700459
Action Type:	Other
Date:	11/07/1986
Action:	Leak Discovery

Global Id:	T0603700459
Action Type:	Other
Date:	11/21/1986
Action:	Leak Stopped

PEDUS SERVICES INC (Continued) **S101297396**

LUST:
Global Id: T0603700459
Status: Completed - Case Closed
Status Date: 07/23/1996

Global Id: T0603700459
Status: Open - Case Begin Date
Status Date: 11/07/1986

Global Id: T0603700459
Status: Open - Site Assessment
Status Date: 08/10/1987

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900040389	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700459	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	MADISON AVE	
Enforcement Type:	Not reported	
Date Leak Discovered:	11/7/1986	
Date Leak First Reported:		11/20/1986
Date Leak Record Entered:	12/31/1986	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	11/21/1986	
Date Case Last Changed on Database:		7/23/1996
Date the Case was Closed:		7/23/1996
How Leak Discovered:	Tank Test	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	Tank	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		4997.072147625183712761108272 3
Source of Cleanup Funding:		Tank
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		8/10/1987
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported

PEDUS SERVICES INC (Continued) **S101297396**

Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: PEDUS SERVICES, INC
RP Address: 3500 W FIRST ST, LOS ANGELES, CA 90004
Program: LUST
Lat/Long: 34.0731646 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: TANK REMOVAL PLANNED. CONSULTING FIRM HAS BEEN RETAINED TO DO A] SITE ASSESSMENT. OLD CASE #000760

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040389

S103 **RISE KOHYANG HIGH SCHOOL** **ENVIROSTOR** **S101584748**
South **3500 WEST 1ST STREET** **SCH** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004** **SWEEPS UST**
0.281 mi. **CA FID UST**
1483 ft. **Site 2 of 2 in cluster S**

Relative: **Higher**
Actual: **272 ft.**

ENVIROSTOR:
Facility ID: 60002695
Status: Active
Status Date: 07/23/2018
Site Code: 304671
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.15
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Xihong (Scarlett) Zhai
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: , 53
Senate: , 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.07317
Longitude: -118.2896
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED

RISE KOHYANG HIGH SCHOOL (Continued) **S101584748**

Potential Description: NONE SPECIFIED
Alias Name: 304671
Alias Type: Project Code (Site Code)
Alias Name: 60002695
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 08/22/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/06/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement Application
Completed Date: 07/23/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/23/2018
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Preliminary Endangerment Assessment Report
Schedule Due Date: 03/25/2019
Schedule Revised Date: Not reported

SCH:

Facility ID: 60002695
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.15
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Xihong (Scarlett) Zhai
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304671
Assembly: , 53

RISE KOHYANG HIGH SCHOOL (Continued) **S101584748**

Senate: , 24
Special Program Status: Not reported
Status: Active
Status Date: 07/23/2018
Restricted Use: NO
Funding: School District
Latitude: 34.07317
Longitude: -118.2896
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 304671
Alias Type: Project Code (Site Code)
Alias Name: 60002695
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 08/22/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/06/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement Application
Completed Date: 07/23/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/23/2018
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Preliminary Endangerment Assessment Report
Schedule Due Date: 03/25/2019
Schedule Revised Date: Not reported

SWEEPS UST:
Status: Not reported
Comp Number: 4080
Number: Not reported

RISE KOHYANG HIGH SCHOOL (Continued) **S101584748**

Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	0

CA FID UST:

Facility ID:	19015174
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	3500 W 1ST ST
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900040000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

T104 **TUNE UP MASTERS** **LUST S109117747**
SE **3560 BEVERLY BLVD.** **HAZNET N/A**
1/4-1/2 **LOS ANGELES, CA 90004**
0.287 mi.
1514 ft. **Site 1 of 2 in cluster T**

Relative:
Higher

Actual:
280 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603723677
Global Id:	T0603723677
Latitude:	34.073855
Longitude:	-118.286522
Status:	Completed - Case Closed
Status Date:	04/01/2010
Case Worker:	Not reported
RB Case Number:	900040443
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	4691
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

TUNE UP MASTERS (Continued) **S109117747**

LUST:
Global Id: T0603723677
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: Not reported

LUST:
Global Id: T0603723677
Action Type: ENFORCEMENT
Date: 10/24/2008
Action: Staff Letter

Global Id: T0603723677
Action Type: ENFORCEMENT
Date: 09/16/2008
Action: Notice to Comply

Global Id: T0603723677
Action Type: Other
Date: 03/26/2008
Action: Leak Reported

Global Id: T0603723677
Action Type: ENFORCEMENT
Date: 06/30/2009
Action: Staff Letter

Global Id: T0603723677
Action Type: ENFORCEMENT
Date: 03/12/2009
Action: Staff Letter

Global Id: T0603723677
Action Type: RESPONSE
Date: 06/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603723677
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603723677
Action Type: RESPONSE
Date: 04/24/2008
Action: Soil and Water Investigation Report

Global Id: T0603723677
Action Type: RESPONSE
Date: 06/15/2009
Action: Well Installation Report

TUNE UP MASTERS (Continued) **S109117747**

Global Id: T0603723677
Action Type: RESPONSE
Date: 06/15/2009
Action: Well Installation Report

Global Id: T0603723677
Action Type: ENFORCEMENT
Date: 04/01/2010
Action: Closure/No Further Action Letter

Global Id: T0603723677
Action Type: ENFORCEMENT
Date: 03/12/2009
Action: Staff Letter

Global Id: T0603723677
Action Type: ENFORCEMENT
Date: 03/04/2010
Action: Notification - Preclosure

Global Id: T0603723677
Action Type: RESPONSE
Date: 11/15/2009
Action: Well Installation Report

Global Id: T0603723677
Action Type: RESPONSE
Date: 09/30/2008
Action: Other Report / Document

Global Id: T0603723677
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603723677
Action Type: RESPONSE
Date: 05/26/2009
Action: Soil and Water Investigation Workplan

Global Id: T0603723677
Action Type: Other
Date: 03/01/1990
Action: Leak Discovery

Global Id: T0603723677
Action Type: ENFORCEMENT
Date: 06/13/2008
Action: 13267 Requirement

LUST:
Global Id: T0603723677
Status: Completed - Case Closed
Status Date: 04/01/2010

Global Id: T0603723677
Status: Open - Case Begin Date

TUNE UP MASTERS (Continued) **S109117747**

Status Date: 03/01/1990

Global Id: T0603723677
Status: Open - Site Assessment
Status Date: 03/27/2008

HAZNET:
envid: S109117747
Year: 2015
GEPAID: CAC002820695
Contact: ANDREW KOH
Telephone: 3235951282
Mailing Name: Not reported
Mailing Address: 3560 BEVERLY BLVD.
Mailing City,St,Zip: LOS ANGELES, CA 90004
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos containing waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 18.17
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

T105 **COLUMBIA PEST CONTROL** **LUST** **1000591214**
SSE **101 N VIRGIL AVE** **SWEEPS UST** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004** **HIST UST**
0.288 mi. **CA FID UST**
1522 ft. **Site 2 of 2 in cluster T** **HIST CORTESE**

Relative: Higher
Actual: 272 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700449
Global Id: T0603700449
Latitude: 34.073675
Longitude: -118.287105
Status: Completed - Case Closed
Status Date: 09/06/1996
Case Worker: YR
RB Case Number: 900040289
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Other Solvent or Non-Petroleum Hydrocarbon
Site History: Not reported

LUST:
Global Id: T0603700449
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

COLUMBIA PEST CONTROL (Continued) **1000591214**

Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700449
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: Not reported

LUST:
Global Id: T0603700449
Action Type: Other
Date: 07/17/1991
Action: Leak Reported

LUST:
Global Id: T0603700449
Status: Completed - Case Closed
Status Date: 09/06/1996

Global Id: T0603700449
Status: Open - Case Begin Date
Status Date: 07/17/1991

Global Id: T0603700449
Status: Open - Site Assessment
Status Date: 07/17/1991

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040289
Status: Case Closed
Substance: Hydrocarbons
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700449
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: Not reported
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 7/17/1991
Date Leak Record Entered: 7/23/1991
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 8/1/1991
Date the Case was Closed: 9/6/1996

COLUMBIA PEST CONTROL (Continued) **1000591214**

How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: OLD CASE #072491-01
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 5830.4569110646657330489181231
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 7/17/1991
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: COLUMBIA PEST CONTROL
RP Address: 101 N. VIRGIL AVE., LOS ANGELES CA 90004
Program: LUST
Lat/Long: 34.0734536 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

SWEEPS UST:
Status: Not reported
Comp Number: 2529
Number: Not reported
Board Of Equalization: 44-012392
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002529-000001
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: 3

Status: Not reported
Comp Number: 2529
Number: Not reported

COLUMBIA PEST CONTROL (Continued) **1000591214**

Board Of Equalization: 44-012392
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002529-000002
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 2529
Number: Not reported
Board Of Equalization: 44-012392
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002529-000003
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

HIST UST:
File Number: 0002732E
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002732E.pdf
Region: STATE
Facility ID: 00000047248
Facility Type: Other
Other Type: FUMIGATION
Contact Name: LESLIE K. HARPER
Telephone: 2133873285
Owner Name: COLUMBIA PEST CONTROL CO. OF O
Owner Address: 101 N. VIRGIL
Owner City,St,Zip: LOS ANGELES, CA 90004
Total Tanks: 0003

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor, Pressure Test

Tank Num: 002
Container Num: 2
Year Installed: Not reported

COLUMBIA PEST CONTROL (Continued) **1000591214**

Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Pressure Test

Tank Num: 003
Container Num: 3
Year Installed: Not reported
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Pressure Test

Click here for Geo Tracker PDF:

CA FID UST:
Facility ID: 19003148
Regulated By: UTNKI
Regulated ID: 00047248
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2133873285
Mail To: Not reported
Mailing Address: 101 N VIRGIL AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040289

R106 **PUEBLO NUEVO CHARTER ACADEMY** **ENVIROSTOR** **S108407581**
East **3501-3515 WEST TEMPLE STREET AND 325 NORTH HOOVER STREET** **SCH** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004**
0.296 mi.
1565 ft. **Site 2 of 6 in cluster R**

Relative:
Higher

Actual:
283 ft.

ENVIROSTOR:
Facility ID: 60000553
Status: Certified
Status Date: 10/20/2011
Site Code: 304556
Site Type: School Cleanup
Site Type Detailed: School
Acres: 0.8
NPL: NO

PUEBLO NUEVO CHARTER ACADEMY (Continued) **S108407581**

Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Juli Propes
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.07709
Longitude: -118.2846
APN: 5501-003-003, 5501-003-021, 5501-003-033, 5501-003-042, 5501-003-043, 5501003003, 5501003021, 5501003033, 5501003042, 5501003043
Past Use: FUEL - VEHICLE STORAGE/ REFUELING, FUEL HYDRANT PUMPING STATIONS, OFFICE BUILDING, VEHICLE MAINTENANCE, WASTE - INDUSTRIAL TREATMENT FACILITY
Potential COC: Arsenic Lead
Confirmed COC: Arsenic 30013-NO
Potential Description: OTH, SOIL
Alias Name: Camino Nuevo Charter Academy
Alias Type: Alternate Name
Alias Name: 5501-003-003
Alias Type: APN
Alias Name: 5501-003-021
Alias Type: APN
Alias Name: 5501-003-033
Alias Type: APN
Alias Name: 5501-003-042
Alias Type: APN
Alias Name: 5501-003-043
Alias Type: APN
Alias Name: 5501003003
Alias Type: APN
Alias Name: 5501003021
Alias Type: APN
Alias Name: 5501003033
Alias Type: APN
Alias Name: 5501003042
Alias Type: APN
Alias Name: 5501003043
Alias Type: APN
Alias Name: 304556
Alias Type: Project Code (Site Code)
Alias Name: 60000553
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/06/2007
Comments: Sent fully executed agreement to district.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo

PUEBLO NUEVO CHARTER ACADEMY (Continued) **S108407581**

Completed Date: 12/07/2007
Comments: Accounting file is being closed at the request of project proponent.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 12/29/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 10/13/2011
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/15/2009
Comments: Done

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 11/18/2010
Comments: mailed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 10/05/2011
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 07/22/2009
Comments: RP will perform supplemental sampling.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 07/22/2009
Comments: RP to incorporate DTSC comments into upcoming field work, no revision to the work plan document will be made.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 09/22/2011
Comments: Report approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan Amendment
Completed Date: 07/21/2011
Comments: Additional excavtion

PUEBLO NUEVO CHARTER ACADEMY (Continued) **S108407581**

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	60000553
Site Type:	School Cleanup
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	0.8
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Juli Propes
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304556
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	Certified
Status Date:	10/20/2011
Restricted Use:	NO
Funding:	School District
Latitude:	34.07709
Longitude:	-118.2846
APN:	5501-003-003, 5501-003-021, 5501-003-033, 5501-003-042, 5501-003-043, 5501003003, 5501003021, 5501003033, 5501003042, 5501003043
Past Use:	FUEL - VEHICLE STORAGE/ REFUELING, FUEL HYDRANT PUMPING STATIONS, OFFICE BUILDING, VEHICLE MAINTENANCE, WASTE - INDUSTRIAL TREATMENT FACILITY
Potential COC:	Arsenic, Lead
Confirmed COC:	Arsenic, 30013-NO
Potential Description:	OTH, SOIL
Alias Name:	Camino Nuevo Charter Academy
Alias Type:	Alternate Name
Alias Name:	5501-003-003
Alias Type:	APN
Alias Name:	5501-003-021
Alias Type:	APN
Alias Name:	5501-003-033
Alias Type:	APN
Alias Name:	5501-003-042
Alias Type:	APN
Alias Name:	5501-003-043
Alias Type:	APN
Alias Name:	5501003003
Alias Type:	APN
Alias Name:	5501003021

PUEBLO NUEVO CHARTER ACADEMY (Continued) **S108407581**

Alias Type: APN
Alias Name: 5501003033
Alias Type: APN
Alias Name: 5501003042
Alias Type: APN
Alias Name: 5501003043
Alias Type: APN
Alias Name: 304556
Alias Type: Project Code (Site Code)
Alias Name: 60000553
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/06/2007
Comments: Sent fully executed agreement to district.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 12/07/2007
Comments: Accounting file is being closed at the request of project proponent.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 12/29/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 10/13/2011
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/15/2009
Comments: Done

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 11/18/2010
Comments: mailed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 10/05/2011
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report

PUEBLO NUEVO CHARTER ACADEMY (Continued) **S108407581**

Completed Date: 07/22/2009
Comments: RP will perform supplemental sampling.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 07/22/2009
Comments: RP to incorporate DTSC comments into upcoming field work, no revision to the work plan document will be made.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 09/22/2011
Comments: Report approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan Amendment
Completed Date: 07/21/2011
Comments: Additional excavtion

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

R107 **CHEVRON STATION LA00894** **RCRA-SQG 1000857394**
East **3501 W TEMPLE BLVD** **LUST CAD983668260**
1/4-1/2 **LOS ANGELES, CA 90004** **FINDS**
0.296 mi. **ECHO**
1565 ft. **Site 3 of 6 in cluster R** **HIST CORTESE**

Relative: **Higher**
Actual: **283 ft.**

RCRA-SQG:
Date form received by agency: 03/17/1993
Facility name: CHEVRON STATION LA00894
Facility address: 3501 W TEMPLE BLVD
LOS ANGELES, CA 90004
EPA ID: CAD983668260
Mailing address: P O BOX 2833
LA HABRA, CA 90632
Contact: DESIREE CLOSS
Contact address: P O BOX 2833
LA HABRA, CA 90632
Contact country: US
Contact telephone: 310-694-7452
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of

CHEVRON STATION LA00894 (Continued) **1000857394**

hazardous waste at any time

Owner/Operator Summary:
- Owner/operator name: CHEVRON USA PRODUCTS CO
- Owner/operator address: P O BOX 2833
  LA HABRA, CA 90632
- Owner/operator country: Not reported
- Owner/operator telephone: 310-694-7452
- Owner/operator email: Not reported
- Owner/operator fax: Not reported
- Owner/operator extension: Not reported
- Legal status: Private
- Owner/Operator Type: Owner
- Owner/Op start date: Not reported
- Owner/Op end date: Not reported

Handler Activities Summary:
- U.S. importer of hazardous waste: No
- Mixed waste (haz. and radioactive): No
- Recycler of hazardous waste: No
- Transporter of hazardous waste: No
- Treater, storer or disposer of HW: No
- Underground injection activity: No
- On-site burner exemption: No
- Furnace exemption: No
- Used oil fuel burner: No
- Used oil processor: No
- User oil refiner: No
- Used oil fuel marketer to burner: No
- Used oil Specification marketer: No
- Used oil transfer facility: No
- Used oil transporter: No

Violation Status: No violations found

LUST:
- Lead Agency: LOS ANGELES RWQCB (REGION 4)
- Case Type: LUST Cleanup Site
- Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700439
- Global Id: T0603700439
- Latitude: 34.0769779
- Longitude: -118.284583
- Status: Completed - Case Closed
- Status Date: 07/19/1996
- Case Worker: YR
- RB Case Number: 900040170
- Local Agency: LOS ANGELES, CITY OF
- File Location: Not reported
- Local Case Number: Not reported
- Potential Media Affect: Aquifer used for drinking water supply
- Potential Contaminants of Concern: Gasoline
- Site History: Not reported

LUST:
- Global Id: T0603700439
- Contact Type: Local Agency Caseworker
- Contact Name: ELOY LUNA

CHEVRON STATION LA00894 (Continued) **1000857394**

Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700439
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: Not reported

LUST:
Global Id: T0603700439
Action Type: Other
Date: 02/27/1989
Action: Leak Reported

Global Id: T0603700439
Action Type: Other
Date: 10/01/1988
Action: Leak Discovery

Global Id: T0603700439
Action Type: Other
Date: 06/15/1986
Action: Leak Stopped

LUST:
Global Id: T0603700439
Status: Completed - Case Closed
Status Date: 07/19/1996

Global Id: T0603700439
Status: Open - Case Begin Date
Status Date: 06/15/1986

Global Id: T0603700439
Status: Open - Remediation
Status Date: 01/11/1990

Global Id: T0603700439
Status: Open - Remediation
Status Date: 11/07/1990

Global Id: T0603700439
Status: Open - Site Assessment
Status Date: 01/31/1989

Global Id: T0603700439
Status: Open - Site Assessment
Status Date: 11/23/1989

CHEVRON STATION LA00894 (Continued) **1000857394**

Global Id: T0603700439
Status: Open - Site Assessment
Status Date: 03/08/1991

Global Id: T0603700439
Status: Open - Verification Monitoring
Status Date: 01/27/1992

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040170
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700439
W Global ID: W0603700547
Staff: UNK
Local Agency: 19050
Cross Street: HOOVER
Enforcement Type: Not reported
Date Leak Discovered: 10/1/1988
Date Leak First Reported: 2/27/1989
Date Leak Record Entered: Not reported
Date Confirmation Began: Not reported
Date Leak Stopped: 6/15/1986
Date Case Last Changed on Database: 7/19/1996
Date the Case was Closed: 7/19/1996
How Leak Discovered: Subsurface Monitoring
How Leak Stopped: Not reported
Cause of Leak: Other Cause
Leak Source: Tank
Operator: OLD CASE #030289-05
Water System: FIRSTONE SCOUT RESRVTN (BOY SCOUT COUN)
Well Name: Not reported
Approx. Dist To Production Well (ft): 5521.8717583436066984697774212
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: 1/31/1989
Preliminary Site Assessment Began: 11/23/1989
Pollution Characterization Began: 3/8/1991
Remediation Plan Submitted: 1/11/1990
Remedial Action Underway: 11/7/1990
Post Remedial Action Monitoring Began: 1/27/1992
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported

CHEVRON STATION LA00894 (Continued) **1000857394**

Responsible Party: CHEVRON U.S.A. PRODUCTS CO
RP Address: P.O BOX 2833, LA HABRA CA 90632-2833
Program: LUST
Lat/Long: 34.0767375 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 1900547-001GEN
Summary: SOIL TPH (MAX 1200 MG/KG). LEAD CONTAMINATION (5.2 MG/KG). TPH IN G/W (MAX. 2900 UG/L). SAME SITE 315 HOOVER ST., HANCOCK PARK, CASE #900040270 PER DAB & RN

FINDS:

Registry ID: 110002899123

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000857394
Registry ID: 110002899123
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002899123

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040170

R108 **CULLIGAN D I WATER SERV** **SEMS-ARCHIVE** **1003878340**
East **315 N HOOVER ST** **CAD049335003**
1/4-1/2 **LOS ANGELES, CA 90004**
0.303 mi.
1598 ft. **Site 4 of 6 in cluster R**

Relative:
Higher

Actual:
286 ft.

SEMS Archive:
Site ID: 0901400
EPA ID: CAD049335003
Cong District: 24
FIPS Code: 06037
FF: N
NPL: Not on the NPL
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information
Latitude: 34.077778

CULLIGAN D I WATER SERV (Continued) **1003878340**

Longitude: -118.283333

SEMS Archive Detail:

Region:	09
Site ID:	0901400
EPA ID:	CAD049335003
Site Name:	CULLIGAN D I WATER SERV
NPL:	N
FF:	N
OU:	00
Action Code:	VS
Action Name:	ARCH SITE
SEQ:	1
Start Date:	Not reported
Finish Date:	1984-05-01 05:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf In-Hse

Region:	09
Site ID:	0901400
EPA ID:	CAD049335003
Site Name:	CULLIGAN D I WATER SERV
NPL:	N
FF:	N
OU:	00
Action Code:	DS
Action Name:	DISCVRY
SEQ:	1
Start Date:	1981-05-01 04:00:00
Finish Date:	1981-05-01 04:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf

Region:	09
Site ID:	0901400
EPA ID:	CAD049335003
Site Name:	CULLIGAN D I WATER SERV
NPL:	N
FF:	N
OU:	00
Action Code:	PA
Action Name:	PA
SEQ:	1
Start Date:	1984-03-01 05:00:00
Finish Date:	1984-05-01 05:00:00
Qual:	N
Current Action Lead:	St Perf

R109 **CULLIGAN DEIONIZED WATER SERVICES** **ENVIROSTOR** **U001560312**
East **315 N HOOVER ST** **HIST UST** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004**
0.303 mi.
1598 ft. **Site 5 of 6 in cluster R**

Relative:
Higher

Actual:
286 ft.

ENVIROSTOR:

Facility ID:	80001345
Status:	* Inactive
Status Date:	01/01/2008
Site Code:	Not reported
Site Type:	Corrective Action
Site Type Detailed:	Corrective Action
Acres:	0
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	* Unknown
Division Branch:	Cleanup Chatsworth
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	34.07726
Longitude:	-118.2848
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CAD000819755
Alias Type:	EPA Identification Number
Alias Name:	80001345
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	Not reported
Completed Sub Area Name:	Not reported
Completed Document Type:	Not reported
Completed Date:	Not reported
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported
Facility ID:	19350464
Status:	Refer: RCRA
Status Date:	01/18/1984
Site Code:	Not reported
Site Type:	Historical

CULLIGAN DEIONIZED WATER SERVICES (Continued) **U001560312**

Site Type Detailed: * Historical
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Chatsworth
Assembly: 53
Senate: 24
Special Program: * RCRA 3012 - Past Haz Waste Disp Inven Site
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.0775
Longitude: -118.2844
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: * ORGANIC LIQUIDS WITH METALS * UNSPECIFIED ACID SOLUTION * UNSPECIFIED SLUDGE WASTE * OTHER INORGANIC SOLID WASTE * UNSPECIFIED ORGANIC LIQUID MIXTURE Chromium VI Nickel
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: PEARIRS ENGINEERS INC
Alias Type: Alternate Name
Alias Name: CAD049355003
Alias Type: EPA Identification Number
Alias Name: 19350464
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment Report
Completed Date: 01/18/1984
Comments: SOURCE ACT: CHEM WATER SOFTENING-DEIONZT & REGENERATION OF PORTABLE ION EXCHANGE UNITS USED FOR INDST WASTEWATER TREATMNT AT PLATING & AEROSPACE COOMPANIES. FAC TYPE: TANKS (OR & NI IN SOL'N) FOR STORAGE SANITARY SEWER FOR DISP. INCIDENT: RELEASE OF HAZ WASTES INTO SEWER ON SEVERAL TIMES PRIOR TO 11/19/82 375,000,000GAL/D. ENF HISTORY: 12/6/82 REQ TO CRIMINAL/ INJUNCTIVE RELIEF AGAINST; RESULT-DENIAL OF APPLICATION FOR HZD WASTE FAC PERMIT. FINE BY CITY & SENTENCE FOR THE OWNER. SUBMIT TO EPA PRELIM ASSESS DONE RCRA 3012

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 09/26/1983
Comments: FACILITY IDENTIFIED ID FROM ERRIS

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported

CULLIGAN DEIONIZED WATER SERVICES (Continued) **U001560312**

Schedule Revised Date: Not reported

HIST UST:

File Number:	00026912
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026912.pdf
Region:	STATE
Facility ID:	00000055651
Facility Type:	Other
Other Type:	WATER TREATMENT
Contact Name:	RALPH MCGRADY
Telephone:	7148357878
Owner Name:	CAL WATER
Owner Address:	315 N. HOOVER ST.
Owner City,St,Zip:	LOS ANGELES, CA 90004
Total Tanks:	0004
Tank Num:	001
Container Num:	4
Year Installed:	Not reported
Tank Capacity:	00003000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	None
Tank Num:	002
Container Num:	1
Year Installed:	1975
Tank Capacity:	00007500
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	None
Tank Num:	003
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00008000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	None
Tank Num:	004
Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00006000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	None

Click here for Geo Tracker PDF:

R110
East
1/4-1/2
0.303 mi.
1598 ft.

CAL WATER
315 N HOOVER ST
LOS ANGELES, CA 90004

Site 6 of 6 in cluster R

SWEEPS UST **S101617084**
CA FID UST **N/A**
HWP

Relative:
Higher

Actual:
286 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	3033
Number:	Not reported
Board Of Equalization:	44-012729
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003033-000001
Tank Status:	Not reported
Capacity:	3000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	4

Status:	Not reported
Comp Number:	3033
Number:	Not reported
Board Of Equalization:	44-012729
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003033-000002
Tank Status:	Not reported
Capacity:	7500
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Not reported
Comp Number:	3033
Number:	Not reported
Board Of Equalization:	44-012729
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003033-000003
Tank Status:	Not reported
Capacity:	8000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Not reported

CAL WATER (Continued) **S101617084**

Comp Number: 3033
Number: Not reported
Board Of Equalization: 44-012729
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003033-000004
Tank Status: Not reported
Capacity: 6000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19001948
Regulated By: UTNKA
Regulated ID: 00055651
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7148357878
Mail To: Not reported
Mailing Address: 315 N HOOVER ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

HWP:
EPA Id: CAD000819755
Cleanup Status: PROTECTIVE FILER
Latitude: 34.07726
Longitude: -118.2848
Facility Type: Historical - Non-Operating
Facility Size: Not reported
Team: Not reported
Supervisor: Not reported
Site Code: Not reported
Assembly District: 53
Senate District: 24
Public Information Officer: Not reported
Public Information Officer: Not reported

Activities:
EPA Id: CAD000819755
Facility Type: Historical - Non-Operating
Unit Names: Unit1
Event Description: Protective Filer Status - PROTECTIVE FILER (APPROVED)
Actual Date: 05/16/2017

111
NNE
1/4-1/2
0.311 mi.
1640 ft.

JOHNS TEXACO
565 N VIRGIL AVE
LOS ANGELES, CA 90004

LUST **S101583172**
SWEEPS UST **N/A**
CA FID UST
HIST CORTESE

Relative:
Higher

Actual:
292 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700441
Global Id:	T0603700441
Latitude:	34.0811963
Longitude:	-118.2869207
Status:	Completed - Case Closed
Status Date:	07/19/1996
Case Worker:	YR
RB Case Number:	900040198
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700441
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:	Not reported

Global Id:	T0603700441
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:	Not reported

LUST:

Global Id:	T0603700441
Action Type:	Other
Date:	05/22/1990
Action:	Leak Reported

LUST:

Global Id:	T0603700441
Status:	Completed - Case Closed
Status Date:	07/19/1996

Global Id:	T0603700441
Status:	Open - Case Begin Date
Status Date:	05/22/1990

Global Id:	T0603700441

JOHNS TEXACO (Continued) **S101583172**

Status: Open - Remediation
Status Date: 08/26/1992

Global Id: T0603700441
Status: Open - Remediation
Status Date: 12/27/1995

Global Id: T0603700441
Status: Open - Site Assessment
Status Date: 05/22/1990

Global Id: T0603700441
Status: Open - Site Assessment
Status Date: 12/19/1991

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040198
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700441
W Global ID: W0603700547
Staff: UNK
Local Agency: 19050
Cross Street: CLINTON
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 5/22/1990
Date Leak Record Entered: 12/16/1990
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 9/1/1996
Date the Case was Closed: 7/19/1996
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: FIRSTONE SCOUT RESRVTN (BOY SCOUT COUN)
Well Name: Not reported
Approx. Dist To Production Well (ft): 6425.737349749889664495972 7683
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: 5/22/1990
Preliminary Site Assessment Began: 12/19/1991
Pollution Characterization Began: Not reported
Remediation Plan Submitted: 8/26/1992
Remedial Action Underway: 12/27/1995
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported

JOHNS TEXACO (Continued) **S101583172**

Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: BLANK RP
RP Address: 2583 W PICO BLVD, LOS ANGELES CA 90006
Program: LUST
Lat/Long: 34.0811963 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 1900547-001GEN
Summary: Not reported

SWEEPS UST:
Status: Not reported
Comp Number: 3023
Number: Not reported
Board Of Equalization: 44-012721
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003023-000001
Tank Status: Not reported
Capacity: 1
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: 4

Status: Not reported
Comp Number: 3023
Number: Not reported
Board Of Equalization: 44-012721
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003023-000002
Tank Status: Not reported
Capacity: 1
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 3023
Number: Not reported

JOHNS TEXACO (Continued) **S101583172**

Board Of Equalization: 44-012721
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003023-000003
Tank Status: Not reported
Capacity: 1
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 3023
Number: Not reported
Board Of Equalization: 44-012721
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003023-000004
Tank Status: Not reported
Capacity: 1
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19002919
Regulated By: UTNKI
Regulated ID: 00055596
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2133878846
Mail To: Not reported
Mailing Address: 565 N VIRGIL AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900040000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040198

112
WSW
1/4-1/2
0.329 mi.
1736 ft.

BEVERLY CATALINA CAR WASH
4000 BEVERLY BLVD W
LOS ANGELES, CA 90004

LUST
HIST CORTESE

S102425223
N/A

Relative:
Higher

Actual:
272 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700448
Global Id:	T0603700448
Latitude:	34.0761144
Longitude:	-118.2955829
Status:	Completed - Case Closed
Status Date:	07/15/2016
Case Worker:	DPP
RB Case Number:	900040261
Local Agency:	LOS ANGELES, CITY OF
File Location:	Regional Board
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700448
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

Global Id:	T0603700448
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:	Not reported

LUST:

Global Id:	T0603700448
Action Type:	ENFORCEMENT
Date:	07/31/2015
Action:	Clean Up Fund - Case Closure Review Summary Report (RSR)

Global Id:	T0603700448
Action Type:	Other
Date:	03/09/1991
Action:	Leak Reported

Global Id:	T0603700448
Action Type:	RESPONSE
Date:	10/15/2005
Action:	Monitoring Report - Quarterly

BEVERLY CATALINA CAR WASH (Continued) **S102425223**

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 06/06/2012
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603700448
Action Type: ENFORCEMENT
Date: 07/20/2004
Action: Staff Letter

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603700448
Action Type: ENFORCEMENT
Date: 01/04/2016
Action: Notification - Preclosure

Global Id: T0603700448
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603700448
Action Type: ENFORCEMENT

BEVERLY CATALINA CAR WASH (Continued) **S102425223**

Date: 07/01/1999
Action: Staff Letter

Global Id: T0603700448
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603700448
Action Type: ENFORCEMENT
Date: 09/25/2008
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Global Id: T0603700448
Action Type: ENFORCEMENT
Date: 07/15/2016
Action: Closure/No Further Action Letter

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2007
Action: Interim Remedial Action Plan

Global Id: T0603700448
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T0603700448
Action Type: ENFORCEMENT
Date: 05/28/2004
Action: Staff Letter

Global Id: T0603700448
Action Type: ENFORCEMENT
Date: 03/26/2012
Action: Staff Letter

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

BEVERLY CATALINA CAR WASH (Continued) **S102425223**

Global Id: T0603700448
Action Type: RESPONSE
Date: 10/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 04/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2015
Action: Monitoring Report - Semi-Annually

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2015
Action: Remedial Progress Report

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 10/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE

BEVERLY CATALINA CAR WASH (Continued) **S102425223**

Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T0603700448
Action Type: REMEDIATION
Date: 01/10/2010
Action: Pump & Treat (P&T) Groundwater

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 04/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 03/04/2016
Action: Other Report / Document

Global Id: T0603700448
Action Type: Other
Date: 01/26/1990
Action: Leak Discovery

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 06/08/2004
Action: Interim Remedial Action Plan

Global Id: T0603700448
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

BEVERLY CATALINA CAR WASH (Continued) **S102425223**

Global Id: T0603700448
Action Type: RESPONSE
Date: 02/04/2010
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2015
Action: Monitoring Report - Semi-Annually

Global Id: T0603700448
Action Type: ENFORCEMENT
Date: 09/22/2003
Action: Staff Letter

Global Id: T0603700448
Action Type: ENFORCEMENT
Date: 05/16/2007
Action: Staff Letter

Global Id: T0603700448
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 11/17/2003
Action: Interim Remedial Action Plan

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2015
Action: Remedial Progress Report

Global Id: T0603700448
Action Type: ENFORCEMENT

BEVERLY CATALINA CAR WASH (Continued) **S102425223**

Date: 01/26/2004
Action: Staff Letter

Global Id: T0603700448
Action Type: ENFORCEMENT
Date: 03/23/2001
Action: Staff Letter

Global Id: T0603700448
Action Type: Other
Date: 01/26/1990
Action: Leak Stopped

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603700448
Action Type: RESPONSE
Date: 05/26/2011
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603700448
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2012
Action: Remedial Progress Report

Global Id: T0603700448
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Semi-Annually

LUST:
Global Id: T0603700448
Status: Completed - Case Closed
Status Date: 07/15/2016

Global Id: T0603700448
Status: Open - Case Begin Date
Status Date: 01/26/1990

BEVERLY CATALINA CAR WASH (Continued) **S102425223**

Global Id: T0603700448
Status: Open - Eligible for Closure
Status Date: 01/04/2016

Global Id: T0603700448
Status: Open - Remediation
Status Date: 03/26/2012

Global Id: T0603700448
Status: Open - Site Assessment
Status Date: 03/09/1991

Global Id: T0603700448
Status: Open - Site Assessment
Status Date: 11/06/1996

Global Id: T0603700448
Status: Open - Site Assessment
Status Date: 08/19/1998

Global Id: T0603700448
Status: Open - Site Assessment
Status Date: 11/27/1999

Global Id: T0603700448
Status: Open - Verification Monitoring
Status Date: 03/09/1991

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040261
Status: Preliminary site assessment underway
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700448
W Global ID: Not reported
Staff: DP
Local Agency: 19050
Cross Street: KENMORE ST
Enforcement Type: SEL
Date Leak Discovered: 1/26/1990
Date Leak First Reported: 3/9/1991
Date Leak Record Entered: 3/25/1995
Date Confirmation Began: 3/9/1991
Date Leak Stopped: 1/26/1990
Date Case Last Changed on Database: 10/3/2002
Date the Case was Closed: Not reported
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported

BEVERLY CATALINA CAR WASH (Continued) **S102425223**

Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	3755.272750125202829038397694 6
Source of Cleanup Funding:	Not reported
Preliminary Site Assessment Workplan Submitted:	11/6/1996
Preliminary Site Assessment Began:	11/27/1999
Pollution Characterization Began:	8/19/1998
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	3/9/1991
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	10/6/2003
Hist Max MTBE Conc in Groundwater:	27000
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	=
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	MR. TERRY FARLEY
RP Address:	6160 FAIRMOUNT AVE., STE. A
Program:	LUST
Lat/Long:	34.0761144 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900040261

113
NNE
1/4-1/2
0.343 mi.
1812 ft.

DAYTON HEIGHTS ELEMENTARY SCHOOL PLYGRD **ENVIROSTOR** **S107736208**
607 NORTH WESTMORELAND AVENUE **SCH** **N/A**
LOS ANGELES, CA 90004

Relative:
Higher

Actual:
293 ft.

ENVIROSTOR:

Facility ID:	19880014
Status:	Certified
Status Date:	02/06/2003
Site Code:	304344
Site Type:	School Cleanup
Site Type Detailed:	School
Acres:	.51
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Javier Hinojosa

DAYTON HEIGHTS ELEMENTARY SCHOOL PLYGRD (Continued) **S107736208**

Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 43
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.08197
Longitude: -118.2883
APN: 5539024903
Past Use: RESIDENTIAL AREA
Potential COC: Asbestos Containing Materials (ACM Lead
Confirmed COC: Lead
Potential Description: SOIL
Alias Name: DAYTON HEIGHTS ELEM. SCH. PLYGRD
Alias Type: Alternate Name
Alias Name: DAYTON HEIGHTS ELEM. SCH. PLYGRD. (EXP)
Alias Type: Alternate Name
Alias Name: LAUSD-DAYTON HEIGHTS ELEM SCL PLAYGROUND
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 5539024903
Alias Type: APN
Alias Name: 110033617496
Alias Type: EPA (FRS #)
Alias Name: 304344
Alias Type: Project Code (Site Code)
Alias Name: 19880014
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 06/03/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 10/22/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 02/04/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 10/11/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

DAYTON HEIGHTS ELEMENTARY SCHOOL PLYGRD (Continued) **S107736208**

Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 11/02/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 02/06/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 02/06/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 10/16/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 09/05/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19880014
Site Type: School Cleanup
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: .51
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Javier Hinojosa

DAYTON HEIGHTS ELEMENTARY SCHOOL PLYGRD (Continued) **S107736208**

Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304344
Assembly:	43
Senate:	24
Special Program Status:	Not reported
Status:	Certified
Status Date:	02/06/2003
Restricted Use:	NO
Funding:	School District
Latitude:	34.08197
Longitude:	-118.2883
APN:	5539024903
Past Use:	RESIDENTIAL AREA
Potential COC:	Asbestos Containing Materials (ACM, Lead
Confirmed COC:	Lead
Potential Description:	SOIL
Alias Name:	DAYTON HEIGHTS ELEM. SCH. PLYGRD
Alias Type:	Alternate Name
Alias Name:	DAYTON HEIGHTS ELEM. SCH. PLYGRD. (EXP)
Alias Type:	Alternate Name
Alias Name:	LAUSD-DAYTON HEIGHTS ELEM SCL PLAYGROUND
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	5539024903
Alias Type:	APN
Alias Name:	110033617496
Alias Type:	EPA (FRS #)
Alias Name:	304344
Alias Type:	Project Code (Site Code)
Alias Name:	19880014
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	06/03/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	10/22/2001
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Completion Report
Completed Date:	02/04/2003
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Workplan
Completed Date:	10/11/2002
Comments:	Not reported

DAYTON HEIGHTS ELEMENTARY SCHOOL PLYGRD (Continued) **S107736208**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Inspections/Visit (Non LUR)
Completed Date:	11/02/2002
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Certification
Completed Date:	02/06/2003
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	02/06/2003
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Inspections/Visit (Non LUR)
Completed Date:	10/16/2001
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	CEQA - Initial Study/ Neg. Declaration
Completed Date:	09/05/2002
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

114
NNW
1/4-1/2
0.384 mi.
2025 ft.

CORPORATE FUND FOR HOUSING
625 NEW HAMPSHIRE AVE
LOS ANGELES, CA 90004

LUST **S101297170**
HIST CORTESE **N/A**

Relative:
Higher

Actual:
295 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700426
Global Id:	T0603700426
Latitude:	34.0821272

CORPORATE FUND FOR HOUSING (Continued) **S101297170**

Longitude: -118.2930199
Status: Completed - Case Closed
Status Date: 07/17/1996
Case Worker: YR
RB Case Number: 900040016
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700426
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: Not reported

Global Id: T0603700426
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: Not reported

LUST:
Global Id: T0603700426
Action Type: Other
Date: 08/08/1987
Action: Leak Reported

LUST:
Global Id: T0603700426
Status: Completed - Case Closed
Status Date: 07/17/1996

Global Id: T0603700426
Status: Open - Case Begin Date
Status Date: 08/08/1987

Global Id: T0603700426
Status: Open - Site Assessment
Status Date: 03/18/1988

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040016

CORPORATE FUND FOR HOUSING (Continued) **S101297170**

Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700426	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	CLINTON	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		8/8/1987
Date Leak Record Entered:	3/10/1988	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		4/7/1991
Date the Case was Closed:		7/17/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		5797.88570971511876126120270 58
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		3/18/1988
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	RETIREMENT HOUSTING FOUNDATION	
RP Address:	5150 E PACIFIC COAST HIGHWAY, LONG BEACH CA 90804	
Program:	LUST	
Lat/Long:	34.0821272 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	RESPONSIBLE PARTY TO SUBMIT ADDITIONAL SAP. SAP NOT RECIEVED AS OF 4/89	

CORPORATE FUND FOR HOUSING (Continued) **S101297170**

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900040016

U115 **CHEVRON USA INC.** **Notify 65** **S100177975**
NNW **4166 MELROSE AVE. #93371** **N/A**
1/4-1/2 **LOS ANGELES, CA 90029**
0.401 mi.
2116 ft. **Site 1 of 4 in cluster U**

Relative:
Higher

Actual:
295 ft.

NOTIFY 65:
Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported

U116 **CHEVRON #9-3371 (FORMER)** **LUST** **S101297141**
NNW **4166 MELROSE AVE** **HIST CORTESE** **N/A**
1/4-1/2 **LOS ANGELES, CA 90029**
0.401 mi.
2116 ft. **Site 2 of 4 in cluster U**

Relative:
Higher

Actual:
295 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700764
Global Id: T0603700764
Latitude: 34.083355
Longitude: -118.291328
Status: Completed - Case Closed
Status Date: 12/15/1997
Case Worker: JH
RB Case Number: 900290016
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700764
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: Not reported

Global Id: T0603700764

CHEVRON #9-3371 (FORMER) (Continued) **S101297141**

Contact Type:	Regional Board Caseworker
Contact Name:	JAY HUANG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 WEST 4TH STREET, SUITE 200
City:	LOS ANGELES
Email:	jhuang@waterboards.ca.gov
Phone Number:	2135766711

LUST:

Global Id:	T0603700764
Action Type:	Other
Date:	01/16/1987
Action:	Leak Reported

Global Id:	T0603700764
Action Type:	Other
Date:	01/16/1987
Action:	Leak Discovery

LUST:

Global Id:	T0603700764
Status:	Completed - Case Closed
Status Date:	12/15/1997

Global Id:	T0603700764
Status:	Open - Case Begin Date
Status Date:	01/16/1987

Global Id:	T0603700764
Status:	Open - Remediation
Status Date:	04/18/1988

Global Id:	T0603700764
Status:	Open - Site Assessment
Status Date:	08/10/1987

Global Id:	T0603700764
Status:	Open - Verification Monitoring
Status Date:	01/29/1997

LUST REG 4:

Region:	4
Regional Board:	04
County:	Los Angeles
Facility Id:	900290016
Status:	Case Closed
Substance:	Gasoline
Substance Quantity:	Not reported
Local Case No:	Not reported
Case Type:	Groundwater
Abatement Method Used at the Site:	GTETIT
Global ID:	T0603700764
W Global ID:	Not reported
Staff:	JH
Local Agency:	19050

CHEVRON #9-3371 (FORMER) (Continued) **S101297141**

Cross Street:	VERMONT		
Enforcement Type:	Not reported		
Date Leak Discovered:	1/16/1987		
Date Leak First Reported:		1/16/1987	
Date Leak Record Entered:	12/31/1986		
Date Confirmation Began:	Not reported		
Date Leak Stopped:	Not reported		
Date Case Last Changed on Database:		6/9/1998	
Date the Case was Closed:		12/15/1997	
How Leak Discovered:	Not reported		
How Leak Stopped:	Not reported		
Cause of Leak:	UNK		
Leak Source:	Tank		
Operator:	SOHINDLER, ODETTE		
Water System:	Not reported		
Well Name:	Not reported		
Approx. Dist To Production Well (ft):		6596.6969892496280912896513786	
Source of Cleanup Funding:		Tank	
Preliminary Site Assessment Workplan Submitted:		Not reported	
Preliminary Site Assessment Began:		Not reported	
Pollution Characterization Began:		8/10/1987	
Remediation Plan Submitted:		Not reported	
Remedial Action Underway:		4/18/1988	
Post Remedial Action Monitoring Began:		1/29/1997	
Enforcement Action Date:		Not reported	
Historical Max MTBE Date:		1/1/1965	
Hist Max MTBE Conc in Groundwater:		13	
Hist Max MTBE Conc in Soil:		Not reported	
Significant Interim Remedial Action Taken:		Yes	
GW Qualifier:	Not reported		
Soil Qualifier:	Not reported		
Organization:	Not reported		
Owner Contact:	Not reported		
Responsible Party:	CHEVRON USA, INC		
RP Address:	Not reported		
Program:	LUST		
Lat/Long:	34.0835931 / -1		
Local Agency Staff:	PEJ		
Beneficial Use:	Not reported		
Priority:	Not reported		
Cleanup Fund Id:	Not reported		
Suspended:	Not reported		
Assigned Name:	Not reported		
Summary:	12/08/97 4TH QTR 1997 GW MON RPT BY JDK 06/09/98 WELL DESTRUCTION RPT		FILE TAKEN

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900290016

U117 **MOBIL #18-G8X (FORMER #11** **HIST CORTESE** **S101297306**
NNW **657 VERMONT** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004**
0.408 mi.
2153 ft. **Site 3 of 4 in cluster U**

Relative:
Higher

Actual:
296 ft.

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900040107

U118 **MOBIL #18-G8X (FORMER #11-G8X)** **LUST** **S104406262**
NNW **657 VERMONT AVE N** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004**
0.408 mi.
2153 ft. **Site 4 of 4 in cluster U**

Relative:
Higher

Actual:
296 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700433
Global Id:	T0603700433
Latitude:	34.0827082
Longitude:	-118.2917078
Status:	Open - Remediation
Status Date:	01/20/2004
Case Worker:	DMB
RB Case Number:	900040107
Local Agency:	LOS ANGELES, CITY OF
File Location:	Regional Board
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700433
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:	Not reported

Global Id:	T0603700433
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:	Not reported

LUST:

Global Id:	T0603700433
Action Type:	Other
Date:	04/22/1991
Action:	Leak Reported

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2012
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Date: 10/15/2012
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2013
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2013
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2018
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2017
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2017
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2017
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2017
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2013
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2014
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2013
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 06/28/2013
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2013
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2019
Action: Monitoring Report - Semi-Annually

Global Id: T0603700433
Action Type: ENFORCEMENT
Date: 01/31/2001
Action: 13267 Requirement

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/25/2018
Action: Pilot Study / Treatability Workplan - Regulator Responded

Global Id: T0603700433
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2008
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Date: 10/15/2008
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2009
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2009
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2009
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2013
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2017
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: REMEDIATION
Date: 08/04/2004
Action: Pump & Treat (P&T) Groundwater

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 11/09/2009
Action: Corrective Action Plan / Remedial Action Plan - Addendum

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/05/2010
Action: Well Installation Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2014
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2015
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: REMEDIATION
Date: 09/13/2001
Action: Dual Phase Extraction

Global Id: T0603700433
Action Type: ENFORCEMENT
Date: 11/29/2018
Action: Staff Letter

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2010
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2008
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2014
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2014
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2015
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2014
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2019
Action: Pilot Study/ Treatability Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2017
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: REMEDIATION
Date: 04/08/2011
Action: In Situ Biological Treatment

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Global Id: T0603700433
Action Type: REMEDIATION
Date: 12/13/2010
Action: Soil Vapor Extraction (SVE)

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2016
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2015
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2018
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2016
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2018
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2017
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Date: 01/15/2017
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: REMEDIATION
Date: 06/30/2015
Action: Soil Vapor Extraction (SVE)

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2010
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2016
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2016
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2015
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2018
Action: Monitoring Report - Semi-Annually

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2003
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2003
Action: Remedial Progress Report

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2004
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2015
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2016
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2016
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 10/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 01/15/2012
Action: Remedial Progress Report

Global Id: T0603700433
Action Type: RESPONSE

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2012
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 04/15/2016
Action: Monitoring Report - Quarterly

Global Id: T0603700433
Action Type: RESPONSE
Date: 07/15/2016
Action: Monitoring Report - Quarterly

LUST:
Global Id: T0603700433
Status: Open - Case Begin Date
Status Date: 04/15/1991

Global Id: T0603700433
Status: Open - Remediation
Status Date: 07/15/2000

Global Id: T0603700433
Status: Open - Remediation
Status Date: 02/02/2001

Global Id: T0603700433
Status: Open - Remediation
Status Date: 09/13/2001

Global Id: T0603700433
Status: Open - Remediation
Status Date: 07/16/2003

Global Id: T0603700433
Status: Open - Remediation
Status Date: 10/17/2003

Global Id: T0603700433
Status: Open - Remediation
Status Date: 01/20/2004

Global Id: T0603700433
Status: Open - Site Assessment
Status Date: 04/15/1991

Global Id: T0603700433
Status: Open - Site Assessment
Status Date: 07/01/1991

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900040107	
Status:	Remedial action (cleanup) Underway	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		FPVE
Global ID:	T0603700433	
W Global ID:	Not reported	
Staff:	TCS	
Local Agency:	19050	
Cross Street:	MELROSE	
Enforcement Type:	DLLET	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		4/22/1991
Date Leak Record Entered:	4/11/1991	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		7/12/2002
Date the Case was Closed:		Not reported
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		6221.79337867831256683439130 23
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		4/15/1991
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		7/1/1991
Remediation Plan Submitted:		2/2/2001
Remedial Action Underway:		7/23/2004
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		1/31/2001
Historical Max MTBE Date:		1/1/1965
Hist Max MTBE Conc in Groundwater:		1400000
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Yes
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	BRED LEDESMA	
RP Address:	3700 W. 190TH ST.	
Program:	LUST	
Lat/Long:	34.0827082 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	

MOBIL #18-G8X (FORMER #11-G8X) (Continued) **S104406262**

Assigned Name: Not reported
Summary: RAP RECEIVED 1/20/97; DAB OK'ED EXTENTION TIL 12/2. RERELEASE RECENTLY; 10/11/00 3RD QTR PROGRESS RPT 2000; 11/28/00 4TH QTR PROGRESS RPT 2000; 2/28/01 SITE ASSESSMENT RPT; 2/14/01 1ST QTR GW MON RPT 2001

V119 **LADWP-STREETLIGHT MAINT.HDQTRS** **LUST** **S103437995**
NE **611 HOOVER ST N** **CPS-SLIC** **N/A**
1/4-1/2 **LOS ANGELES, CA 90004** **HIST CORTESE**
0.427 mi.
2254 ft. **Site 1 of 2 in cluster V**

Relative:
Higher

Actual:
318 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700456
Global Id: T0603700456
Latitude: 34.0820753
Longitude: -118.2845566
Status: Completed - Case Closed
Status Date: 08/07/1998
Case Worker: CET
RB Case Number: 900040352
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700456
Contact Type: Regional Board Caseworker
Contact Name: CHANDRA TYLER
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: cetyler@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603700456
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: Not reported

LUST:
Global Id: T0603700456
Action Type: Other
Date: 03/03/1998
Action: Leak Reported

Global Id: T0603700456
Action Type: Other
Date: 06/21/1990

LADWP-STREETLIGHT MAINT.HDQTRS (Continued) **S103437995**

Action: Leak Discovery

Global Id: T0603700456
Action Type: Other
Date: 06/21/1998
Action: Leak Stopped

LUST:
Global Id: T0603700456
Status: Completed - Case Closed
Status Date: 08/07/1998

Global Id: T0603700456
Status: Open - Case Begin Date
Status Date: 06/21/1990

Global Id: T0603700456
Status: Open - Site Assessment
Status Date: 06/21/1990

Global Id: T0603700456
Status: Open - Site Assessment
Status Date: 07/19/1990

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900040352
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700456
W Global ID: W0603700547
Staff: CEC
Local Agency: 19050
Cross Street: MELROSE
Enforcement Type: Not reported
Date Leak Discovered: 6/21/1990
Date Leak First Reported: 3/3/1998
Date Leak Record Entered: 4/14/1998
Date Confirmation Began: 6/21/1990
Date Leak Stopped: 6/21/1998
Date Case Last Changed on Database: 7/15/1998
Date the Case was Closed: 8/7/1998
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Tank
Operator: Not reported
Water System: FIRSTONE SCOUT RESRVTN (BOY SCOUT COUN)
Well Name: Not reported

LADWP-STREETLIGHT MAINT.HDQTRS (Continued) **S103437995**

Approx. Dist To Production Well (ft):	5821.668049456358893235881056 6
Source of Cleanup Funding:	Tank
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	7/19/1990
Pollution Characterization Began:	Not reported
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	1/1/1965
Hist Max MTBE Conc in Groundwater:	.3
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	<
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	CITY OF LA-DPW
RP Address:	111 N. HOPE ST., LOS ANGELES, CA 90051
Program:	LUST
Lat/Long:	34.0820753 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	LOP/LOW - LOW POTENTIAL HEALTH/SAFTY/ENVIRONMENTAL IMPACT
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	1900547-001GEN
Summary:	RECOMMENDATION; HOWEVER SOME SOLVENT CONTAMINATION-REFER TO SLIC.

CPS-SLIC:

Region:	STATE
Facility Status:	**Open - Site Assessment**
Status Date:	09/29/2015
Global Id:	SL204AE1744
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number:	Not reported
Latitude:	34.081679
Longitude:	-118.283519
Case Type:	Cleanup Program Site
Case Worker:	TA
Local Agency:	Not reported
RB Case Number:	0803
File Location:	Regional Board
Potential Media Affected:	Indoor Air, Other Groundwater (uses other than drinking water), Soil, Soil Vapor
Potential Contaminants of Concern:	Other Solvent or Non-Petroleum Hydrocarbon, Tetrachloroethylene (PCE), Trichloroethylene (TCE)
Site History:	This Site is a 2.4-acre parcel of land occupied by the SMH Site that consists of several buildings hosting administrative offices, warehouses for the storage of streetlight parts, and vehicle maintenance garages. Historical records show that the SMH Site was built upon residential property in 1926. Gasoline and a waste oil underground storage tanks (USTs) were removed from the SMH Site in 1990. The Regional Boards Underground Storage Tank (UST) Section issued a closure for the USTs and the case was transferred to the Site Cleanup Program because of the detection of VOCs and SVOCs in the Sites groundwater monitoring wells. Thereafter, various

LADWP-STREETLIGHT MAINT.HDQTRS (Continued) **S103437995**

investigations were conducted that include a soil vapor survey, installation of 32 soil borings and 14 groundwater monitoring wells at the SMH Site. The analytical results confirmed that both soil and groundwater beneath the SMH Site are impacted with tetrachloroethylene (PCE), trichloroethylene (TCE) and benzene. The data show PCE concentrations as high as 1,670 micrograms per kilogram (a%g/Kg) in soil, 13,500 micrograms per liter (a%g/L) in the soil vapor collected from 5 feet below ground surface (bgs) and 23,300 a%g/L in groundwater. In addition, benzene was detected up to 602 a%g/Kg and 392 a%g/L in soil and groundwater, respectively. The site assessment identifies two separate potential source areas of PCE impacted soil at the SMH Site. PCE concentrations of 2,634 and 1,670 micrograms per kilogram (a%g/Kg) in the northern and southern portion, respectively, were reported. The most recent groundwater monitoring results show PCE concentration as high as 75,000 micrograms per liter (a%g/L) and TCE as high as 123 a%g/L. Soil vapor survey conducted at the site also confirm the presence of VOCs. The highest PCE concentration detected in soil vapor at the Site is 1,100 a%g/L. In addition, benzene was detected up to 602 a%g/Kg and 392 a%g/L in soil and groundwater, respectively The results of soil and groundwater samples collected along sewer and storm drain pipelines servicing the dry cleaning facility located north east of the SMH Site. PCE concentration as high as 1,100 a%g/Kg in soil and greater than 1,000 a%g/L in groundwater was detected in samples obtained approximately 50 feet southwest of the dry cleaning facility. Based on the data, LADWP claims that the dry cleaning facility is a potential source of PCE contamination at the SMH Site. The Regional Board is following up on the potential contribution of PCE contamination from the dry cleaners. According to the Department of Water Resources Bulletin No. 104, the Site is located in the Hollywood Basin of the Coastal Plain of Los Angeles. The SMH Site lies on the western flank of the Elysian Hills that is underlain by recent alluvium, which includes the Gaspur aquifer overlying the Puente Formation. Based on the soil boring log, the soil beneath the SMH Site consists of primarily clay, sandy clay and silt to a depth of 20 feet, the maximum depth of investigation. Depth to the shallow groundwater beneath the SMH Site ranged from approximately 15 to 21 feet below ground surface (bgs). The direction of groundwater flow is to the southwest.

Click here to access the California GeoTracker records for this facility:

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900040352

V120
NE
1/4-1/2
0.427 mi.
2254 ft.

CITY OF LOS ANGELES - DWP
611 HOOVER
LOS ANGELES, CA 90004

Site 2 of 2 in cluster V

CPS-SLIC **S103546930**
N/A

Relative:
Higher

Actual:
318 ft.

SLIC REG 4:

Region:	4
Facility Status:	Site Assessment
SLIC:	0803
Substance:	VOCs
Staff:	Jenny Au

121
NW
1/4-1/2
0.455 mi.
2404 ft.

CALTRANS- HOLLYWOOD MAINTENANCE STATION
609 HELITROPE AVE.
LOS ANGELES (CITY), CA

SWF/LF **S110986753**
N/A

Relative:
Higher

Actual:
302 ft.

SWF/LF (SWIS):

Facility ID:	19-AR-1244
Lat/Long:	34.08191 / -118.29599
Owner Name:	Caltrans
Owner Telephone:	2136202110
Owner Address:	Glen Mellinger
Owner Address2:	100 S. Main Street, MS-3
Owner City,St,Zip:	Los Angeles, CA 90012
Operational Status:	Active
Operator:	Caltrans
Operator Phone:	3236629997
Operator Address:	Roosevelt McCord
Operator Address2:	609 Helitrope Ave.
Operator City,St,Zip:	Los Angeles, CA 90004
Permit Date:	02/09/2011
Permit Status:	Notification
Permitted Acreage:	$0.00
Activity:	Limited Volume Transfer Operation
Regulation Status:	Notification
Landuse Name:	Residential
GIS Source:	Map
Category:	Transfer/Processing
Unit Number:	01
Inspection Frequency:	Quarterly
Accepted Waste:	Green Materials,Mixed municipal
Closure Date:	Not reported
Closure Type:	Not reported
Disposal Acreage:	Not reported
SWIS Num:	19-AR-1244
Waste Discharge Requirement Num:	Not reported
Program Type:	Not reported
Permitted Throughput with Units:	20
Actual Throughput with Units:	Cu Yards/day
Permitted Capacity with Units:	2400
Remaining Capacity:	Not reported
Remaining Capacity with Units:	Cu Yards/year
Lat/Long:	34.08191 / -118.29599

122
South
1/4-1/2
0.472 mi.
2491 ft.

2ND & JUANITA AVENUE DUMP-LOS
2ND & JUANITA AVE
LOS ANGELES, CA

WMUDS/SWAT **S103441379**
N/A

Relative:
Higher

Actual:
272 ft.

WMUDS/SWAT:

Edit Date:	Not reported
Complexity:	Not reported
Primary Waste:	Not reported
Primary Waste Type:	Not reported
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Base Meridian:	Not reported
NPID:	Not reported
Tonnage:	0
Regional Board ID:	Not reported
Municipal Solid Waste:	False
Superorder:	False
Open To Public:	False
Waste List:	False
Agency Type:	Not reported
Agency Name:	Not reported
Agency Department:	Not reported
Agency Address:	Not reported
Agency City,St,Zip:	Not reported
Agency Contact:	Not reported
Agency Telephone:	Not reported
Land Owner Name:	Not reported
Land Owner Address:	Not reported
Land Owner City,St,Zip:	CA
Land Owner Contact:	Not reported
Land Owner Phone:	Not reported
Region:	4
Facility Type:	Not reported
Facility Description:	Not reported
Facility Telephone:	Not reported
SWAT Facility Name:	Not reported
Primary SIC:	Not reported
Secondary SIC:	Not reported
Comments:	Not reported
Last Facility Editors:	Not reported
Waste Discharge System:	False
Solid Waste Assessment Test Program:	True
Toxic Pits Cleanup Act Program:	False
Resource Conservation Recovery Act:	False
Department of Defence:	False
Solid Waste Assessment Test Program:	Not reported
Threat to Water Quality:	Not reported
Sub Chapter 15:	False
Regional Board Project Officer:	LT
Number of WMUDS at Facility:	1
Section Range:	Not reported
RCRA Facility:	Not reported
Waste Discharge Requirements:	Not reported
Self-Monitoring Rept. Frequency:	Not reported
Waste Discharge System ID:	4 190112NUR
Solid Waste Information ID:	Not reported

123
NNW
1/4-1/2
0.483 mi.
2550 ft.

BRAILLE INSTITUTE
741 VERMONT AVE N
LOS ANGELES, CA 90029

LUST
HIST CORTESE
WDS

S101297307
N/A

Relative:
Higher

Actual:
302 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700765
Global Id:	T0603700765
Latitude:	34.084729
Longitude:	-118.292292
Status:	Completed - Case Closed
Status Date:	04/25/1995
Case Worker:	YR
RB Case Number:	900290025
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Heating Oil / Fuel Oil
Site History:	Not reported

LUST:

Global Id:	T0603700765
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:	Not reported

Global Id:	T0603700765
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:	Not reported

LUST:

Global Id:	T0603700765
Action Type:	Other
Date:	06/10/1985
Action:	Leak Reported

LUST:

Global Id:	T0603700765
Status:	Completed - Case Closed
Status Date:	04/25/1995

Global Id:	T0603700765
Status:	Open - Case Begin Date
Status Date:	06/10/1985

Global Id:	T0603700765

BRAILLE INSTITUTE (Continued) **S101297307**

Status: Open - Remediation
Status Date: 04/21/1988

Global Id: T0603700765
Status: Open - Verification Monitoring
Status Date: 10/01/1991

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900290025	
Status:	Case Closed	
Substance:	Heater Fuel	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Excavate and Dispose
Global ID:	T0603700765	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	MARATHON	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		6/10/1985
Date Leak Record Entered:	12/31/1986	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		4/25/1995
Date the Case was Closed:		4/25/1995
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		6745.884238314606690401384830 1
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		4/21/1988
Post Remedial Action Monitoring Began:		10/1/1991
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Yes
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	BLANK RP	

BRAILLE INSTITUTE (Continued) **S101297307**

RP Address: C
Program: LUST
Lat/Long: 34.0846301 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: INITIAL OVERSIGHT BY ANS. CONTAMINATED SOIL LEFT IN PLACE WAS REMOVED DURING EXCAVATION OF BASEMENT.

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900290025

WDS:
Facility ID: Los Angeles River 196000131
Facility Type: Other - Does not fall into the category of Municipal/Domestic, Industrial, Agricultural or Solid Waste (Class I, II or III)
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number: CAG994004 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion: 4
Facility Telephone: 2136631111
Facility Contact: Rakesh Verma
Agency Name: BRAILLE INSTITUTE OF AMERICA
Agency Address: Not reported
Agency City,St,Zip: 0
Agency Contact: Not reported
Agency Telephone: Not reported
Agency Type: Private
SIC Code: 8399
SIC Code 2: Not reported
Primary Waste Type: Designated/Influent or Solid Wastes that pose a significant threat to water quality because of their high concentrations (E.G., BOD, Hardness, TRF, Chloride). 'Manageable' hazardous wastes (E.G., inorganic salts and heavy metals) are included in this category.
Primary Waste: MISCEL
Waste Type2: Not reported
Waste2: Miscellaneous (Includes wastes from dewatering, recreational lake overflow, swimming pool wastes, water ride wastewater, ground water seepage and other wastes of this type)
Primary Waste Type: Designated/Influent or Solid Wastes that pose a significant threat to water quality because of their high concentrations (E.G., BOD, Hardness, TRF, Chloride). 'Manageable' hazardous wastes (E.G., inorganic salts and heavy metals) are included in this category.
Secondary Waste: Not reported
Secondary Waste Type: Not reported
Design Flow: 0
Baseline Flow: 0
Reclamation: No reclamation requirements associated with this facility.
POTW: The facility is not a POTW.

BRAILLE INSTITUTE (Continued) **S101297307**

Treat To Water: 0
Complexity: Not reported

124
NE
1/4-1/2
0.489 mi.
2583 ft.

JESSE CLEANERS **CPS-SLIC** **S109117980**
650 NORTH HOOVER STREET **N/A**
LOS ANGELES, CA 90004

Relative:
Higher

Actual:
333 ft.

CPS-SLIC:

Region:	STATE
Facility Status:	**Open - Inactive**
Status Date:	01/28/2016
Global Id:	SL0603711101
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number:	Not reported
Latitude:	34.08291
Longitude:	-118.284318
Case Type:	Cleanup Program Site
Case Worker:	RV
Local Agency:	Not reported
RB Case Number:	1232
File Location:	Regional Board
Potential Media Affected:	Aquifer used for drinking water supply, Soil, Soil Vapor
Potential Contaminants of Concern:	* Chlorinated Hydrocarbons
Site History:	The Site is located in an area that is characterized by a mixed commercial residential use. Jesse Cleaners was in operation from 1995 through 2008 and the building is currently vacant. However, a dry cleaning establishment has been present on the site in the same tenant space since 1981. In 2006, two separate subsurface investigations were conducted at the Site. These are: 1) Western Environmental Engineers Company (WEECO) installed four soil borings to 10 feet below ground surface (bgs); and 2) JMK installed five additional soil borings to 25 feet bgs. The limited soil sampling and analysis, confirmed that soil beneath the Site are impacted with PCE and trichloroethylene (TCE). Based on the analytical results, up to 1,350,085 micrograms per kilogram (a%g/kg) of PCE and 1,834 a%g/kg of TCE were detected in soil samples collected from beneath the former dry cleaning machine. Groundwater samples obtained from locations immediately down gradient from the Jesse Cleaners and approximately 50 feet from the Streetlight Maintenance Headquarters (SMH) site have PCE concentrations greater than 1,000 micrograms per liter (a%g/L).

Click here to access the California GeoTracker records for this facility:

125
ENE
1/2-1
0.537 mi.
2836 ft.

BELMONT NEW P C NO 1 **RCRA-SQG** **1006805468**
610 MICHELTORENA ST **ENVIROSTOR** **CAR000128090**
LOS ANGELES, CA 90026 **SCH**
FINDS
ECHO
HAZNET

Relative:
Higher

Actual:
312 ft.

RCRA-SQG:

Date form received by agency:	09/12/2002
Facility name:	BELMONT NEW P C NO 1
Facility address:	610 MICHELTORENA ST

BELMONT NEW P C NO 1 (Continued) **1006805468**

LOS ANGELES, CA 90026
EPA ID: CAR000128090
Mailing address: 1449 S SAN PEDRO ST
LOS ANGELES, CA 90015
Contact: SOE AUNG
Contact address: 1449 S SAN PEDRO ST
LOS ANGELES, CA 90015
Contact country: US
Contact telephone: 213-743-5086
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: L A UNIFIED SCHOOL DISTRICT
Owner/operator address: 1449 S SAN PEDRO ST
LOS ANGELES, CA 90015
Owner/operator country: Not reported
Owner/operator telephone: 213-743-5086
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: District
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D000
. Waste name: Not Defined

. Waste code: D008
. Waste name: LEAD

BELMONT NEW P C NO 1 (Continued) **1006805468**

Historical Generators:
Date form received by agency: 09/12/2002
Site name: BELMONT NEW P C NO 1
Classification: Small Quantity Generator

Violation Status: No violations found

ENVIROSTOR:
Facility ID: 19820049
Status: No Further Action
Status Date: 09/07/2001
Site Code: 304132
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.5
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 51
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.07937
Longitude: -118.2803
APN: 5401015900
Past Use: * EDUCATIONAL SERVICES
Potential COC: Lead Methane
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: BELMONT PRIMARY CENTER #1
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT PRIMARY CENTER #1
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT PRIMARY CENTER #1/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 5401015900
Alias Type: APN
Alias Name: 304029
Alias Type: Project Code (Site Code)
Alias Name: 304132
Alias Type: Project Code (Site Code)
Alias Name: 19820049
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement

BELMONT NEW P C NO 1 (Continued) **1006805468**

between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Belmont Primary Center #1 site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 05/17/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 09/07/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 05/24/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 06/20/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/04/2000
Comments: DTSC approved the Phase I with a PEAR determination.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 06/20/2001
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19820049
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.5

BELMONT NEW P C NO 1 (Continued) **1006805468**

National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304132
Assembly: 51
Senate: 24
Special Program Status: Not reported
Status: No Further Action
Status Date: 09/07/2001
Restricted Use: NO
Funding: School District
Latitude: 34.07937
Longitude: -118.2803
APN: 5401015900
Past Use: * EDUCATIONAL SERVICES
Potential COC: Lead, Lead, Methane
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: BELMONT PRIMARY CENTER #1
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT PRIMARY CENTER #1
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT PRIMARY CENTER #1/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 5401015900
Alias Type: APN
Alias Name: 304029
Alias Type: Project Code (Site Code)
Alias Name: 304132
Alias Type: Project Code (Site Code)
Alias Name: 19820049
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Belmont Primary Center #1 site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 05/17/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

BELMONT NEW P C NO 1 (Continued) **1006805468**

Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 09/07/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 05/24/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 06/20/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/04/2000
Comments: DTSC approved the Phase I with a PEAR determination.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 06/20/2001
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

FINDS:

Registry ID: 110013293024

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

BELMONT NEW P C NO 1 (Continued) **1006805468**

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1006805468
Registry ID:	110013293024
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110013293024

HAZNET:

envid:	1006805468
Year:	2005
GEPAID:	CAR000128090
Contact:	Soe Aung
Telephone:	2137435086
Mailing Name:	Not reported
Mailing Address:	333 S Beaudry Ave 20th Fl
Mailing City,St,Zip:	Los Angeles, CA 900170000
Gen County:	Not reported
TSD EPA ID:	CAD099452708
TSD County:	Not reported
Waste Category:	Waste oil and mixed oil
Disposal Method:	Recycler
Tons:	0.2
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

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126 **COMMONWEALTH ELEMENTARY SCHOOL ADDITION** **ENVIROSTOR** **S113012696**
SSE **215 SOUTH COMMONWEALTH AVENUE** **SCH** **N/A**
1/2-1 **LOS ANGELES, CA 90004** **HAZNET**
0.556 mi.
2936 ft.

Relative:
Higher

Actual:
291 ft.

ENVIROSTOR:

Facility ID:	19820033
Status:	Certified / Operation & Maintenance
Status Date:	12/29/2009
Site Code:	304263
Site Type:	School Cleanup
Site Type Detailed:	School
Acres:	0.7
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Johnson Abraham
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.07015
Longitude:	-118.2858
APN:	NONE SPECIFIED

COMMONWEALTH ELEMENTARY SCHOOL ADDITION (Continued) **S113012696**

Past Use: * EDUCATIONAL SERVICES
Potential COC: Methane
Confirmed COC: Methane
Potential Description: SV, IA
Alias Name: COMMONWEALTH ELEMENTARY SCHOOL ADDITION
Alias Type: Alternate Name
Alias Name: Commonwealth Avenue Elementary School
Alias Type: Alternate Name
Alias Name: LAUSD-COMMONWEALTH ELEMENTARY SCHOOL
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 110033613542
Alias Type: EPA (FRS #)
Alias Name: 304263
Alias Type: Project Code (Site Code)
Alias Name: 19820033
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation & Maintenance Order/Agreement
Completed Date: 08/14/2006
Comments: Mailed fully executed O&M Agreement, signed 8/14/2006, to District.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 09/28/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 09/24/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 08/02/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 04/02/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

COMMONWEALTH ELEMENTARY SCHOOL ADDITION (Continued) **S113012696**

Completed Document Type: Removal Action Workplan
Completed Date: 08/02/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 10/04/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 07/20/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Plan
Completed Date: 08/17/2006
Comments: OMP approved in conjunction with RACR.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Design - Preliminary/Intermediate
Completed Date: 06/19/2006
Comments: CH4 mitigation system start-up testing wp approved 6/19/2006.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Design - Preliminary/Intermediate
Completed Date: 06/26/2006
Comments: commonwealth start-up testing workplan approved on 6/26/2006

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 08/17/2006
Comments: Approval of RACR.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/28/2009
Comments: DTSC reviewed the Operation and Maintenance report and noted that certain activities be incorporated in future O&M reports.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/28/2009
Comments: DTSC reviewed the Operation and Maintenance report and noted that certain activities be incorporated in future O&M reports.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report

COMMONWEALTH ELEMENTARY SCHOOL ADDITION (Continued) **S113012696**

Completed Date: 09/01/2009
Comments: DTSC reviewed the Operation and Maintenance report and requested that its comments be addressed by 09/15/2009.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/21/2009
Comments: DTSC reviewed the Operation and Maintenance Report and noted that an action should be taken prior to the next monitoring event. In addition, DTSC noted it had not received a response to comments on the previous O&M report and requested a response by September 24, 2009.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 12/10/2009
Comments: DTSC concurred with the recommendations of the Operation and Maintenance Report and requested a response to one comment by December 31, 2009.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/01/2010
Comments: DTSC concurred with the recommendations of the Operation and Maintenance Report and requested a response to four comments by March 15, 2010.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Participation Plan / Community Relations Plan
Completed Date: 05/01/2002
Comments: DTSC approved the Public Participation Plan, dated May 2002.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/15/2010
Comments: DTSC concurred with the recommendations of the Operation and Maintenance Report and noted discrepancies between the paper and electronic copies of the Report. DTSC pointed out that the paper copy and the electronic copy of all submittals provided to DTSC be accurate and consistent with each other.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 11/17/2010
Comments: DTSC concurred with the recommendations of the Operation and Maintenance Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 06/15/2011

COMMONWEALTH ELEMENTARY SCHOOL ADDITION (Continued) **S113012696**

Comments: DTSC provided two comments on the Report that should be addressed in future reports. DTSC also concurred with the recommendations to reduce O&M activities to an annual basis and to remove soil vapor probe MW-1-28 from routine monitoring activities; however, monitoring should continue at soil vapor probe MW-4-15.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/15/2011
Comments: DTSC provided two comments on the Report that should be addressed in future reports. DTSC also concurred with the recommendations to reduce O&M activities to an annual basis and to remove soil vapor probe MW-1-28 from routine monitoring activities; however, monitoring should continue at soil vapor probe MW-4-15.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/19/2012
Comments: DTSC concurred with the Report recommendations: 1) no further modifications to the routine O&M activities are recommended; and 2) LAUSD have a technician inspect and service the ventilation equipment located in the electrical and elevator equipment rooms of the parking garage.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 03/29/2018
Comments: DTSC approved the Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/10/2013
Comments: DTSC provided comments on the Report and requested such be addressed during field work and/or in monitoring reports. DTSC also concurred with the recommendation to continue O&M activities on an annual basis (with the next event to be conducted in December 2013).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 04/02/2014
Comments: DTSC provided comments on the Report and requested such be addressed during field work and/or in monitoring reports. DTSC also concurred with the recommendations to continue O&M activities on an annual basis (with the next event to be conducted during winter recess at the end of 2014).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 02/25/2015
Comments: DTSC reiterated previous comments that were not addressed in the Report and requested a response to comments be provided by March 9,

COMMONWEALTH ELEMENTARY SCHOOL ADDITION (Continued) **S113012696**

2015. DTSC also concurred with the recommendations to service the supplied air system in the electrical room and to continue O&M activities on an annual basis (with the next event to be conducted during winter recess in January 2016).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/30/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Plan
Completed Date: 09/27/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Public Participation
Completed Date: 06/06/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Public Participation
Completed Date: 05/09/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 12/29/2009
Comments: DTSC certified that response action according to the DTSC-approved RAW is complete. Operation and maintenance is required.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 08/30/2017
Comments: Annual cost estimates letter sent to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/08/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/22/2015
Comments: Annual Cost Estimate emailed and mailed to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate

COMMONWEALTH ELEMENTARY SCHOOL ADDITION (Continued) **S113012696**

Completed Date:	09/15/2016
Comments:	Annual Cost Estimates Letter, dated 09/15/16, sent to LAUSD.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	03/10/2016
Comments:	Via email on March 10, 2016, DTSC provided notification of the DTSC project manager change for the Site, effective immediately.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate
Completed Date:	10/09/2018
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Inspections/Visit (Non LUR)
Completed Date:	01/25/2017
Comments:	DTSC completed the site visit.
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Operations and Maintenance Report
Schedule Due Date:	06/30/2019
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19820033
Site Type:	School Cleanup
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	0.7
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Johnson Abraham
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304263
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	Certified / Operation & Maintenance
Status Date:	12/29/2009
Restricted Use:	NO
Funding:	School District
Latitude:	34.07015
Longitude:	-118.2858
APN:	NONE SPECIFIED

COMMONWEALTH ELEMENTARY SCHOOL ADDITION (Continued) **S113012696**

Past Use: * EDUCATIONAL SERVICES
Potential COC: Methane
Confirmed COC: Methane
Potential Description: SV, IA
Alias Name: COMMONWEALTH ELEMENTARY SCHOOL ADDITION
Alias Type: Alternate Name
Alias Name: Commonwealth Avenue Elementary School
Alias Type: Alternate Name
Alias Name: LAUSD-COMMONWEALTH ELEMENTARY SCHOOL
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 110033613542
Alias Type: EPA (FRS #)
Alias Name: 304263
Alias Type: Project Code (Site Code)
Alias Name: 19820033
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation & Maintenance Order/Agreement
Completed Date: 08/14/2006
Comments: Mailed fully executed O&M Agreement, signed 8/14/2006, to District.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 09/28/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 09/24/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 08/02/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 04/02/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

COMMONWEALTH ELEMENTARY SCHOOL ADDITION (Continued) **S113012696**

Completed Document Type: Removal Action Workplan
Completed Date: 08/02/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 10/04/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 07/20/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Plan
Completed Date: 08/17/2006
Comments: OMP approved in conjunction with RACR.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Design - Preliminary/Intermediate
Completed Date: 06/19/2006
Comments: CH4 mitigation system start-up testing wp approved 6/19/2006.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Design - Preliminary/Intermediate
Completed Date: 06/26/2006
Comments: commonwealth start-up testing workplan approved on 6/26/2006

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 08/17/2006
Comments: Approval of RACR.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/28/2009
Comments: DTSC reviewed the Operation and Maintenance report and noted that certain activities be incorporated in future O&M reports.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 05/28/2009
Comments: DTSC reviewed the Operation and Maintenance report and noted that certain activities be incorporated in future O&M reports.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report

COMMONWEALTH ELEMENTARY SCHOOL ADDITION (Continued) **S113012696**

Completed Date: 09/01/2009
Comments: DTSC reviewed the Operation and Maintenance report and requested that its comments be addressed by 09/15/2009.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/21/2009
Comments: DTSC reviewed the Operation and Maintenance Report and noted that an action should be taken prior to the next monitoring event. In addition, DTSC noted it had not received a response to comments on the previous O&M report and requested a response by September 24, 2009.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 12/10/2009
Comments: DTSC concurred with the recommendations of the Operation and Maintenance Report and requested a response to one comment by December 31, 2009.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/01/2010
Comments: DTSC concurred with the recommendations of the Operation and Maintenance Report and requested a response to four comments by March 15, 2010.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Participation Plan / Community Relations Plan
Completed Date: 05/01/2002
Comments: DTSC approved the Public Participation Plan, dated May 2002.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/15/2010
Comments: DTSC concurred with the recommendations of the Operation and Maintenance Report and noted discrepancies between the paper and electronic copies of the Report. DTSC pointed out that the paper copy and the electronic copy of all submittals provided to DTSC be accurate and consistent with each other.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 11/17/2010
Comments: DTSC concurred with the recommendations of the Operation and Maintenance Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 06/15/2011

COMMONWEALTH ELEMENTARY SCHOOL ADDITION (Continued) **S113012696**

Comments: DTSC provided two comments on the Report that should be addressed in future reports. DTSC also concurred with the recommendations to reduce O&M activities to an annual basis and to remove soil vapor probe MW-1-28 from routine monitoring activities; however, monitoring should continue at soil vapor probe MW-4-15.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/15/2011
Comments: DTSC provided two comments on the Report that should be addressed in future reports. DTSC also concurred with the recommendations to reduce O&M activities to an annual basis and to remove soil vapor probe MW-1-28 from routine monitoring activities; however, monitoring should continue at soil vapor probe MW-4-15.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/19/2012
Comments: DTSC concurred with the Report recommendations: 1) no further modifications to the routine O&M activities are recommended; and 2) LAUSD have a technician inspect and service the ventilation equipment located in the electrical and elevator equipment rooms of the parking garage.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 03/29/2018
Comments: DTSC approved the Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/10/2013
Comments: DTSC provided comments on the Report and requested such be addressed during field work and/or in monitoring reports. DTSC also concurred with the recommendation to continue O&M activities on an annual basis (with the next event to be conducted in December 2013).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 04/02/2014
Comments: DTSC provided comments on the Report and requested such be addressed during field work and/or in monitoring reports. DTSC also concurred with the recommendations to continue O&M activities on an annual basis (with the next event to be conducted during winter recess at the end of 2014).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 02/25/2015
Comments: DTSC reiterated previous comments that were not addressed in the Report and requested a response to comments be provided by March 9,

COMMONWEALTH ELEMENTARY SCHOOL ADDITION (Continued) **S113012696**

2015. DTSC also concurred with the recommendations to service the supplied air system in the electrical room and to continue O&M activities on an annual basis (with the next event to be conducted during winter recess in January 2016).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/30/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Plan
Completed Date: 09/27/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Public Participation
Completed Date: 06/06/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Public Participation
Completed Date: 05/09/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 12/29/2009
Comments: DTSC certified that response action according to the DTSC-approved RAW is complete. Operation and maintenance is required.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 08/30/2017
Comments: Annual cost estimates letter sent to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/08/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/22/2015
Comments: Annual Cost Estimate emailed and mailed to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate

COMMONWEALTH ELEMENTARY SCHOOL ADDITION (Continued) **S113012696**

Completed Date: 09/15/2016
Comments: Annual Cost Estimates Letter, dated 09/15/16, sent to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 03/10/2016
Comments: Via email on March 10, 2016, DTSC provided notification of the DTSC project manager change for the Site, effective immediately.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/09/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 01/25/2017
Comments: DTSC completed the site visit.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Operations and Maintenance Report
Schedule Due Date: 06/30/2019
Schedule Revised Date: Not reported

HAZNET:
envid: S113012696
Year: 2008
GEPAID: CAD982024598
Contact: YI HWA KIM DEPUTY DIRECTOR
Telephone: 2137435086
Mailing Name: Not reported
Mailing Address: 333 S Beaudry Ave 20th Fl
Mailing City,St,Zip: Los Angeles, CA 900170000
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 2.47
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S113012696
Year: 2007
GEPAID: CAD982024598
Contact: YI HWA KIM DEPUTY DIRECTOR
Telephone: 2137435086

COMMONWEALTH ELEMENTARY SCHOOL ADDITION (Continued) **S113012696**

Mailing Name:	Not reported
Mailing Address:	333 S Beaudry Ave 20th Fl
Mailing City,St,Zip:	Los Angeles, CA 900170000
Gen County:	Not reported
TSD EPA ID:	CAD028409019
TSD County:	Not reported
Waste Category:	Other inorganic solid waste
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113012696
Year:	2006
GEPAID:	CAD982024598
Contact:	YI HWA KIM DEPUTY DIRECTOR
Telephone:	2137435086
Mailing Name:	Not reported
Mailing Address:	333 S Beaudry Ave 20th Fl
Mailing City,St,Zip:	Los Angeles, CA 900170000
Gen County:	Not reported
TSD EPA ID:	CAD028409019
TSD County:	Not reported
Waste Category:	Other organic solids
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.2
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113012696
Year:	2006
GEPAID:	CAD982024598
Contact:	YI HWA KIM DEPUTY DIRECTOR
Telephone:	2137435086
Mailing Name:	Not reported
Mailing Address:	333 S Beaudry Ave 20th Fl
Mailing City,St,Zip:	Los Angeles, CA 900170000
Gen County:	Not reported
TSD EPA ID:	CAD980884183
TSD County:	Not reported
Waste Category:	Other inorganic solid waste
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.05
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113012696
Year:	2005
GEPAID:	CAD982024598
Contact:	YI HWA KIM DEPUTY DIRECTOR
Telephone:	2137435086

COMMONWEALTH ELEMENTARY SCHOOL ADDITION (Continued) **S113012696**

Mailing Name:	Not reported
Mailing Address:	333 S Beaudry Ave 20th Fl
Mailing City,St,Zip:	Los Angeles, CA 900170000
Gen County:	Not reported
TSD EPA ID:	CAD009007626
TSD County:	Not reported
Waste Category:	Asbestos containing waste
Disposal Method:	Disposal, Land Fill
Tons:	54.78
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

Click this hyperlink while viewing on your computer to access
3 additional CA_HAZNET: record(s) in the EDR Site Report.

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127 South 1/2-1 0.578 mi. 3053 ft.

CAMINO NUEVO CHARTER ACADEMY PLANNED SCHOOL **ENVIROSTOR SCH** **S111290791 N/A**
3400 WEST 3RD STREET
LOS ANGELES, CA 90020

Relative: Higher

Actual: 279 ft.

ENVIROSTOR:

Facility ID:	60001568
Status:	No Further Action
Status Date:	03/05/2015
Site Code:	304635
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	2.2
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Aslam Shareef
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	34.06858
Longitude:	-118.2891
APN:	5501-024-013
Past Use:	AGRICULTURAL - ORCHARD
Potential COC:	Arsenic Chlordane DDD DDE DDT Lead
Confirmed COC:	30001-NO 30004-NO 30006-NO 30007-NO 30008-NO Lead
Potential Description:	SOIL
Alias Name:	5501-024-013
Alias Type:	APN
Alias Name:	304635
Alias Type:	Project Code (Site Code)
Alias Name:	60001568
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE

CAMINO NUEVO CHARTER ACADEMY PLANNED SCHOOL (Continued) **S111290791**

Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 12/16/2011
Comments: Fully executed EOA sent (FedEx) to District 12/19/2011.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 11/27/2012
Comments: DTSC prepared project close out Cost Recovery Unit Memorandum

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 07/11/2012
Comments: The District requested DTSC to review Methane Design plans--not required by DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 12/01/2014
Comments: District requests reactivating site and plan to submit a Construction Response (Technical Memorandum) for DTSC review.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 07/13/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 11/25/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 10/07/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1 Addendum
Completed Date: 11/17/2011
Comments: DTSC issued a PEA required determination based on the Phase I Addendum report

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Tech Memo
Completed Date: 02/13/2012
Comments: DTSC approved the Preliminary Environmental Assessment Technical Memorandum for implementation.

CAMINO NUEVO CHARTER ACADEMY PLANNED SCHOOL (Continued) **S111290791**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 05/11/2012
Comments: DTSC approved the PEA with a Further Action determination

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 11/06/2012
Comments: DTSC concurred with the methane mitigation design plans

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 11/21/2012
Comments: DTSC approved the SSI report with no Further Action determination

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 03/05/2015
Comments: DTSC approved the Supplemental Site Investigation Construction Response with No Further Action determination

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 60001568
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 2.2
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Aslam Shareef
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304635
Assembly: 53
Senate: 24
Special Program Status: Not reported
Status: No Further Action
Status Date: 03/05/2015
Restricted Use: NO
Funding: Responsible Party

CAMINO NUEVO CHARTER ACADEMY PLANNED SCHOOL (Continued) **S111290791**

Latitude:	34.06858
Longitude:	-118.2891
APN:	5501-024-013
Past Use:	AGRICULTURAL - ORCHARD
Potential COC:	Arsenic, Chlordane, DDD, DDE, DDT, Lead
Confirmed COC:	30001-NO, 30004-NO, 30006-NO, 30007-NO, 30008-NO, Lead
Potential Description:	SOIL
Alias Name:	5501-024-013
Alias Type:	APN
Alias Name:	304635
Alias Type:	Project Code (Site Code)
Alias Name:	60001568
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	12/16/2011
Comments:	Fully executed EOA sent (FedEx) to District 12/19/2011.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	11/27/2012
Comments:	DTSC prepared project close out Cost Recovery Unit Memorandum

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Amendment - Order/Agreement
Completed Date:	07/11/2012
Comments:	The District requested DTSC to review Methane Design plans--not required by DTSC.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	12/01/2014
Comments:	District requests reactivating site and plan to submit a Construction Response (Technical Memorandum) for DTSC review.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	07/13/2015
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	11/25/2014
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	10/07/2014
Comments:	Not reported

CAMINO NUEVO CHARTER ACADEMY PLANNED SCHOOL (Continued) **S111290791**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1 Addendum
Completed Date:	11/17/2011
Comments:	DTSC issued a PEA required determination based on the Phase I Addendum report

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Tech Memo
Completed Date:	02/13/2012
Comments:	DTSC approved the Preliminary Environmental Assessment Technical Memorandum for implementation.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	05/11/2012
Comments:	DTSC approved the PEA with a Further Action determination

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Other Report
Completed Date:	11/06/2012
Comments:	DTSC concurred with the methane mitigation design plans

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Supplemental Site Investigation Report
Completed Date:	11/21/2012
Comments:	DTSC approved the SSI report with no Further Action determination

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Technical Report
Completed Date:	03/05/2015
Comments:	DTSC approved the Supplemental Site Investigation Construction Response with No Further Action determination

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

128 East 1/2-1 0.819 mi. 4322 ft.

TERMINIX
2828 LONDON STREET
LOS ANGELES, CA 90026

ENVIROSTOR VCP

S105557623 N/A

Relative: Higher

Actual: 345 ft.

ENVIROSTOR:

Facility ID:	19070003
Status:	Active
Status Date:	01/07/2002
Site Code:	301061
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Cleanup
Acres:	0.5
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Manjul Bose
Supervisor:	Juli Propes
Division Branch:	Cleanup Chatsworth
Assembly:	51
Senate:	24
Special Program:	Voluntary Cleanup Program
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	34.07633
Longitude:	-118.2755
APN:	5402008025, 5404-008-25
Past Use:	PESTICIDE/INSECTIDE/RODENTICIDE STORAGE
Potential COC:	* Pesticides - Wastes From Production
Confirmed COC:	* Pesticides - Wastes From Production
Potential Description:	SOIL
Alias Name:	MASTER PEST CONTROL, L.P.
Alias Type:	Alternate Name
Alias Name:	TERMINIX
Alias Type:	Alternate Name
Alias Name:	5402008025
Alias Type:	APN
Alias Name:	5404-008-25
Alias Type:	APN
Alias Name:	110033618994
Alias Type:	EPA (FRS #)
Alias Name:	301061
Alias Type:	Project Code (Site Code)
Alias Name:	19070003
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Inspections/Visit (Non LUR)
Completed Date:	07/10/2007
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	CEQA - Initial Study/ Neg. Declaration
Completed Date:	03/27/2003
Comments:	Not reported

TERMINIX (Continued) **S105557623**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 08/28/2002
Comments: VCA amendment signed for RAW 08/20/02.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 01/07/2002
Comments: A Voluntary Cleanup Agreement (VCA) between DTSC and Terminix was signed on January 7, 2002.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 03/27/2003
Comments: RAW was approved on 3/27/03. Proposed remediation activites consists of removing approximately 500 Cubic yards of soil. NOE was approved on 3/27/03. There were five written comments received on the Draft RAW. The comments were not substantial and did not resolt in changes to the RAW.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 05/02/2005
Comments: RA Completion Report approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 02/27/2002
Comments: DTSC awaiting submittal of Draft workplan. PEA completed. Additional work needed at site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement Termination Notification
Completed Date: 05/27/2009
Comments: Letter sent notifying termination of VCA agreement with Terminix International Co. LP

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 07/15/2009
Comments: Workplan approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/30/2009
Comments: Armen Minassian visited site on PM’s behalf.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

TERMINIX (Continued) **S105557623**

Completed Document Type: Site Characterization Report
Completed Date: 12/17/2009
Comments: No further comments from RP, RAW submitted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 11/02/2017
Comments: Workplan Approved!

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 02/02/2018
Comments: Revised Report (January 2018) Approved. Next step RAW submittal

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 09/27/2018
Comments: Community Profile - 2018 version complete

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 02/01/2003
Comments: Finalized & Completed in Feb 2003

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 01/01/2003
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 03/13/2018
Comments: Community Update - For updating community profile - Sent March 2018

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 07/25/2008
Comments: Property remains the same.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 04/29/2009
Comments: VCA was sign with Gil Zahavi of Pil-Pel LLC on 4/29/2009

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 10/06/2010
Comments: VCA Amendment signed.

TERMINIX (Continued) **S105557623**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 04/25/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Request for Tribal Outreach
Completed Date: 10/18/2018
Comments: Not reported

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Certification
Future Due Date: 2019
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Public Notice
Schedule Due Date: 01/10/2019
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Removal Action Workplan
Schedule Due Date: 12/16/2018
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Fact Sheets
Schedule Due Date: 03/16/2019
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Removal Action Completion Report
Schedule Due Date: 06/14/2019
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: CEQA - Notice of Exemption
Schedule Due Date: 10/05/2017
Schedule Revised Date: 10/24/2018

VCP:
Facility ID: 19070003
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Manjul Bose
Supervisor: Juli Propes
Division Branch: Cleanup Chatsworth
Site Code: 301061
Assembly: 51

TERMINIX (Continued) **S105557623**

Senate:	24
Special Programs Code:	Voluntary Cleanup Program
Status:	Active
Status Date:	01/07/2002
Restricted Use:	NO
Funding:	Responsible Party
Lat/Long:	34.07633 / -118.2755
APN:	5402008025, 5404-008-25
Past Use:	PESTICIDE/INSECTIDE/RODENTICIDE STORAGE
Potential COC:	10077
Confirmed COC:	10077
Potential Description:	SOIL
Alias Name:	MASTER PEST CONTROL, L.P.
Alias Type:	Alternate Name
Alias Name:	TERMINIX
Alias Type:	Alternate Name
Alias Name:	5402008025
Alias Type:	APN
Alias Name:	5404-008-25
Alias Type:	APN
Alias Name:	110033618994
Alias Type:	EPA (FRS #)
Alias Name:	301061
Alias Type:	Project Code (Site Code)
Alias Name:	19070003
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Inspections/Visit (Non LUR)
Completed Date:	07/10/2007
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	CEQA - Initial Study/ Neg. Declaration
Completed Date:	03/27/2003
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement
Completed Date:	08/28/2002
Comments:	VCA amendment signed for RAW 08/20/02.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement
Completed Date:	01/07/2002
Comments:	A Voluntary Cleanup Agreement (VCA) between DTSC and Terminix was signed on January 7, 2002.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Workplan
Completed Date:	03/27/2003
Comments:	RAW was approved on 3/27/03. Proposed remediation activites consists

TERMINIX (Continued) **S105557623**

of removing approximately 500 Cubic yards of soil. NOE was approved on 3/27/03. There were five written comments received on the Draft RAW. The comments were not substantial and did not resolt in changes to the RAW.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 05/02/2005
Comments: RA Completion Report approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 02/27/2002
Comments: DTSC awaiting submittal of Draft workplan. PEA completed. Additional work needed at site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement Termination Notification
Completed Date: 05/27/2009
Comments: Letter sent notifying termination of VCA agreement with Terminix International Co. LP

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 07/15/2009
Comments: Workplan approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/30/2009
Comments: Armen Minassian visited site on PM’s behalf.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 12/17/2009
Comments: No further comments from RP, RAW submitted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 11/02/2017
Comments: Workplan Approved!

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 02/02/2018
Comments: Revised Report (January 2018) Approved. Next step RAW submittal

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

TERMINIX (Continued) **S105557623**

Completed Document Type: Community Profile
Completed Date: 09/27/2018
Comments: Community Profile - 2018 version complete

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 02/01/2003
Comments: Finalized & Completed in Feb 2003

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 01/01/2003
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 03/13/2018
Comments: Community Update - For updating community profile - Sent March 2018

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 07/25/2008
Comments: Property remains the same.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 04/29/2009
Comments: VCA was sign with Gil Zahavi of Pil-Pel LLC on 4/29/2009

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 10/06/2010
Comments: VCA Amendment signed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 04/25/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Request for Tribal Outreach
Completed Date: 10/18/2018
Comments: Not reported

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Certification
Future Due Date: 2019
Schedule Area Name: PROJECT WIDE

TERMINIX (Continued) **S105557623**

Schedule Sub Area Name:	Not reported
Schedule Document Type:	Public Notice
Schedule Due Date:	01/10/2019
Schedule Revised Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Removal Action Workplan
Schedule Due Date:	12/16/2018
Schedule Revised Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Fact Sheets
Schedule Due Date:	03/16/2019
Schedule Revised Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Removal Action Completion Report
Schedule Due Date:	06/14/2019
Schedule Revised Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	CEQA - Notice of Exemption
Schedule Due Date:	10/05/2017
Schedule Revised Date:	10/24/2018

129
West
1/2-1
0.838 mi.
4427 ft.

ALEXANDRIA NEW ELEMENTARY SCHOOL NO. 1 **ENVIROSTOR** **S105628619**
BEVERLY BOULEVARD/NORTH HARVARD BOULEVARD **SCH** **N/A**
LOS ANGELES, CA 90004

Relative:
Lower

Actual:
262 ft.

ENVIROSTOR:

Facility ID:	19880013
Status:	No Further Action
Status Date:	07/01/2003
Site Code:	304274
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	2.3
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.07618
Longitude:	-118.3044
APN:	NONE SPECIFIED
Past Use:	DRY CLEANING, RESIDENTIAL AREA
Potential COC:	Carbon disulfide 1,4-Dichlorobenzene Xylenes Ethylbenzene Styrene Toluene Benzene Acetone
Confirmed COC:	NONE SPECIFIED

ALEXANDRIA NEW ELEMENTARY SCHOOL NO. 1 (Continued) **S105628619**

Potential Description: IA, SOIL, SV
Alias Name: ALEXANDRIA NEW ELEMENTARY SCHOOL #1
Alias Type: Alternate Name
Alias Name: ALEXANDRIA NEW ELEMENTARY SCHOOL NO. 1
Alias Type: Alternate Name
Alias Name: LAUSD-ALEXANDRIA NEW ELEMENTARY NO. 1
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304274
Alias Type: Project Code (Site Code)
Alias Name: 19880013
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 02/28/2002
Comments: Response from LAUSD addressed letter dated 3/19/02 uploaded under RP Final.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 05/21/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 07/01/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 07/09/2003
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

ALEXANDRIA NEW ELEMENTARY SCHOOL NO. 1 (Continued) **S105628619**

Facility ID:	19880013
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	2.3
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304274
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	No Further Action
Status Date:	07/01/2003
Restricted Use:	NO
Funding:	School District
Latitude:	34.07618
Longitude:	-118.3044
APN:	NONE SPECIFIED
Past Use:	DRY CLEANING, RESIDENTIAL AREA
Potential COC:	Carbon disulfide, Carbon disulfide, 1,4-Dichlorobenzene, Xylenes, Ethylbenzene, Styrene, Toluene, Benzene, Acetone
Confirmed COC:	NONE SPECIFIED
Potential Description:	IA, SOIL, SV
Alias Name:	ALEXANDRIA NEW ELEMENTARY SCHOOL #1
Alias Type:	Alternate Name
Alias Name:	ALEXANDRIA NEW ELEMENTARY SCHOOL NO. 1
Alias Type:	Alternate Name
Alias Name:	LAUSD-ALEXANDRIA NEW ELEMENTARY NO. 1
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	304274
Alias Type:	Project Code (Site Code)
Alias Name:	19880013
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	02/28/2002
Comments:	Response from LAUSD addressed letter dated 3/19/02 uploaded under RP Final.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	05/21/2001
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Supplemental Site Investigation Report

ALEXANDRIA NEW ELEMENTARY SCHOOL NO. 1 (Continued) **S105628619**

Completed Date:	07/01/2003
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	07/09/2003
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

130
NNE
1/2-1
0.898 mi.
4744 ft.

BELMONT/HOLLYWOOD NO. 4 **ENVIROSTOR** **S107735909**
WILLOWBROOK AVE/HOOVER ST/SANTA MONICA BLVD **SCH** **N/A**
LOS ANGELES, CA 90029

Relative:
Higher

Actual:
375 ft.

ENVIROSTOR:

Facility ID:	19800042
Status:	Inactive - Needs Evaluation
Status Date:	08/20/2002
Site Code:	304136
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	1.6
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	51
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.08965
Longitude:	-118.2836
APN:	NONE SPECIFIED
Past Use:	HOSPITAL
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED

BELMONT/HOLLYWOOD NO. 4 (Continued) **S107735909**

Alias Name: BELMONT/HOLLYWOOD #4
Alias Type: Alternate Name
Alias Name: LAUSD
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #4/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #4/VCA
Alias Type: Alternate Name
Alias Name: 304047
Alias Type: Project Code (Site Code)
Alias Name: 304136
Alias Type: Project Code (Site Code)
Alias Name: 19800042
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/22/2003
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19800042
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.6

BELMONT/HOLLYWOOD NO. 4 (Continued) **S107735909**

National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304136
Assembly: 51
Senate: 24
Special Program Status: Not reported
Status: Inactive - Needs Evaluation
Status Date: 08/20/2002
Restricted Use: NO
Funding: School District
Latitude: 34.08965
Longitude: -118.2836
APN: NONE SPECIFIED
Past Use: HOSPITAL
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: BELMONT/HOLLYWOOD #4
Alias Type: Alternate Name
Alias Name: LAUSD
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #4/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #4/VCA
Alias Type: Alternate Name
Alias Name: 304047
Alias Type: Project Code (Site Code)
Alias Name: 304136
Alias Type: Project Code (Site Code)
Alias Name: 19800042
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

BELMONT/HOLLYWOOD NO. 4 (Continued) **S107735909**

Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	04/22/2003
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

131
NW
1/2-1
0.906 mi.
4786 ft.

BELMONT/HOLLYWOOD NO. 5 **ENVIROSTOR** **S107735910**
LEMON GROVE AVENUE/KINGSLEY DRIVE **SCH** **N/A**
LOS ANGELES, CA 90029

Relative:
Higher

Actual:
317 ft.

ENVIROSTOR:

Facility ID:	19880050
Status:	Inactive - Needs Evaluation
Status Date:	02/11/2000
Site Code:	304137
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	0.8
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	43
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.08627
Longitude:	-118.3016
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	BELMONT/HOLLYWOOD #5
Alias Type:	Alternate Name
Alias Name:	LAUSD
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #5/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #5/VCA
Alias Type:	Alternate Name
Alias Name:	304048
Alias Type:	Project Code (Site Code)
Alias Name:	304137

BELMONT/HOLLYWOOD NO. 5 (Continued) **S107735910**

Alias Type: Project Code (Site Code)
Alias Name: 19880050
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/22/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19880050
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.8
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304137
Assembly: 43
Senate: 24
Special Program Status: Not reported
Status: Inactive - Needs Evaluation
Status Date: 02/11/2000
Restricted Use: NO
Funding: School District
Latitude: 34.08627
Longitude: -118.3016

BELMONT/HOLLYWOOD NO. 5 (Continued) **S107735910**

APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	BELMONT/HOLLYWOOD #5
Alias Type:	Alternate Name
Alias Name:	LAUSD
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #5/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #5/VCA
Alias Type:	Alternate Name
Alias Name:	304048
Alias Type:	Project Code (Site Code)
Alias Name:	304137
Alias Type:	Project Code (Site Code)
Alias Name:	19880050
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	04/22/2003
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

132
SE
1/2-1
0.919 mi.
4852 ft.

BELMONT/HOLLYWOOD PRIMARY CENTER NO. 2
310 SOUTH LAFAYETTE PARK PLACE
LOS ANGELES, CA 90057

ENVIROSTOR
SCH

S107735911
N/A

Relative:
Higher

Actual:
305 ft.

ENVIROSTOR:

Facility ID:	19880002
Status:	No Further Action
Status Date:	04/02/2002
Site Code:	300792
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	1.4
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.06642
Longitude:	-118.2803
APN:	5155018059
Past Use:	RESIDENTIAL AREA
Potential COC:	Anthracene Copper and compounds Nickel Benzo[a]pyrene Arsenic Barium and compounds Mercury (elemental Selenium Benzo[b]fluoranthene Lead Pyrene * phenanthrene Chrysene Benz[a]anthracene Molybdenum Cobalt Zinc Fluoranthene Thallium and compounds
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL
Alias Name:	BELMONT/HOLLYWOOD NEW PRIMARY CENTER #2
Alias Type:	Alternate Name
Alias Name:	BELMONT/HOLLYWOOD PRIMARY CTR. #2
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	5155018059
Alias Type:	APN
Alias Name:	300792
Alias Type:	Project Code (Site Code)
Alias Name:	19880002
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	04/02/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000

BELMONT/HOLLYWOOD PRIMARY CENTER NO. 2 (Continued) **S107735911**

Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	02/01/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Technical Report
Completed Date:	02/01/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* Workplan
Completed Date:	01/25/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19880002
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.4
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	300792
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	No Further Action
Status Date:	04/02/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.06642
Longitude:	-118.2803
APN:	5155018059
Past Use:	RESIDENTIAL AREA
Potential COC:	Anthracene, Anthracene, Copper and compounds, Nickel,

BELMONT/HOLLYWOOD PRIMARY CENTER NO. 2 (Continued) **S107735911**

Benzo[a]pyrene, Arsenic, Barium and compounds, Mercury (elemental, Selenium, Benzo[b]fluoranthene, Lead, Pyrene, * phenanthrene, Chrysene, Benz[a]anthracene, Molybdenum, Cobalt, Zinc, Fluoranthene, Thallium and compounds
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: BELMONT/HOLLYWOOD NEW PRIMARY CENTER #2
Alias Type: Alternate Name
Alias Name: BELMONT/HOLLYWOOD PRIMARY CTR. #2
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 5155018059
Alias Type: APN
Alias Name: 300792
Alias Type: Project Code (Site Code)
Alias Name: 19880002
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/02/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 02/01/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 02/01/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Workplan
Completed Date: 01/25/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported

BELMONT/HOLLYWOOD PRIMARY CENTER NO. 2 (Continued) **S107735911**

Schedule Revised Date: Not reported

133
SSW
1/2-1
0.952 mi.
5027 ft.

CAHUENGA ELEMENTARY SITE NO. 12 **ENVIROSTOR** **S107735991**
MARIPOSA AVENUE/FIFTH STREET/ALEXANDRIA AVENUE **SCH** **N/A**
LOS ANGELES, CA 90020

Relative:
Lower

Actual:
219 ft.

ENVIROSTOR:

Facility ID:	19890016
Status:	Inactive - Needs Evaluation
Status Date:	02/11/2000
Site Code:	304143
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	2.5
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.06531
Longitude:	-118.2983
APN:	NONE SPECIFIED
Past Use:	* UNKNOWN
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CAHUENGA ELEMENTARY SITE #12
Alias Type:	Alternate Name
Alias Name:	LAUSD-CAHUENGA ELEM #12/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-CAHUENGA ELEM #12/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	304061
Alias Type:	Project Code (Site Code)
Alias Name:	304143
Alias Type:	Project Code (Site Code)
Alias Name:	19890016
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE

CAHUENGA ELEMENTARY SITE NO. 12 (Continued) **S107735991**

Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/22/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19890016
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 2.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304143
Assembly: 53
Senate: 24
Special Program Status: Not reported
Status: Inactive - Needs Evaluation
Status Date: 02/11/2000
Restricted Use: NO
Funding: School District
Latitude: 34.06531
Longitude: -118.2983
APN: NONE SPECIFIED
Past Use: * UNKNOWN
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAHUENGA ELEMENTARY SITE #12

CAHUENGA ELEMENTARY SITE NO. 12 (Continued) **S107735991**

Alias Type: Alternate Name
Alias Name: LAUSD-CAHUENGA ELEM #12/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-CAHUENGA ELEM #12/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304061
Alias Type: Project Code (Site Code)
Alias Name: 304143
Alias Type: Project Code (Site Code)
Alias Name: 19890016
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/22/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

134
NW
1/2-1
0.954 mi.
5037 ft.

HOLLYWOOD NEW CONTINUATION HS NO. 1
HARVARD BLVD/LEMON GROVE AVE/KINGSLEY DRIVE
LOS ANGELES, CA 90029

ENVIROSTOR **S105628642**
SCH **N/A**

Relative:
Higher

Actual:
312 ft.

ENVIROSTOR:

Facility ID:	19880039
Status:	Inactive - Withdrawn
Status Date:	02/10/2000
Site Code:	304155
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	0.83
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.08610
Longitude:	-118.3031
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	HOLLYWOOD NEW CONTINUATION HS #1
Alias Type:	Alternate Name
Alias Name:	LAUSD-HOLLYWOOD NEW CONT. HI SCH #1
Alias Type:	Alternate Name
Alias Name:	LAUSD-HOLLYWOOD NEW CONT. HI SCH #1/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	304035
Alias Type:	Project Code (Site Code)
Alias Name:	304155
Alias Type:	Project Code (Site Code)
Alias Name:	19880039
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/22/2002
Comments:	Not reported

HOLLYWOOD NEW CONTINUATION HS NO. 1 (Continued) **S105628642**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/22/2002
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	01/25/2001
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19880039
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	0.83
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304155
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	02/10/2000
Restricted Use:	NO
Funding:	School District
Latitude:	34.08610
Longitude:	-118.3031
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	HOLLYWOOD NEW CONTINUATION HS #1
Alias Type:	Alternate Name
Alias Name:	LAUSD-HOLLYWOOD NEW CONT. HI SCH #1
Alias Type:	Alternate Name
Alias Name:	LAUSD-HOLLYWOOD NEW CONT. HI SCH #1/VCA
Alias Type:	Alternate Name

HOLLYWOOD NEW CONTINUATION HS NO. 1 (Continued) **S105628642**

Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304035
Alias Type: Project Code (Site Code)
Alias Name: 304155
Alias Type: Project Code (Site Code)
Alias Name: 19880039
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/22/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/22/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 01/25/2001
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

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135 SW 1/2-1 0.958 mi. 5056 ft.

CAHUENGA ELEM #11/CDE **ENVIROSTOR S107735990**
HARVARD BOULEVARD/THIRD STREET/HOBART BOULEVARD **SCH N/A**
LOS ANGELES, CA 90020

Relative: Lower

Actual: 232 ft.

ENVIROSTOR:
Facility ID: 19890015
Status: Inactive - Needs Evaluation
Status Date: 08/20/2002
Site Code: 304138
Site Type: School Investigation
Site Type Detailed: School
Acres: 3

CAHUENGA ELEM #11/CDE (Continued) **S107735990**

NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.06893
Longitude: -118.3033
APN: NONE SPECIFIED
Past Use: * UNKNOWN
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAHUENGA ELEMENTARY SCHOOL SITE #11
Alias Type: Alternate Name
Alias Name: LAUSD-CAHUENGA ELEM #11/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-CAHUENGA ELEM #11/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304060
Alias Type: Project Code (Site Code)
Alias Name: 304138
Alias Type: Project Code (Site Code)
Alias Name: 19890015
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/22/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

CAHUENGA ELEM #11/CDE (Continued) **S107735990**

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19890015
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	3
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304138
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Needs Evaluation
Status Date:	08/20/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.06893
Longitude:	-118.3033
APN:	NONE SPECIFIED
Past Use:	* UNKNOWN
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CAHUENGA ELEMENTARY SCHOOL SITE #11
Alias Type:	Alternate Name
Alias Name:	LAUSD-CAHUENGA ELEM #11/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-CAHUENGA ELEM #11/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	304060
Alias Type:	Project Code (Site Code)
Alias Name:	304138
Alias Type:	Project Code (Site Code)
Alias Name:	19890015
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported

CAHUENGA ELEM #11/CDE (Continued) **S107735990**

Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	04/22/2003
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

Count: 2 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LOS ANGELES	S109422338	SOUTHERN CALIFORNIA DISPOSAL	186TH STREET AND VERMONT AVENU		SWF/LF
LOS ANGELES	S121695308	SHATTO CLEANERS, TAE SEONG KIM DBA	401 S VERMONT AVE STE 5&6	90020	DRYCLEANERS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: EPA
Telephone: N/A
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: EPA
Telephone: N/A
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

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.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: EPA
Telephone: N/A
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 92

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 01/04/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates 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 the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The 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 potential NPL site.

Date of Government Version: 12/13/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 10/17/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 12/07/2018
Number of Days to Update: 43

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/07/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 07/31/2018
Date Data Arrived at EDR: 08/28/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 17

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/04/2019
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 07/31/2018
Date Data Arrived at EDR: 08/28/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 17

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/04/2019
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/24/2018
Date Data Arrived at EDR: 09/25/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 45

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 02/08/2019
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 10/30/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 44

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/29/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 10/30/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 44

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/29/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/12/2018
Date Data Arrived at EDR: 11/14/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 29

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 02/12/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)
Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 12/11/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017
Date Data Arrived at EDR: 05/30/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 136

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/08/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/12/2018
Date Made Active in Reports: 01/16/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 12/11/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 10/30/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 44

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/29/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/19/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 09/24/2018
Date Data Arrived at EDR: 09/25/2018
Date Made Active in Reports: 10/15/2018
Number of Days to Update: 20

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 12/21/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

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 takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/17/2018
Date Data Arrived at EDR: 12/18/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 24

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/18/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 01/28/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/12/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 34

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 09/28/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 34

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 02/12/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/29/2019
Next Scheduled EDR Contact: 05/13/2019
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 02/01/2019
Next Scheduled EDR Contact: 05/13/2019
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 09/21/2018
Date Data Arrived at EDR: 09/21/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 49

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 10/30/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 44

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/29/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/12/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 55

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 01/24/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site 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. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/21/2018
Date Data Arrived at EDR: 09/21/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 49

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 12/04/2018
Date Data Arrived at EDR: 12/06/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 8

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 09/11/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/11/2018
Number of Days to Update: 29

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/24/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Quarterly

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 11/29/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 38

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The 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 deed restrictions that are active. Some sites have multiple deed restrictions. The 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.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 12/05/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 37

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 12/05/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/26/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 73

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 02/08/2019
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 51

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 01/24/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/22/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63
Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 08/31/2018
Date Data Arrived at EDR: 09/25/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 45
Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 02/04/2019
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88
Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 02/08/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73
Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/08/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198
Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/21/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 01/10/2018
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 2

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/20/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 10/26/2018
Date Data Arrived at EDR: 11/06/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 66

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/22/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 08/13/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 36
Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 09/14/2018
Date Data Arrived at EDR: 10/11/2018
Date Made Active in Reports: 12/07/2018
Number of Days to Update: 57
Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 01/22/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 12/05/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017
Date Data Arrived at EDR: 11/30/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 15
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 10/02/2018
Date Data Arrived at EDR: 10/03/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 37
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 01/03/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 10/01/2018
Date Data Arrived at EDR: 10/30/2018
Date Made Active in Reports: 01/18/2019
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/29/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2018
Date Data Arrived at EDR: 10/12/2018
Date Made Active in Reports: 12/07/2018
Number of Days to Update: 56

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 10/11/2017
Date Made Active in Reports: 11/03/2017
Number of Days to Update: 23

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/22/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/01/2018
Date Data Arrived at EDR: 08/29/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 37

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 11/30/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/30/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/30/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 12/19/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/15/2018
Date Data Arrived at EDR: 12/05/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 37

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/02/2018
Date Data Arrived at EDR: 09/05/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 9

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 11/30/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites
A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 06/19/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 87
Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/14/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing
This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/22/2018
Date Data Arrived at EDR: 08/22/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 44
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6
Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 09/24/2018
Date Data Arrived at EDR: 09/25/2018
Date Made Active in Reports: 10/16/2018
Number of Days to Update: 21
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 12/21/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing
list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 08/28/2018
Date Data Arrived at EDR: 08/30/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 63
Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 02/11/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Varies

CUPA SAN FRANCISCO CO: CUPA Facility Listing
Cupa facilities

Date of Government Version: 09/11/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 09/19/2018
Number of Days to Update: 7
Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 11/13/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 42

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 10/04/2018
Date Data Arrived at EDR: 10/05/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 27

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 02/07/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 08/30/2018
Date Data Arrived at EDR: 09/27/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 35

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Annually

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/20/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 47

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 12/21/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 11/01/2018
Date Data Arrived at EDR: 11/02/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 41

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 10/19/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/18/2018
Date Data Arrived at EDR: 11/19/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 53

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 02/11/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 10/10/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 37

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 11/19/2018
Date Data Arrived at EDR: 11/19/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 53

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 02/20/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 11/19/2018
Date Data Arrived at EDR: 11/19/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 53

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/20/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 10/09/2018
Date Data Arrived at EDR: 10/10/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 37

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 01/08/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing
A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/12/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 34

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 11/09/2018
Date Data Arrived at EDR: 12/05/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 37

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 12/05/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 11/12/2018
Date Data Arrived at EDR: 11/14/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 29

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 02/12/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing
A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 12/05/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 37

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 12/05/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/12/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 34

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 09/19/2018
Date Data Arrived at EDR: 09/20/2018
Date Made Active in Reports: 10/19/2018
Number of Days to Update: 29

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: No Update Planned

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 04/27/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 34
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35
Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 07/11/2018
Date Made Active in Reports: 09/13/2018
Number of Days to Update: 64
Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9
Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Quarterly

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing
In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/12/2018
Date Made Active in Reports: 01/18/2019
Number of Days to Update: 37
Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 38
Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 12/04/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38
Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/24/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13
Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 12/19/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 10/05/2018
Date Data Arrived at EDR: 10/10/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 22

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 10/05/2018
Date Data Arrived at EDR: 10/10/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 23

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/24/2047
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 07/01/2018
Date Data Arrived at EDR: 07/24/2018
Date Made Active in Reports: 08/20/2018
Number of Days to Update: 27

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 01/04/2019
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 10/31/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 12/12/2018
Number of Days to Update: 8

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 12/21/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 05/23/2018
Date Data Arrived at EDR: 05/24/2018
Date Made Active in Reports: 07/13/2018
Number of Days to Update: 50

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 11/26/2018
Date Data Arrived at EDR: 11/30/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 46

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 01/28/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 08/16/2018
Date Data Arrived at EDR: 11/06/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 8

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 01/28/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 12/13/2018
Date Data Arrived at EDR: 12/18/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 28

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 01/28/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 10/16/2018
Date Data Arrived at EDR: 10/18/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 27

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 12/26/2018
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 12/11/2018
Date Data Arrived at EDR: 12/13/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 33

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 11/19/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 20

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

KERN COUNTY:

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 11/02/2018
Date Data Arrived at EDR: 11/07/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 37

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 11/21/2018
Date Data Arrived at EDR: 11/27/2018
Date Made Active in Reports: 12/12/2018
Number of Days to Update: 15

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 11/07/2018
Date Data Arrived at EDR: 11/08/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 6

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 01/14/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 10/15/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 22

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 09/20/2018
Date Data Arrived at EDR: 10/12/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 35

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 10/15/2018
Date Data Arrived at EDR: 10/16/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 31

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 01/15/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2018
Date Data Arrived at EDR: 05/01/2018
Date Made Active in Reports: 05/14/2018
Number of Days to Update: 13

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 01/15/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 07/01/2018
Date Data Arrived at EDR: 10/16/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 31

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 02/01/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 01/14/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Semi-Annually

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/09/2017
Date Data Arrived at EDR: 03/10/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 54

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Annually

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 10/02/2018
Date Data Arrived at EDR: 10/05/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 28

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 11/26/2018
Date Data Arrived at EDR: 11/27/2018
Date Made Active in Reports: 12/12/2018
Number of Days to Update: 15

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 01/14/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/29/2018
Date Data Arrived at EDR: 08/31/2018
Date Made Active in Reports: 09/19/2018
Number of Days to Update: 19

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 12/07/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/24/2019
Number of Days to Update: 44

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 11/01/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 15

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 12/27/2018
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 11/28/2018
Date Data Arrived at EDR: 11/30/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 14

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 11/06/2018
Date Data Arrived at EDR: 11/08/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 6

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 01/28/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 10/04/2018
Date Data Arrived at EDR: 11/14/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 29

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/04/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 10/04/2018
Date Data Arrived at EDR: 11/14/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 29

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/04/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 10/04/2018
Date Data Arrived at EDR: 11/06/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 38

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/05/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 11/29/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 38

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 07/19/2018
Date Data Arrived at EDR: 07/25/2018
Date Made Active in Reports: 09/05/2018
Number of Days to Update: 42

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 10/10/2018
Date Data Arrived at EDR: 10/12/2018
Date Made Active in Reports: 10/16/2018
Number of Days to Update: 4

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/17/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 10/10/2018
Date Data Arrived at EDR: 10/12/2018
Date Made Active in Reports: 11/05/2018
Number of Days to Update: 24

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/17/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 08/03/2018
Date Data Arrived at EDR: 10/02/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 30

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 01/04/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 08/23/2018
Date Data Arrived at EDR: 10/02/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 31

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 12/28/2018
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 11/15/2018
Date Data Arrived at EDR: 11/16/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 27

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 11/28/2018
Date Data Arrived at EDR: 11/30/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 42

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 02/19/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 12/05/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 37

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 12/05/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 56

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

SAN DIEGO CO. SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

LUST SAN FRANCISCO: Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

UST SAN FRANCISCO: Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/05/2018
Date Data Arrived at EDR: 11/06/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 38

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 11/14/2018
Date Data Arrived at EDR: 11/15/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 28

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 12/12/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 34

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 12/13/2018
Date Data Arrived at EDR: 12/18/2018
Date Made Active in Reports: 01/23/2019
Number of Days to Update: 36

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/10/2018
Next Scheduled EDR Contact: 12/24/2018
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 11/16/2018
Date Data Arrived at EDR: 11/16/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 27

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Annually

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/01/2018
Date Data Arrived at EDR: 11/06/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 38

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 11/29/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 38

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 11/29/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 10

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 12/21/2018
Date Data Arrived at EDR: 12/27/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 19

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 12/19/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 10/02/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 10/25/2018
Number of Days to Update: 21

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 12/11/2018
Date Data Arrived at EDR: 12/13/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 33

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 12/13/2018
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 09/18/2018
Date Data Arrived at EDR: 09/20/2018
Date Made Active in Reports: 10/25/2018
Number of Days to Update: 35

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 12/13/2018
Date Data Arrived at EDR: 12/18/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 28

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 20

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 12/26/2018
Date Data Arrived at EDR: 12/27/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 19

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 36

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 01/22/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/26/2018
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Annually

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 02/07/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Quarterly

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 09/25/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 36
Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 01/22/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 11/26/2018
Date Data Arrived at EDR: 12/12/2018
Date Made Active in Reports: 01/16/2019
Number of Days to Update: 35
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 12/26/2018
Date Data Arrived at EDR: 01/03/2019
Date Made Active in Reports: 01/16/2019
Number of Days to Update: 13
Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 12/26/2018
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 11/05/2018
Date Data Arrived at EDR: 11/07/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 7
Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 01/28/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 11/12/2018
Date Data Arrived at EDR: 11/14/2018
Date Made Active in Reports: 12/04/2018
Number of Days to Update: 20

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/12/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 07/13/2018
Date Made Active in Reports: 08/01/2018
Number of Days to Update: 19

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 01/30/2019
Date Made Active in Reports: 02/14/2019
Number of Days to Update: 15

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/30/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/27/2018
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/19/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/15/2018
Date Made Active in Reports: 07/09/2018
Number of Days to Update: 24

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/07/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Electric Power Transmission Line Data
Source: PennWell Corporation
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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APPENDIX D

HISTORICAL SOURCES

ENVIRONMENTAL RISK INFORMATION SERVICES

HISTORICAL AERIAL REPORT

for the site:

368738 AC
118-124 North Westmoreland Ave
Los Angeles, CA
PO #:

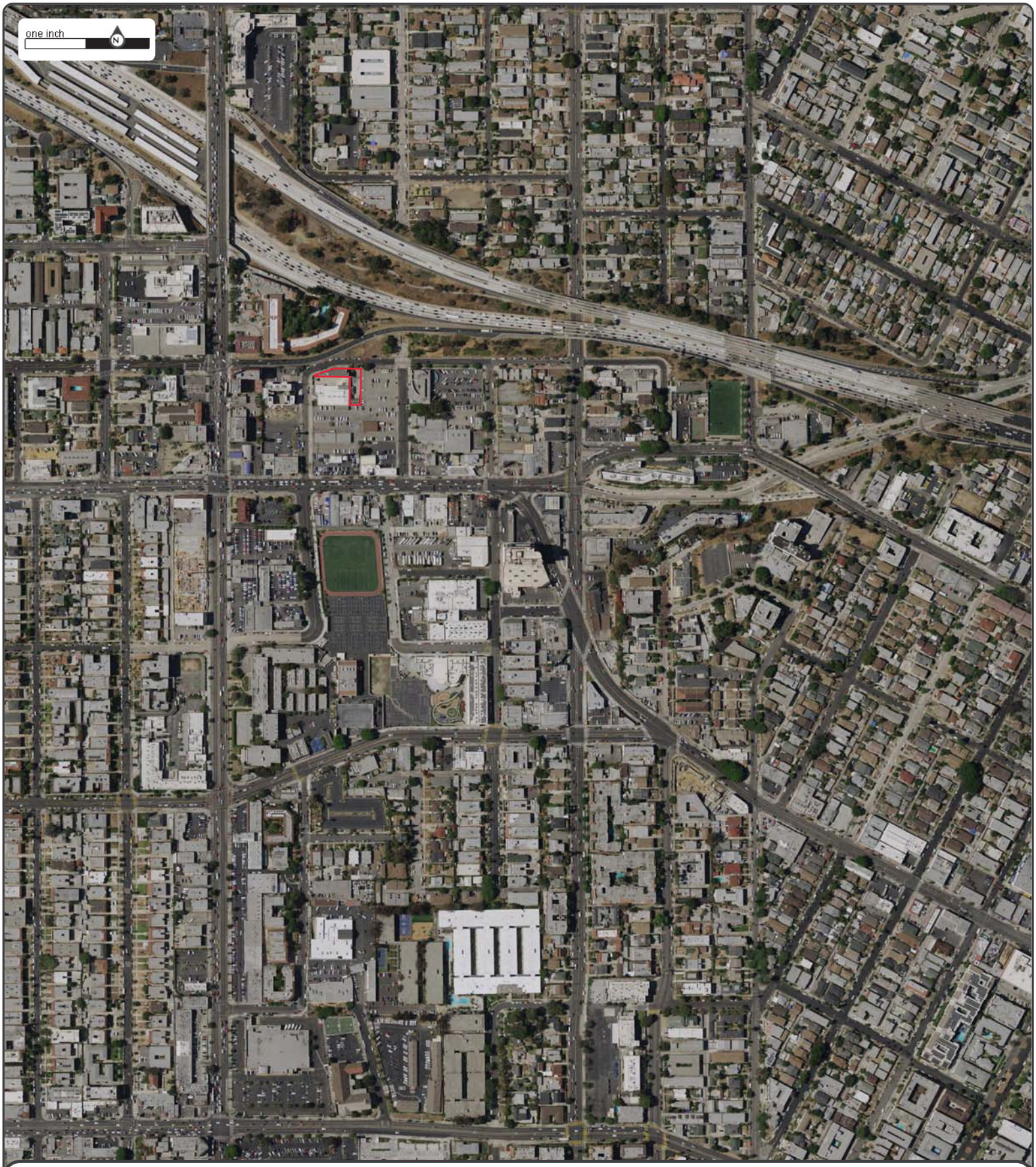
Report ID: 20170215146
Completed: 2/15/2017

ERIS Information Inc.
Environmental Risk Information Services (ERIS)
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

Search Results Summary

Date	Source	Scale	Comment
2016	**NAIP** - National Agriculture Information Program	1"=500'	
2014	**NAIP** - National Agriculture Information Program	1"=500'	
2012	**NAIP** - National Agriculture Information Program	1"=500'	
2010	**NAIP** - National Agriculture Information Program	1"=500'	
2005	**NAIP** - National Agriculture Information Program	1"=500'	
1994	**USGS** - US Geological Survey	1"=500'	
1989	**USGS** - US Geological Survey	1"=500'	
1985	**NHAP** - National High Altitude Photography	1"=500'	
1980	**USGS** - US Geological Survey	1"=500'	
1972	**USGS** - US Geological Survey	1"=500'	
1964	**USGS** - US Geological Survey	1"=500'	
1952	**USGS** - US Geological Survey	1"=500'	
1948	**ASCS** - Agriculture and Soil Conservation Service	1"=500'	
1938	**ASCS** - Agriculture and Soil Conservation Service	1"=500'	
1928	**FAIRCHILD** - Private Company	1"=500'	



Date: **2016**
Source: **NAIP**
Scale: **1" to 500'**
Comments:

N

Subject: 118-124 North Westmoreland Ave Los Angeles CA
Approx Center: 34.07423 / -118.2875

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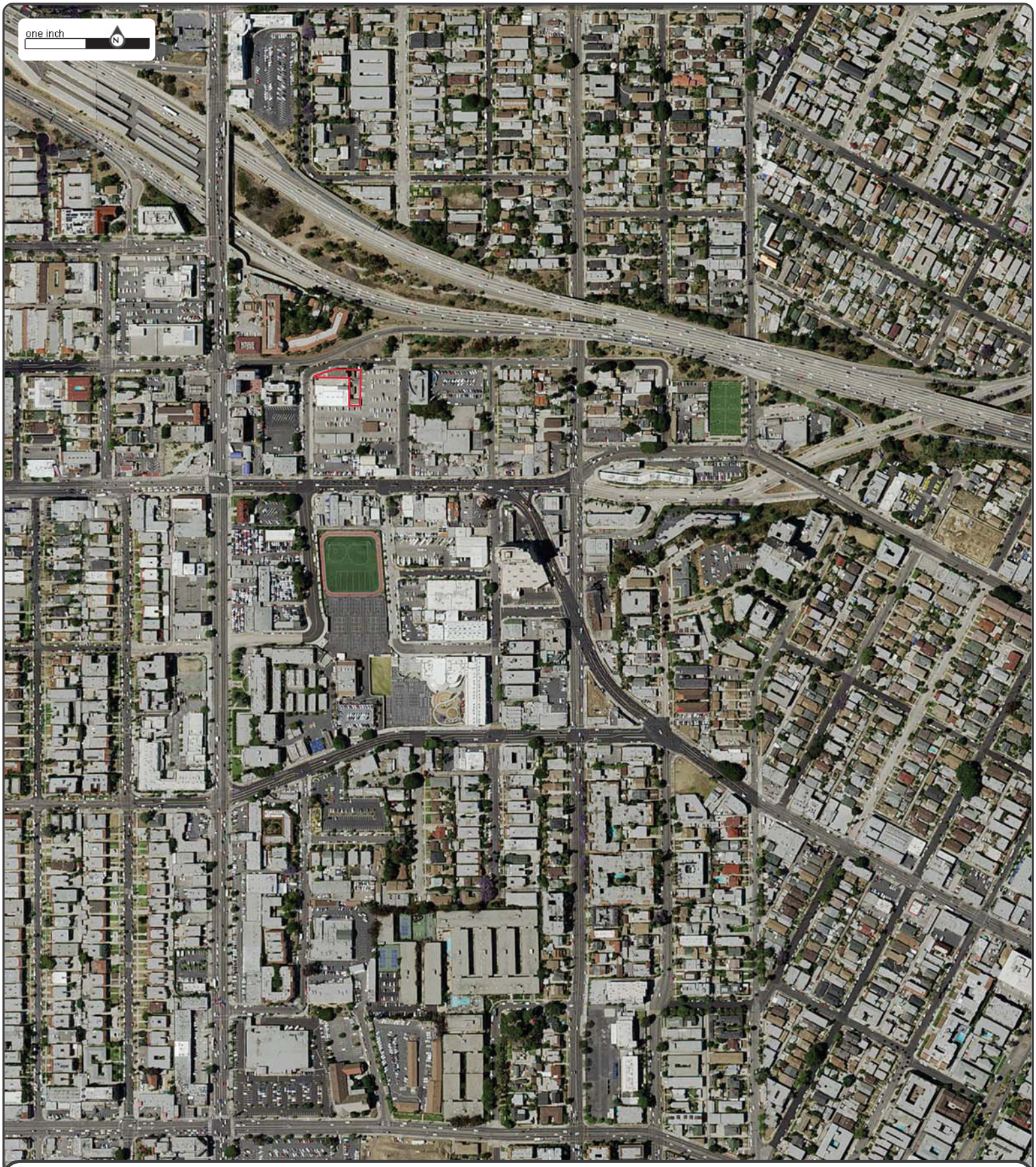

Date: **2014**
Source: **NAIP**
Scale: **1" to 500'**
Comments:

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Subject: 118-124 North Westmoreland Ave Los Angeles CA
Approx Center: 34.07423 / -118.2875

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Date: **2012**
Source: **NAIP**
Scale: **1" to 500'**
Comments:

N

Subject: 118-124 North Westmoreland Ave Los Angeles CA
Approx Center: 34.07423 / -118.2875

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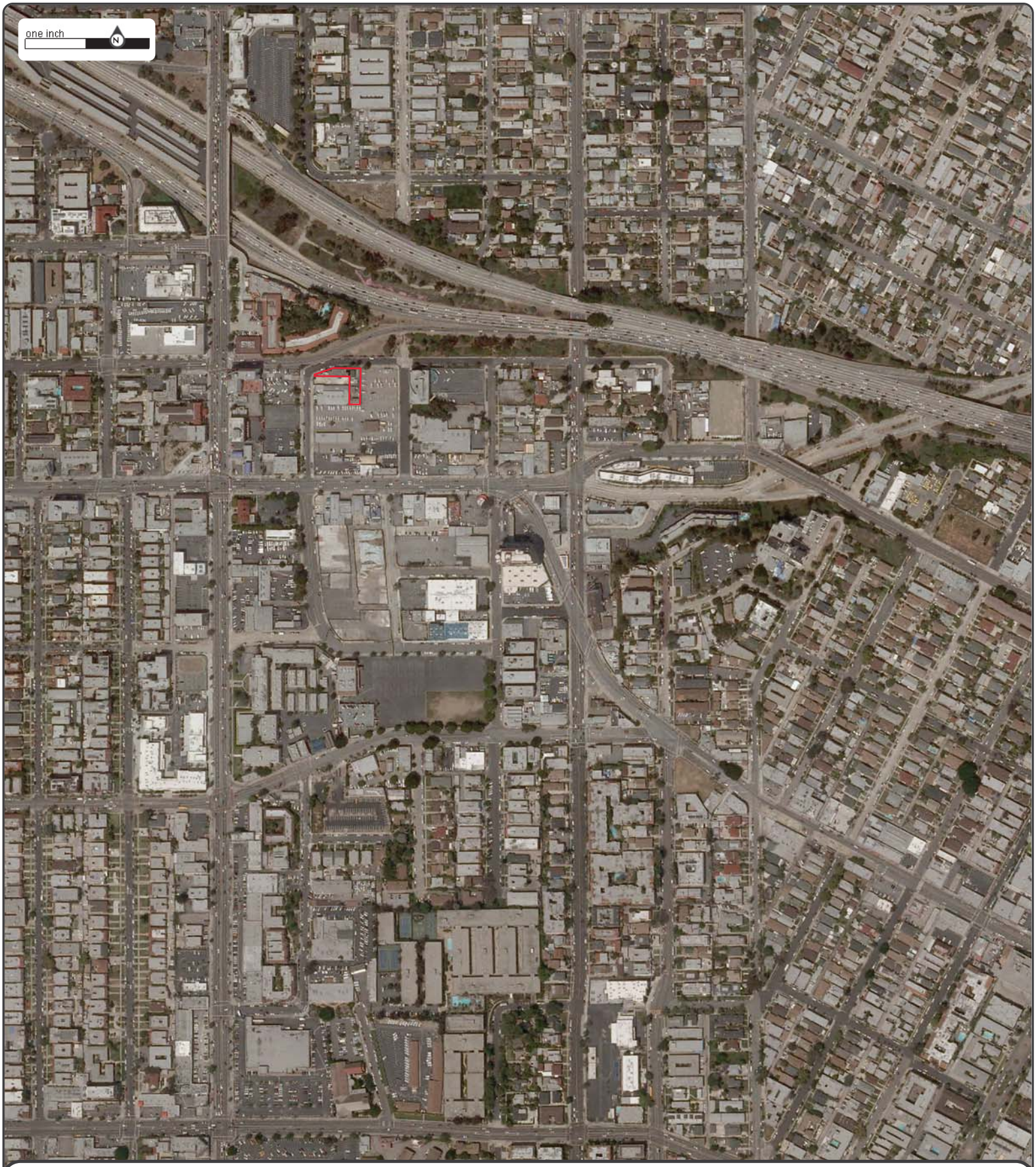

Date: **2010**
Source: **NAIP**
Scale: **1" to 500'**
Comments:

N

Subject: 118-124 North Westmoreland Ave Los Angeles CA
Approx Center: 34.07423 / -118.2875

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Date: **2005**
Source: **NAIP**
Scale: **1" to 500'**
Comments:

N

Subject: 118-124 North Westmoreland Ave Los Angeles CA
Approx Center: 34.07423 / -118.2875

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ENVIRONMENTAL RISK INFORMATION SERVICES

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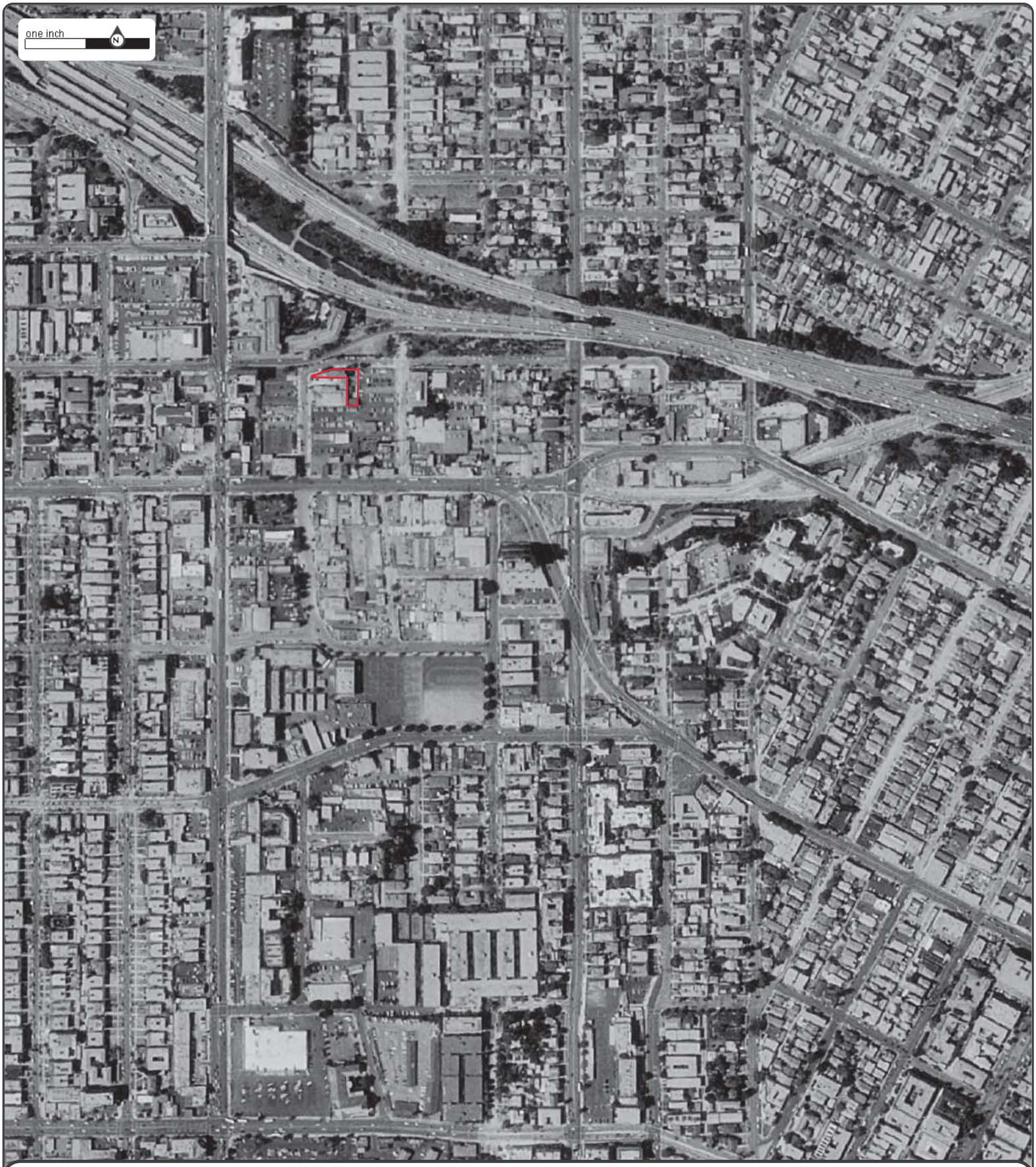

Date: **1994**
Source: **USGS**
Scale: **1" to 500'**
Comments:

N

Subject: 118-124 North Westmoreland Ave Los Angeles CA
Approx Center: 34.07423 / -118.2875

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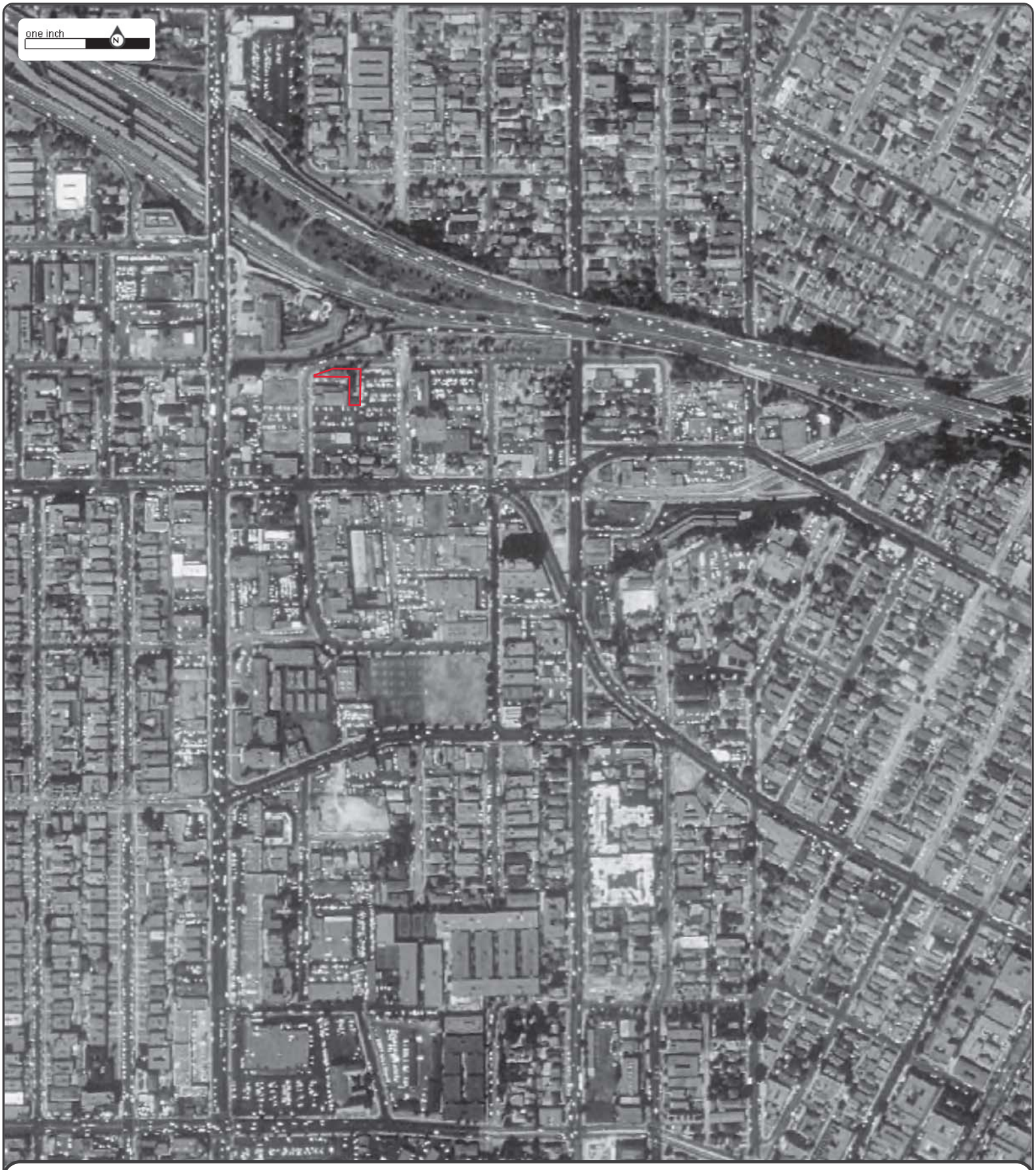

Date: **1989**
Source: **USGS**
Scale: **1" to 500'**
Comments:

N

Subject: 118-124 North Westmoreland Ave Los Angeles CA
Approx Center: 34.07423 / -118.2875

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

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Date: **1985**
Source: **NHAP**
Scale: **1" to 500'**
Comments:

N

Subject: 118-124 North Westmoreland Ave Los Angeles CA
Approx Center: 34.07423 / -118.2875

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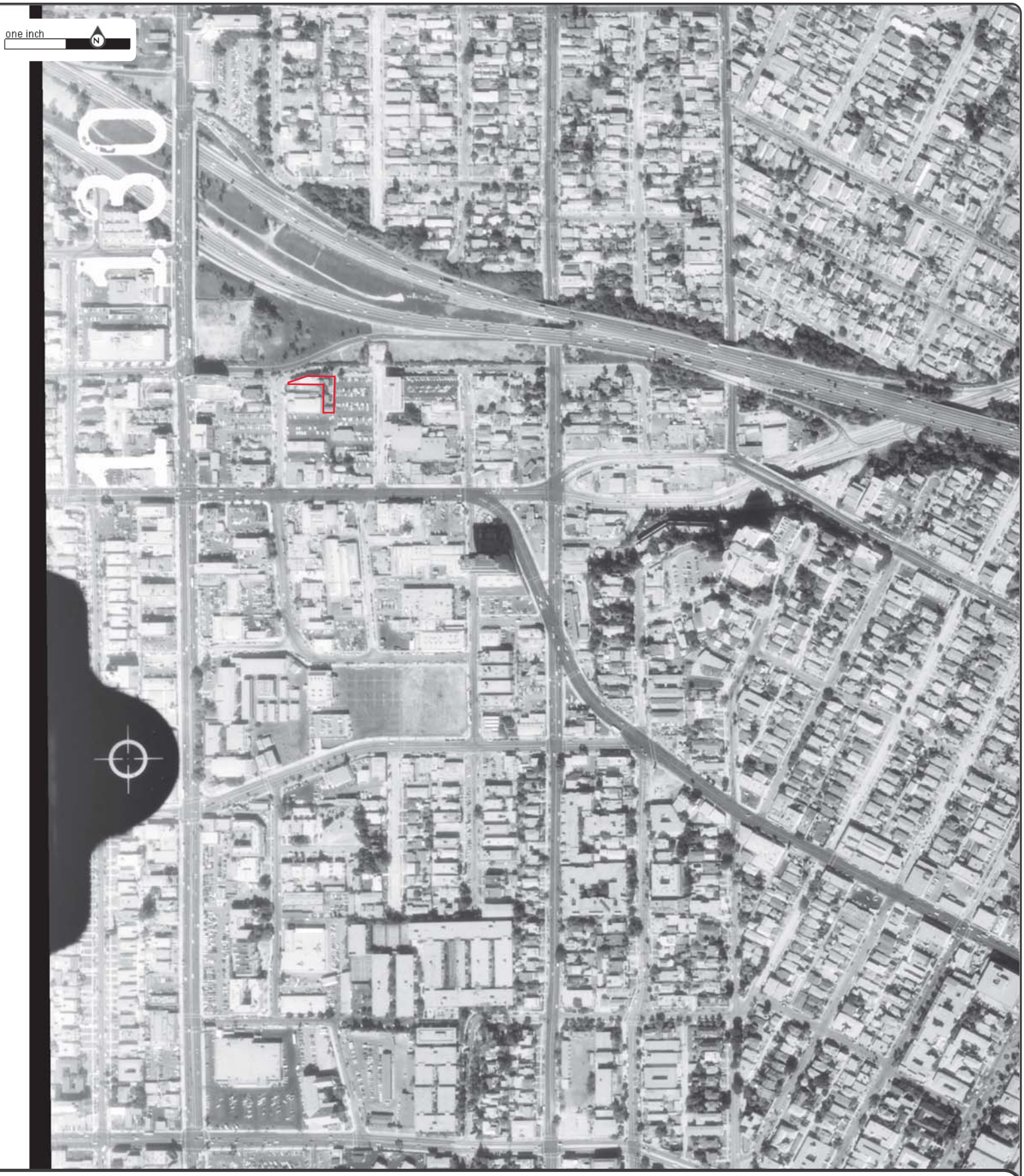

Date: **1980**
Source: **USGS**
Scale: **1" to 500'**
Comments:

N

Subject: 118-124 North Westmoreland Ave Los Angeles CA
Approx Center: 34.07423 / -118.2875

ERIS
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Date: **1972**
Source: **USGS**
Scale: **1" to 500'**
Comments:

N

Subject: 118-124 North Westmoreland Ave Los Angeles CA
Approx Center: 34.07423 / -118.2875

ERIS
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Date: **1964**
Source: **USGS**
Scale: **1" to 500'**
Comments:

N

Subject: 118-124 North Westmoreland Ave Los Angeles CA
Approx Center: 34.07423 / -118.2875

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

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Date: **1952**
Source: **USGS**
Scale: **1" to 500'**
Comments:

N

Subject: 118-124 North Westmoreland Ave Los Angeles CA
Approx Center: 34.07423 / -118.2875

ERIS
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Date: **1948**
Source: **ASCS**
Scale: **1" to 500'**
Comments:

N

Subject: 118-124 North Westmoreland Ave Los Angeles CA
Approx Center: 34.07423 / -118.2875

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

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Date: **1938**
Source: **ASCS**
Scale: **1" to 500'**
Comments:

N

Subject: 118-124 North Westmoreland Ave Los Angeles CA
Approx Center: 34.07423 / -118.2875

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

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Date: **1928**
Source: **FAIRCHILD**
Scale: **1" to 500'**
Comments:

N

Subject: 118-124 North Westmoreland Ave Los Angeles CA
Approx Center: 34.07423 / -118.2875

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

401634

3814-3838 Oakwood Avenue

Los Angeles, CA 90004

Inquiry Number: 5572625.3

February 26, 2019

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

02/26/19

Site Name:

401634
3814-3838 Oakwood Avenue
Los Angeles, CA 90004
EDR Inquiry # 5572625.3

Client Name:

AEI Consultants
2500 Camino Diablo
Walnut Creek, CA 94597
Contact: Nathan Barker

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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 048B-4A13-AACF

PO # 186392

Project 401634

Maps Provided:

1970	1956
1969	1955
1968	1954
1966	1950
1961	1921
1960	1919
1959	
1957	

Sanborn® Library search results

Certification #: 048B-4A13-AACF

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

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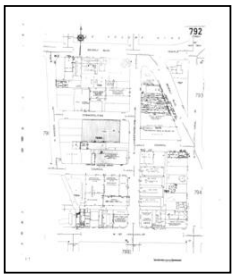
Sanborn Sheet Key

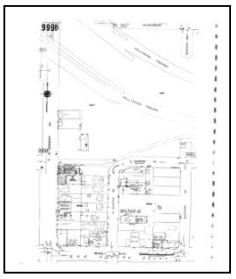
This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1970 Source Sheets

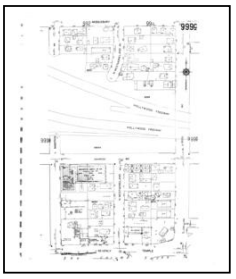
Volume 7, Sheet 791
1970



Volume 7, Sheet 792
1970



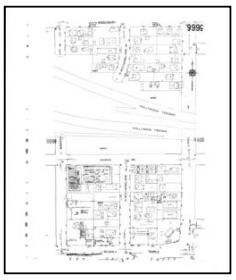
Volume 9, Sheet 999b
1970



Volume 9, Sheet 999c
1970

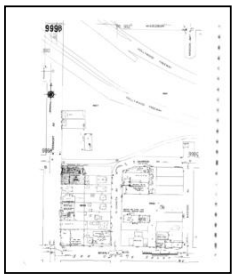
1969 Source Sheets

Volume 9, Sheet 999b
1969

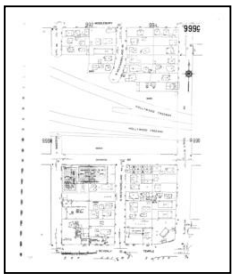


Volume 9, Sheet 999c
1969

1968 Source Sheets



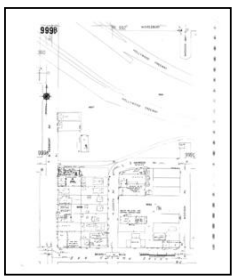
Volume 9, Sheet 999b
1968



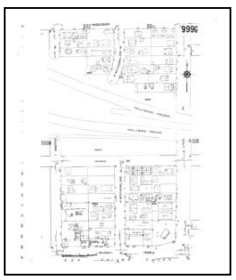
Volume 9, Sheet 999c
1968

Volume 7, Sheet 791
1968

1966 Source Sheets



Volume 9, Sheet 999b
1966

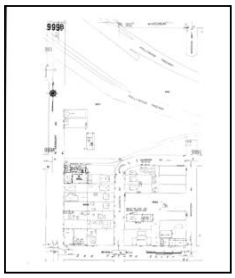


Volume 9, Sheet 999c
1966

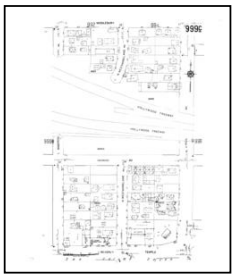
Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1961 Source Sheets

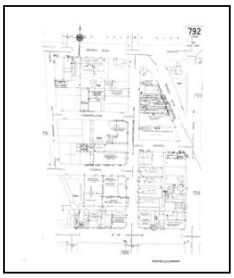


Volume 9, Sheet 999b
1961



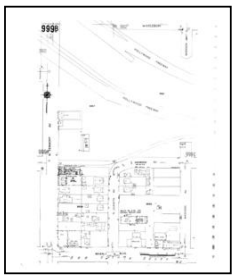
Volume 9, Sheet 999c
1961

Volume 7, Sheet 791
1961

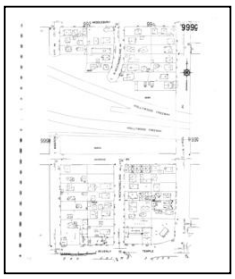


Volume 7, Sheet 792
1961

1960 Source Sheets

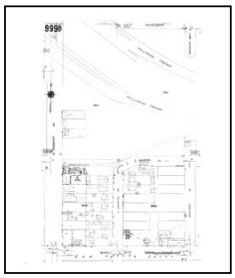


Volume 9, Sheet 999b
1960

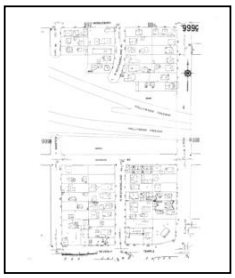


Volume 9, Sheet 999c
1960

1959 Source Sheets

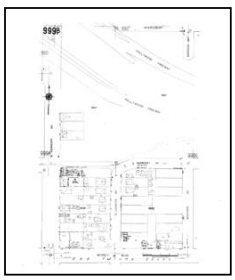


Volume 9, Sheet 999b
1959

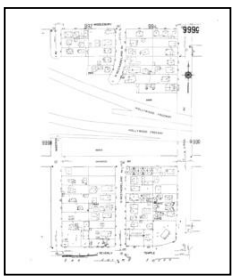


Volume 9, Sheet 999c
1959

1957 Source Sheets



Volume 9, Sheet 999b
1957

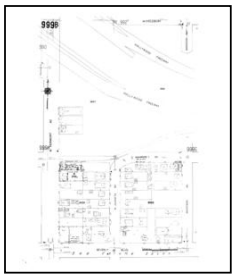


Volume 9, Sheet 999c
1957

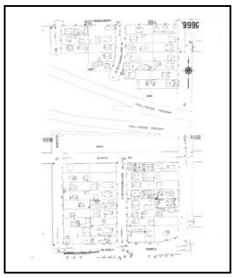
Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1956 Source Sheets

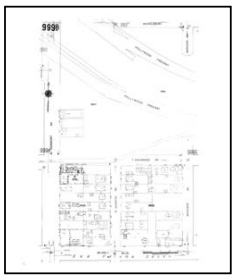


Volume 9, Sheet 999b
1956

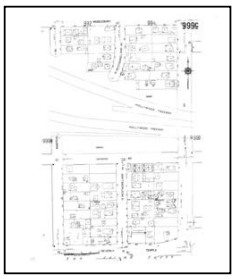


Volume 9, Sheet 999c
1956

1955 Source Sheets



Volume 9, Sheet 999b
1955



Volume 9, Sheet 999c
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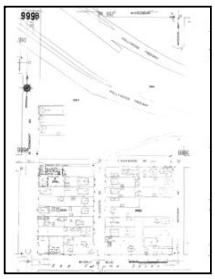
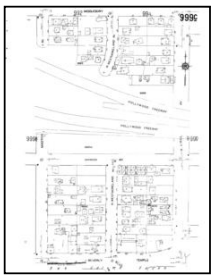


Volume 9, Sheet 999b
1955

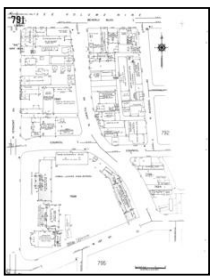


Volume 9, Sheet 999c
1955

Volume 7, Sheet 791
1955

1954 Source Sheets

Volume 7, Sheet 791
1954

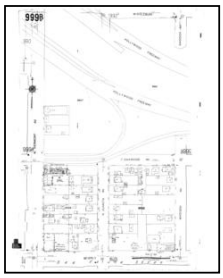


Volume 7, Sheet 791
1954

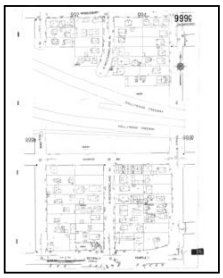
Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1950 Source Sheets

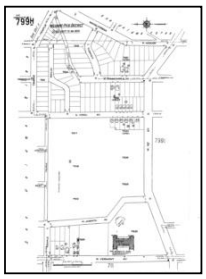


Volume 9, Sheet 999b
1950



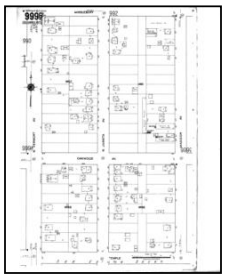
Volume 9, Sheet 999c
1950

1921 Source Sheets



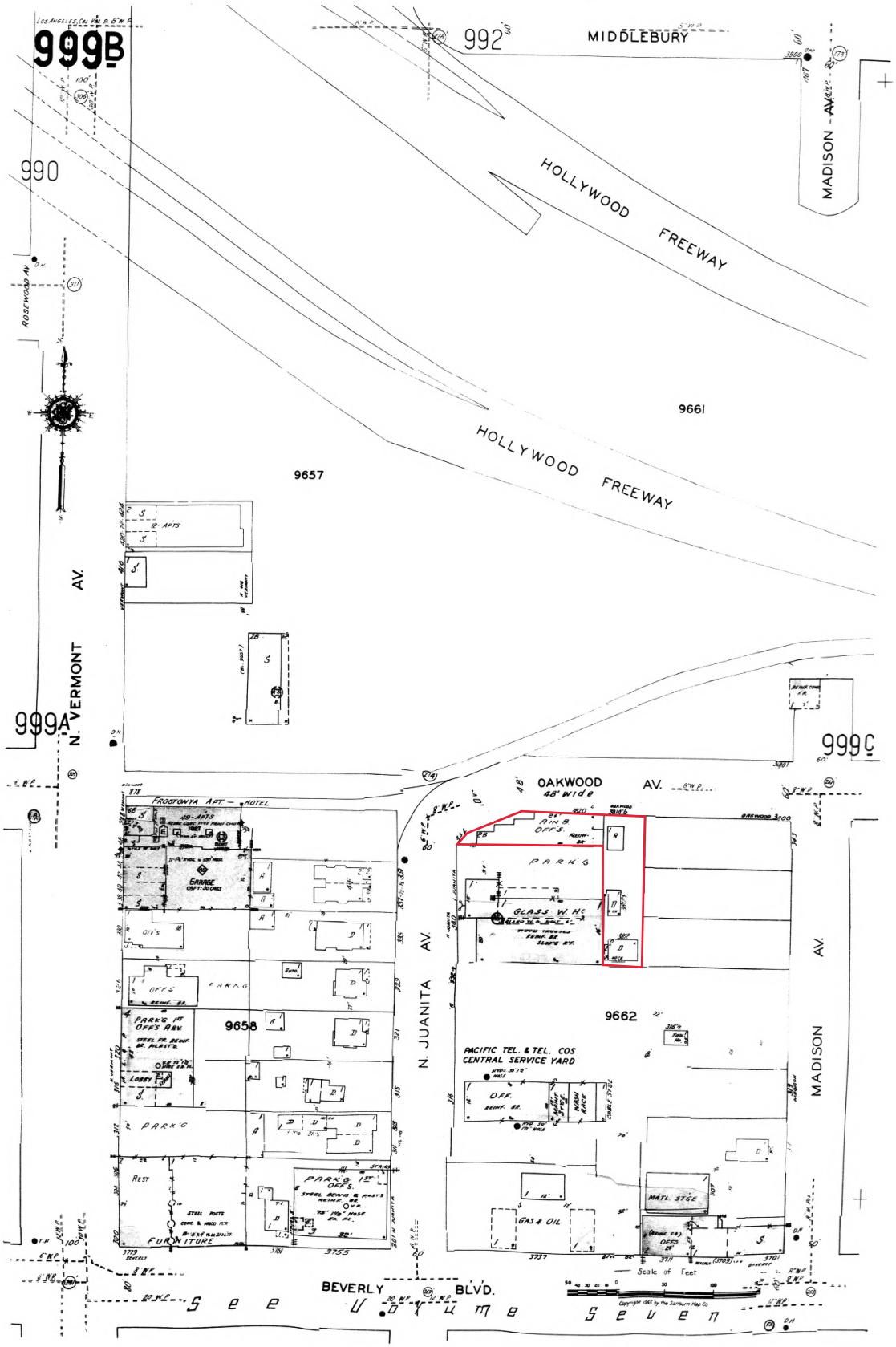
Volume 7, Sheet 799h
1921

1919 Source Sheets



Volume 9, Sheet 999b
1919

Volume 9, Sheet 999c
1919



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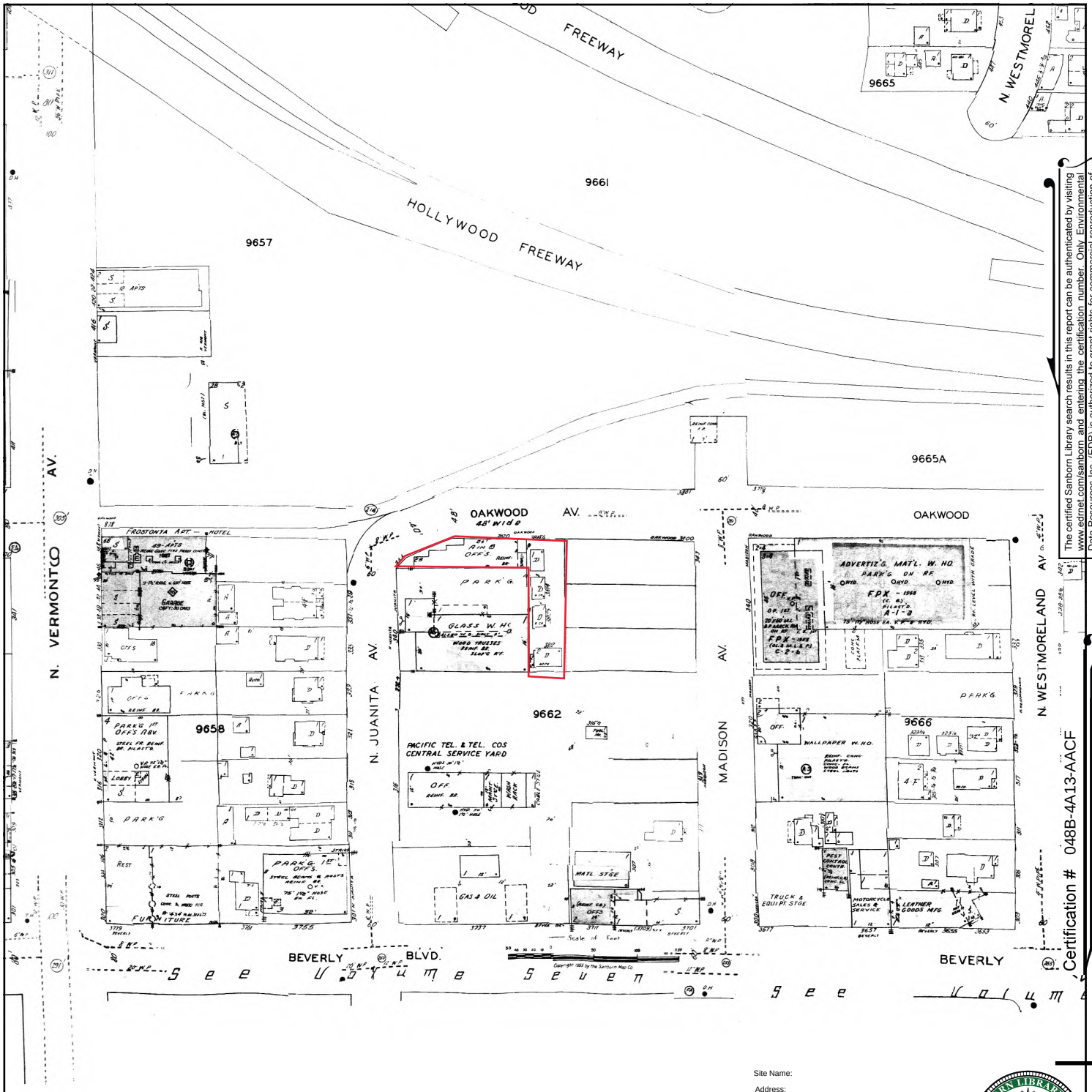
Certification #: 048B-4A13-AACF
Copyright 1970



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Copyright 1969

Legend:

Approximate Property Boundary:

Volume 9, Sheet 999c
Volume 9, Sheet 999b

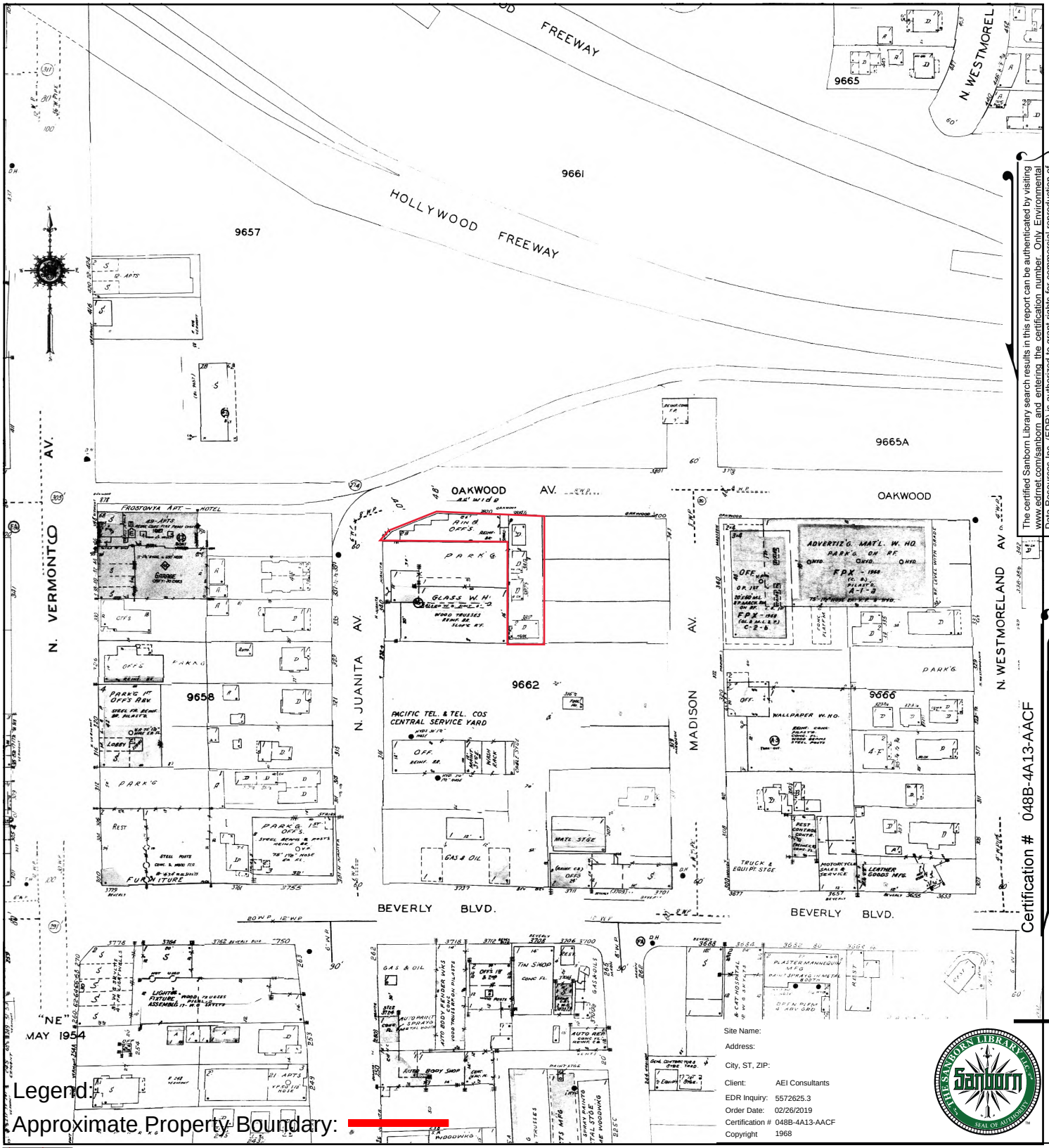
0 Feet 150 300 600

SANBORN MAP - 1969

AEI Consultants

Certified Sanborn® Map

1968



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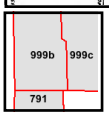

Volume 7, Sheet 791
Volume 9, Sheet 999c
Volume 9, Sheet 999b

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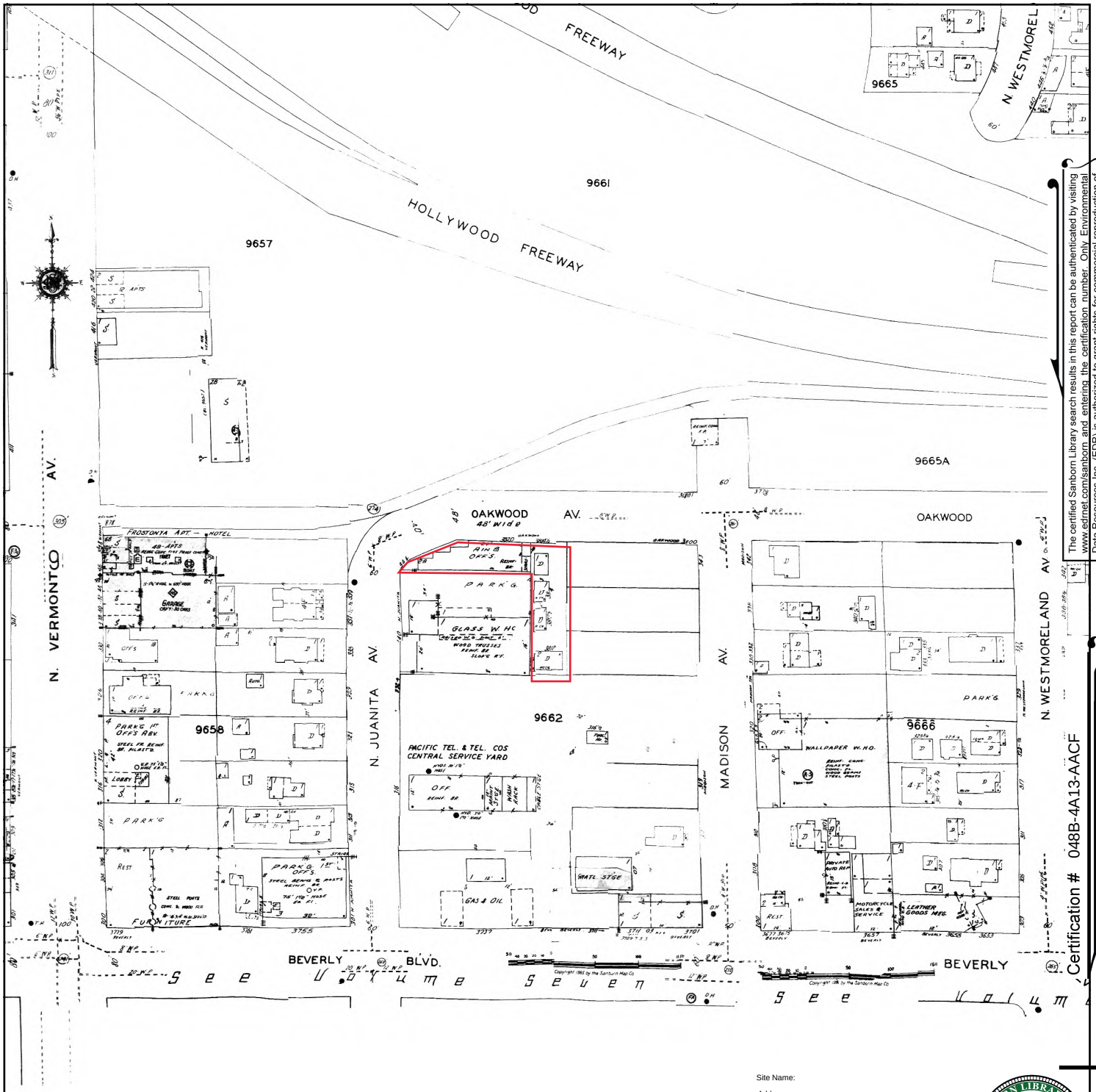
SANBORN MAP - 1968

AEI Consultants



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Copyright 1966

Legend:

Approximate Property Boundary:

Volume 9, Sheet 999c
Volume 9, Sheet 999b

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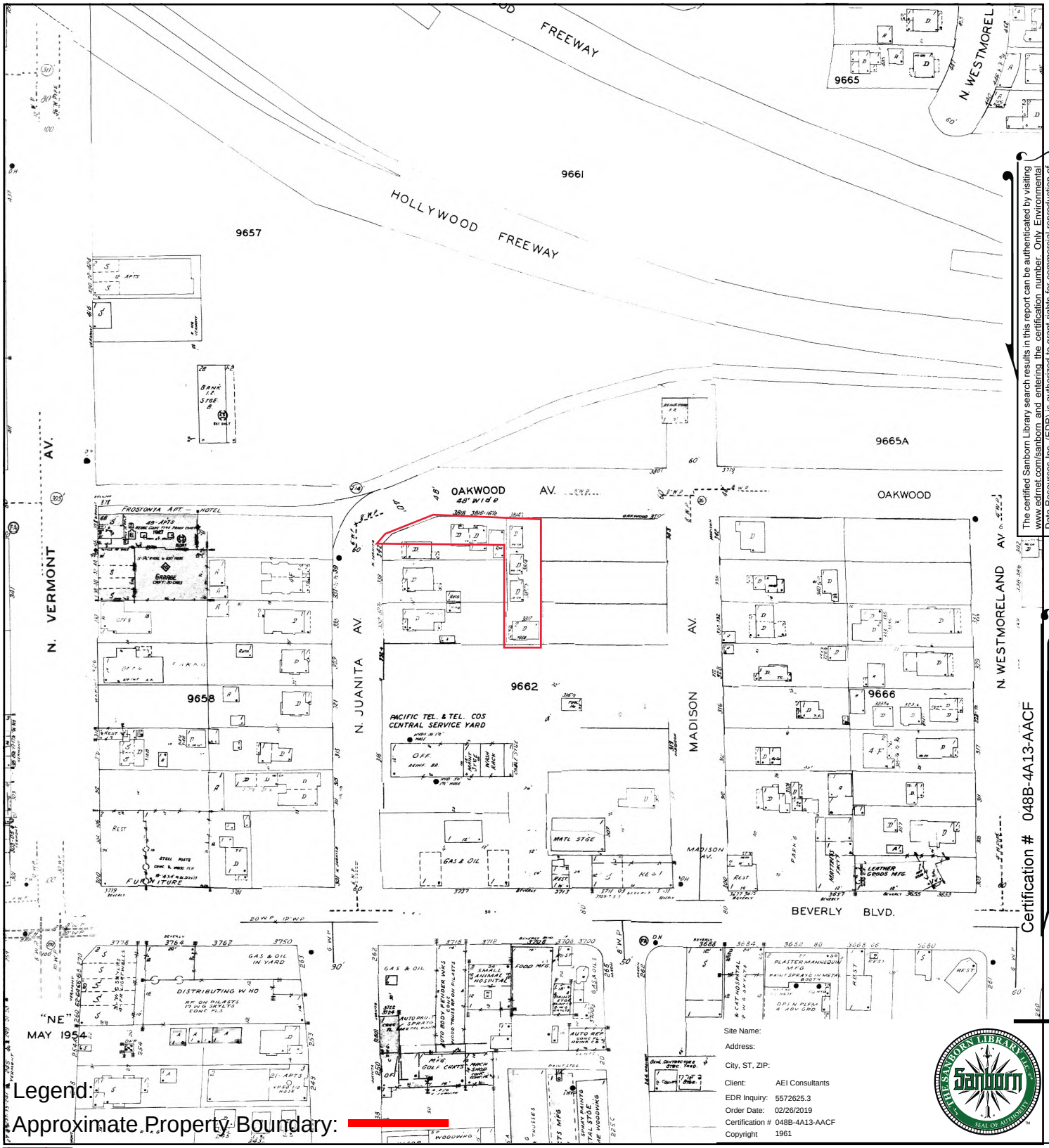
SANBORN MAP - 1966

AEI Consultants



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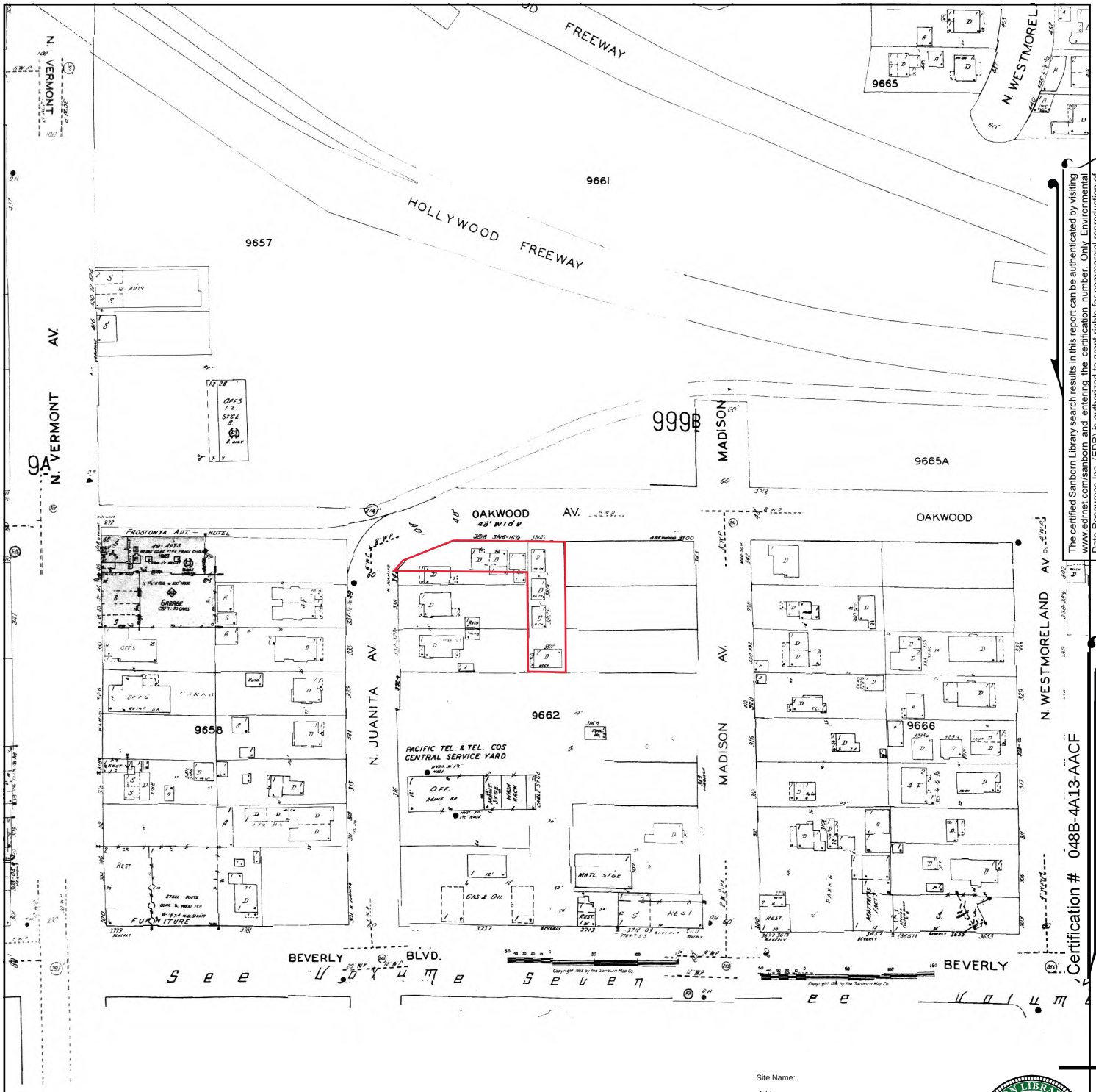
SANBORN MAP - 1961

AEI Consultants



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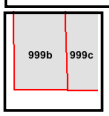
Certification # 048B-4A13-AACF
Copyright 1960

Legend:

Approximate Property Boundary:

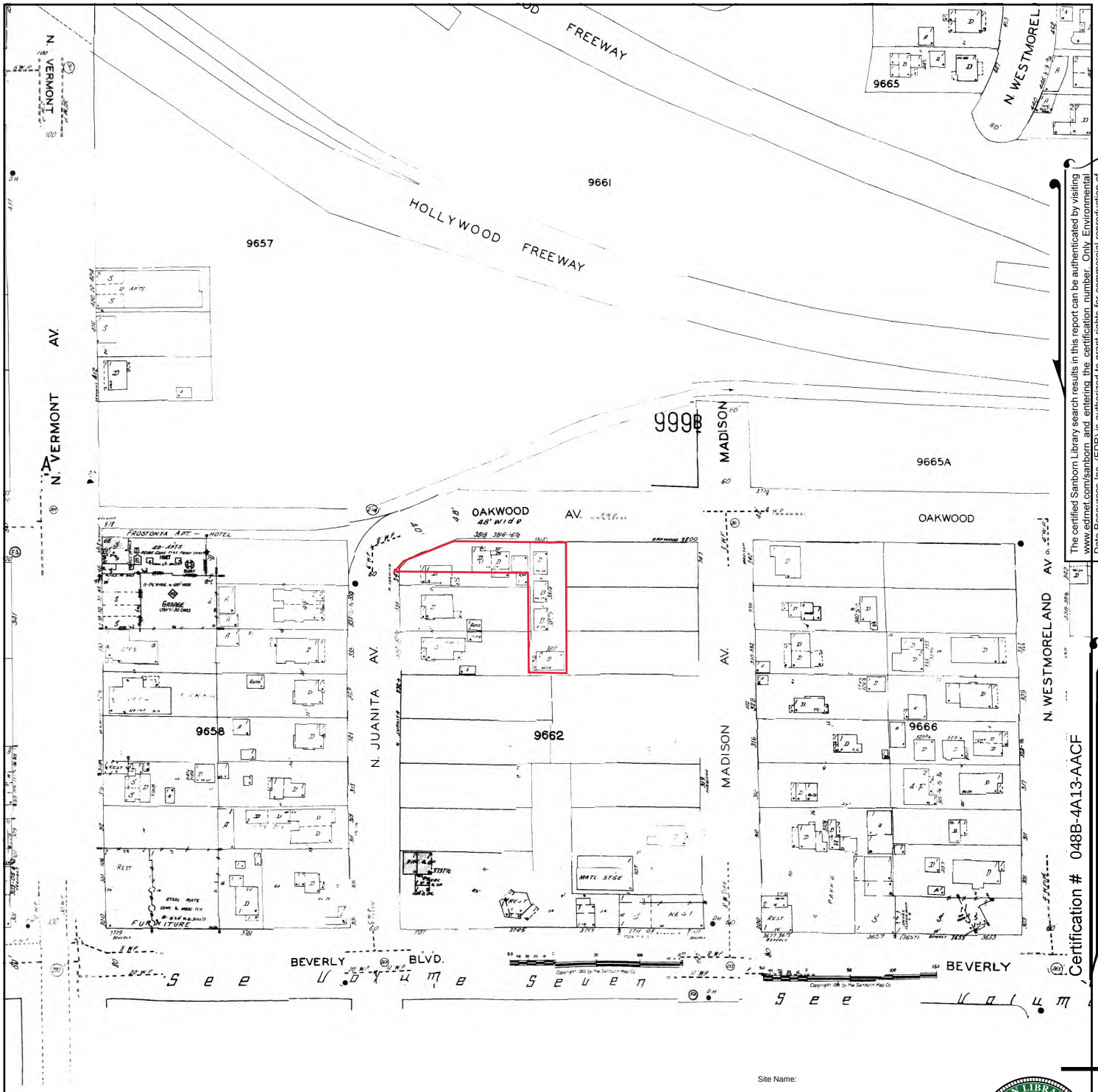


Volume 9, Sheet 999c
Volume 9, Sheet 999b

0 Feet 150 300 600

SANBORN MAP - 1960

AEI Consultants



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Order Date: 02/26/2019
Certification # 048B-4A13-AACF
Copyright 1959

Legend:

Approximate Property Boundary:

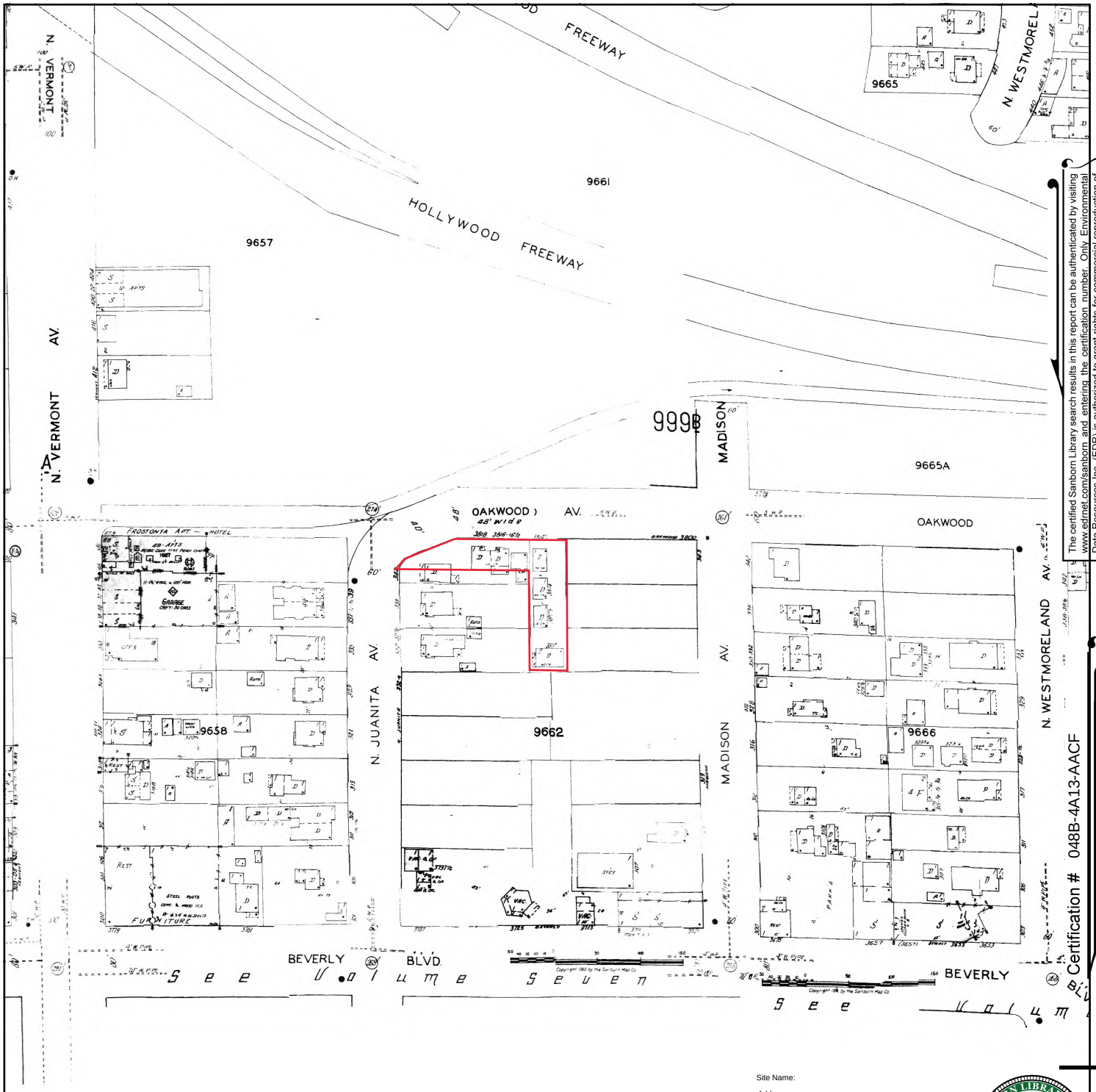
Volume 9, Sheet 999c
Volume 9, Sheet 999b

0 Feet 150 300 600

N

SANBORN MAP - 1959

AEI Consultants



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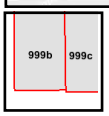
Order Date: 02/26/2019
Certification # 048B-4A13-AACF
Copyright 1957

Legend:

Approximate Property Boundary:



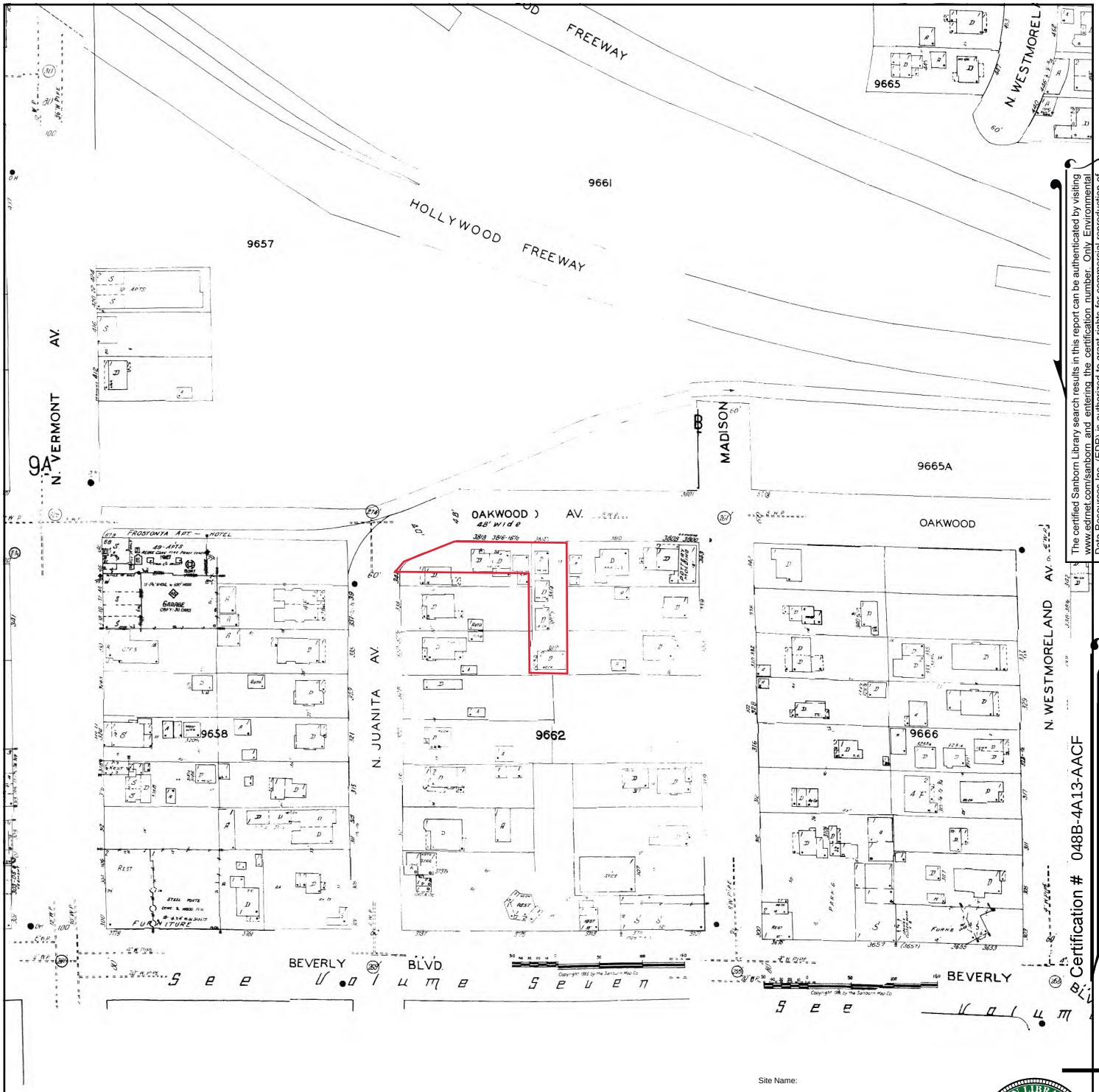
Volume 9, Sheet 999c
Volume 9, Sheet 999b

0 Feet 150 300 600

N

SANBORN MAP - 1957

AEI Consultants



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Legend:

Approximate Property Boundary:

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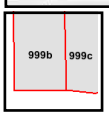
Address:
City, ST, ZIP:
Client: AEI Consultants
EDR Inquiry: 5572625.3
Order Date: 02/26/2019
Certification # 048B-4A13-AACF
Copyright 1956



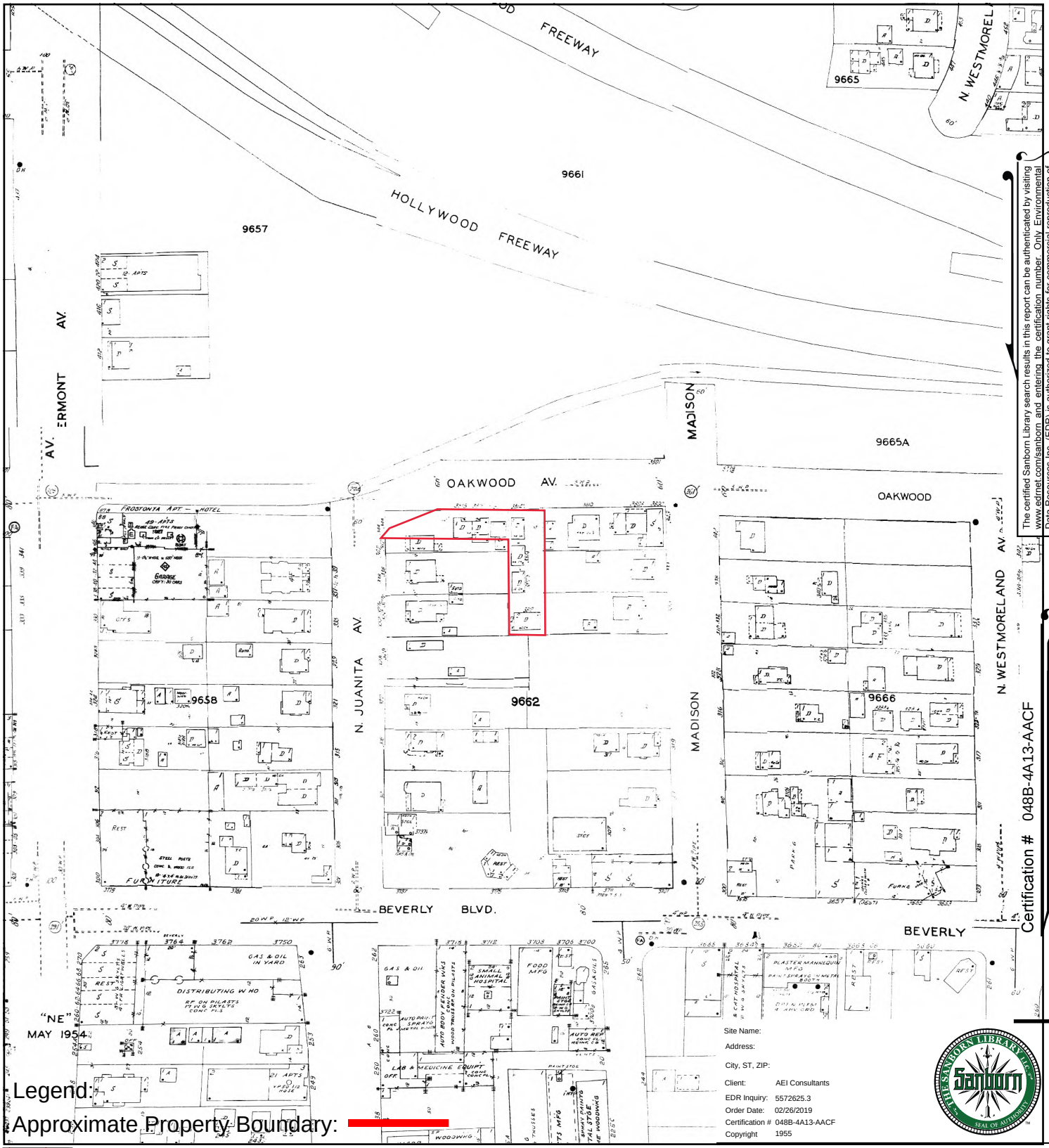
Volume 9, Sheet 999c
Volume 9, Sheet 999b

0 Feet 150 300 600

N

SANBORN MAP - 1956

AEI Consultants



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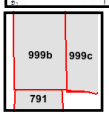
Approximate Property Boundary:



Volume 7, Sheet 791
Volume 9, Sheet 999c
Volume 9, Sheet 999b
Volume 9, Sheet 999c
Volume 9, Sheet 999b

0 Feet 150 300 600

Site Name:
Address:
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EDR Inquiry: 5572625.3
Order Date: 02/26/2019
Certification # 048B-4A13-AACF
Copyright 1955

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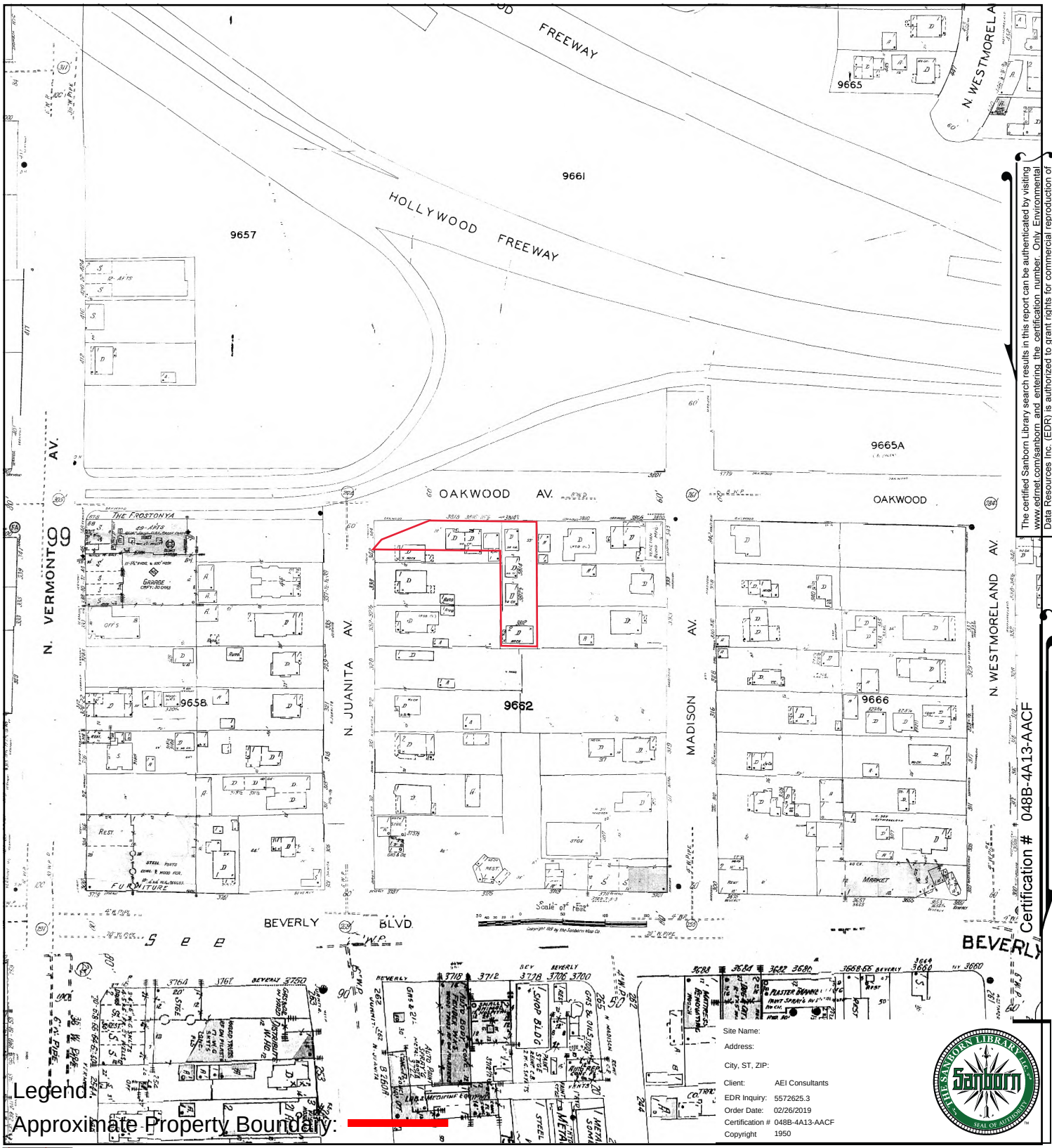
N

SANBORN MAP - 1955

AEI Consultants



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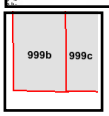

Volume 9, Sheet 999c
Volume 9, Sheet 999b

0 Feet 150 300 600

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Certification # 048B-4A13-AACF

N

SANBORN MAP - 1950

AEI Consultants

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Certification # 048B-4A13-AACF

Site Name:
Address:
City, ST, ZIP:
Client: AEI Consultants
EDR Inquiry: 5572625.3
Order Date: 02/26/2019
Certification # 048B-4A13-AACF
Copyright 1919

Legend:

Approximate Property Boundary:

Volume 9, Sheet 999c
Volume 9, Sheet 999b

0 Feet 150 300 600

N

SANBORN MAP - 1919

AEI Consultants

APPENDIX E

REGULATORY AGENCY RECORDS

All applications must be filled out by applicant

(USE INK OR INDELIBLE PENCIL)

WARD 2

PLANS AND SPECIFICATIONS and other data must also be filed.

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Building

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, 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.

(SIGN HERE) Carrie F. Holtzman
(Applicant)

Lot No. 18 Block V

TAKE TO ROOM NO. 6 FIRST FLOOR
ASSESSOR PLEASE VERIFY

Hayton Hghts Tr.

District No. 70 M. B. page 1 F. B. page 31

O. K. City Assessor By [illegible] Deputy

TAKE TO ROOM NO. 34 THIRD FLOOR
ENGINEER PLEASE VERIFY

No. 3441 No Swanston Ave Street

O. K. City Engineer By [illegible] Deputy

1. PURPOSE OF BUILDING Res. Number of rooms 5
2. OWNER'S NAME Carrie F. Holtzman
3. Owner's address 3516 Barham
4. Architect's name
5. CONTRACTOR'S NAME
6. Contractor's address
7. ENTIRE COST OF PROPOSED BUILDING, $ 2000
8. Size of lot 50 x 150 Size of Building 20 x 34
9. Will building be erected on front or rear of lot? front
10. NUMBER OF STORIES IN HEIGHT 1 Height to highest point of roof 15'
11. Height of first floor joist above curb level, or surface
12. Character of ground; rock, clay, sand, filled, etc. Natural
13. Of what material will FOUNDATION and cellar walls be built? Hollow tile
14. GIVE depth of FOUNDATION below the surface of ground Laguna clay brick
15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS
16. GIVE width of FOUNDATION and cellar wall at Op
17. NUMBER and KIND of chimneys 1 Brick Number of flues 1
18. Number of inlets to each flue 1 Interior size of flues [illegible] x [illegible]
19. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 3 x 4

EXTERIOR studs 2 x 4 INTERIOR BEARING studs x Interior Non-bearing studs x

Ceiling joist 2 x 6 Roof rafters x FIRST FLOOR JOISTS 2 x 6

SECOND FLOOR JOIST x Third floor joist x Fourth floor joist x

Date issued OCT 21 1912 191

Application Received

PERMIT NO 13127

OVER

20. Specify material of roofing.....

21. Specify material of partitions.....

22. Specify material of floors.....

23. Specify how many thicknesses of floor.....

24. How will halls and soffits of stairs be plastered? .....

25. Will cellar or basement ceiling be plastered?.....

26. Specify size of vent shafts to water closet compartments .....

27. What means of access to roof?.....

28. How many fire escapes will be provided?.....where placed? .....

REMARKS:

Beg. to notify this Bank and
and that you shall proceed
Emil F. Kolleen.

Application Received..... Time .....Returned.....

BLDG. DEPT. FORM 3

All applications must be filled out by applicant

WARD.....

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

3

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, 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 FIRST FLOOR

ASSESSOR PLEASE VERIFY

REMOVED FROM	REMOVED TO
Lot 18 Block 5	Lot ..... Block .....
Tract Dayton Heights Tract	Tract .....
Book 30 Page 1 F. B. Page 30	Book ..... Page ..... F. B. Page .....

O. K. City Assessor By ..... Deputy

TAKE TO ROOM No. 34 THIRD FLOOR

ENGINEER PLEASE VERIFY

From No. ..... Street

To No. 342-344 Juanita Ave Street

O. K. City Engineer By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. What Purpose is the present Building used for? Res.
2. Owner's name Mrs Lonnie Cora Holtzen Phone .....
3. Owner's address 344 Juanita av
4. Architect's name ..... Phone .....
5. Contractor's name J L Smith Phone 19350
6. Contractor's address 321 Juanita av
7. ENTIRE COST OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc.} $ 300 00/100
8. Class of Present Building D. No. of Rooms at present 4
9. No. of stories in height one Size of present building 24 x 30

STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO.

Move and Add to the Present Dwelling, Small House 10x14 and Build one 10x12 and one 6x14 and Porch 6x24

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Building Ordinances will be complied with, whether herein specified or not.

OVER

(Sign here) J L Smith
(Owner or Authorized Agent).

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink)	Application checked and found O. K. (Use Rubber Stamp)	Stamp here when permit is issued.
15005	Plan Examiner.	JUL 21 1914 C. W.	ISSUED JUL 21 1914 DUDLEY LAB.

H G Hatton

FILL IN ALL BLANKS THAT APPLY TO WORK PROPOSED TO BE DONE, OR TO ASCERTAIN IF SAME CAN BE DONE.

10. Size of new addition.....x..... No. of Stories in height.....

11. Material of foundation.....Size footings.....Size wall.....Depth below ground.....

12. Size of Redwood Mudsills.....x..... Size of exterior studs.....x.....

13. Size of interior bearing studs.....x..... Size of interior non-bearing studs.....x.....

14. Size of first floor joist.....x..... Second floor joist.....x.....

15. State Number of Plumbing Fixtures to be installed..... Number of gas outlets.....

16. State if there is a sewer or cesspool to be constructed on this lot?.....
(No cesspools allowed where there is a street sewer)

17. Plumbing and gas fitting contractor's name.....

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Building Ordinance will be complied with, whether herein specified or not.

(Sign here).....
(Owner or Authorized Agent.)

All applications must be filled out by applicant

Clerk will stamp number here, as follows:
4.—If for Plumbing, Sewer or Cesspool.
5.—If for Gas Piping or Inspection.
6.—If for Plumbing, Sewer or Cesspool and for Gas Piping.

4

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application for the Installation of Plumbing, Sewer or Cesspool, Gas Fitting and Old Gas Pipe Inspection

Plans and Specifications and such other data as will enable the department to ascertain whether the proposed work will conform to the requirements of the State Laws and City Ordinances must be filed.

This form to be used only where there is no new erection, construction, alteration or repair being made to building, and where a building permit has not been issued.

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a permit to construct and install the work 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 construct or install the work 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 of the work therein described or any portion thereof for any purpose that is or may be hereafter prohibited by Ordinance of the City of Los Angeles.

(USE INK OR INDELIBLE PENCIL)

Location by Street and Number where work herein described is proposed to be done

No. 3816
Oakwood Street

1. What purpose is the building used for? residence
2. Owner's Name Mrs. Carrie F. Holleen
3. Contractor's Name Same (Plumber, Gas Fitter, Sewer or Cesspool Contractor)
4. Contractor's Address "
5. State the number of Plumbing Fixtures to be installed or altered None
6. Specify if there is a Sewer or Cesspool to be constructed on the premises Cesspool (No cesspools allowed where there is a street sewer)
7. State the number of Gas Outlets to be installed or altered. None
8. Is the work to be done in a new or old building? Old (Any completed building is considered old)
9. If in an old building, are there any alterations or repairs or change of purpose being made to same; and if so, what is your estimate of the cost of the construction work. No (Answer fully)

I hereby certify that I have carefully examined and read the above application, that the same is true and correct and that the work herein described is to be done in accordance with all the provisions of the Building Ordinances of the City of Los Angeles, whether herein specified or not.

(Sign here) Mrs. C. F. Holleen
(Owner or Authorized Agent).

FOR DEPARTMENT USE ONLY

PERMIT NO. 7507	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink) ____ Plan Examiner.	Application checked and found O. K. (Use Rubber Stamp) APR 8 - 1914 R. B. Clerk	Stamp here when permit is issued. L.A. Bldg. Dept. APR 8 1914 ISSUED

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

4110 Rent

2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, 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

Lot No. 19 Block V

(Description of Property)

Leighton Heights Tract

District No. 29 M. B. Page 56 F. B. Page

O. K. City Clerk By Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 3812 Oakwood Ave. Street

(Location of Job)

Lot 19 Walker & Franke

O. K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Residence No. of Rooms Three No. of Families one
2. Owner's name Mrs H L Olney Phone
3. Owner's address 3812 Oakwood Ave L A
4. Architect's name Pacific Ready-Cut Homes, Inc. Phone
5. Contractor's name Phone
6. Contractor's address 1330 So Hill St. L A
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $1500 00
8. Is there any existing (old) building on lot? Yes (one) How used? Residence
9. Size of proposed building 24 x 16 Height to highest point 16 feet
10. Number of Stories in height one Character of ground Loam
11. Material of foundation Concrete Size of footings 12" Size of wall 6" Depth below ground 6"
12. Material of chimneys — Number of inlets to flue — Interior size of flues — x —
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs 2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists x Specify material of roof Composition
14. Will all provisions of State Housing Act be complied with? Yes

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

(Sign here) Pacific Ready-Cut Homes, Inc.

(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.
22669	5/15/24 Plan Examiner	5/16/24 Clerk	RECEIVED MAY 16 1924

Permit

By J H Parker 6

4 00

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K. C.D
SET-BACK LINE	O. K. CP
ORD. 33761 (N. S.)	O. K. CP
FIRE DISTRICT	O. K.

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" on the same side of the street.

Owner.

There will be an unobstructed passageway, at least 10 feet wide, extending from any dwelling on lot to a public street, or to a public alley at least 10 feet in width.

Owner or Authorized Agent

(OWNER OR AGENT)

Date

Phone 3818 W. Oklahoma Ave

Address 2607

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Blank, Form 2 #109 4-11 Plot

2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, 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:

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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 ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

Lot No. 19 Block V

(Description of Property) Dayton Heights Tract

District No. 29 M. B. Page 5 F. B. Page

No. 3812 W. Oakwood Ave Street

(Location of Job) R. F. Thedford Granite

O. K. City Clerk By Deputy

O. K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Residence No. of Rooms Three No. of Families One
2. Owner's name Mrs A L Clancy Phone
3. Owner's address 3812 Oakwood Ave LA,
4. Architect's name Pacific Ready-Cut Homes, Inc. Phone
5. Contractor's name Pacific Ready-Cut Homes, Inc. Phone
6. Contractor's address 1330 So Hill St
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $1500 00
8. Is there any existing (old) building on lot? (Yes / One) How used? Residence
9. Size of proposed building 24 x 16 Height to highest point 16 feet
10. Number of Stories in height One Character of ground Loam
11. Material of foundation Concrete Size of footings 12" Size of wall 6" Depth below ground 6"
12. Material of chimneys — Number of inlets to flue — Interior size of flues — x —
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs 2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists x Specify material of roof Shingles
14. Will all provisions of State Housing Act be complied with? Yes

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

(Sign here) Pacific Ready-Cut Homes, Inc.
(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.
22670	5/14/24 Plan Examiner	5/16/24 Clerk	RECEIVED MAY 16 1924

H J Patten - b

4

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

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" on the same side of the street.

Owner.

There will be an unobstructed passageway, at least 10 feet wide, extending from any dwelling on lot to a public street, or to a public alley at least 10 feet in width.

Owner or Authorized Agent

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

4111
(4111)

2 Quat

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, 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

Lot No. 19 Block ✓

(Description of Property) Payton Heights Tract

District No. 29 M. B. Page 16 F. B. Page

O. K. City Clerk By Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

No. 3812½ Oakwood Ave Street

(Location of Job) Lot 19 Oakwood Tract

O. K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Residence No. of Rooms Three No. of Families One
2. Owner's name Mrs. H. L. Olney Phone
3. Owner's address 3812 Oakwood Ave L.A.
4. Architect's name Pacific Ready-Cut Homes, Inc. Phone
5. Contractor's name Pacific Ready-Cut Homes, Inc. Phone
6. Contractor's address 1330 So. Hill St.
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $1500.00
8. Is there any existing (old) building on lot? Yes (One) How used? Residence
9. Size of proposed building 24 x 16 Height to highest point 16' feet
10. Number of Stories in height One Character of ground Loam
11. Material of foundation Concrete Size of footings 12" Size of wall 6" Depth below ground 6"
12. Material of chimneys — Number of inlets to flue — Interior size of flues — x —
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs 2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists x Specify material of roof Composition
14. Will all provisions of State Housing Act be complied with? Yes

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

(Sign here) Pacific Ready-Cut Homes, Inc.
(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.
22671	5/15/24 Plan Examiner	5/16/24 Clerk	MAY 16 1924

400

4579

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

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" on the same side of the street.

Owner.

There will be an unobstructed passageway, at least 10 feet wide, extending from any dwelling on lot to a public street or to a public alley at least 10 feet in width.

Owner or Authorized Agent

Form 8

3

USE INK OR INDELIBLE PENCIL

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: 3812 - Oakwood ave (House Number and Street)

New location of building: 3812 - Oakwood ave. (House Number and Street)

Between what cross streets: Vermont + Madison ave

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building: Home (Store, Residence, Apartment House, or any other purpose.) Families 1 Rooms 4
2. Use of building AFTER alteration or moving: ——— Families ——— Rooms ———
3. Owner (Print Name): L - OLINCY Phone ———
4. Owner's address: 3814 ½ Oakwood ave.
5. Certificated Architect ——— State License No. ——— Phone ———
6. Licensed Engineer ——— State License No. ——— Phone ———
7. Contractor ——— State License No. ——— Phone ———
8. Contractor's address ———
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.) $ 500.00
10. State how many buildings NOW on lot and give use of each. ——— (Residence, Hotel, Apartment House, or any other purpose.)
11. Size of existing building ——— x ——— Number of stories high one Height to highest point 14'
12. Class of building D Material of existing walls 2 X 4 Exterior framework wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:

A small porch made on a sleeping room 10 X 12 Putting new higher ceiling and new floor & roof.

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO.	FOR DEPARTMENT USE ONLY			Fee 1.00
	Plans and Specifications checked	Zone R4	Fire District No.	Stamp here when Permit is issued
PLANS	Corrections verified	Bldg. Line No Ft.	Street Widening Ft.	MAR -1 1934
Rolled ———	Plans, Specifications and Applications rechecked and approved	Application checked and approved ——— 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 Home x 42 Size of Lot 50 x 140 Number of Stories when complete one

Material of Foundation ..... Width of Footing ..... Depth of footing below ground .....

Width Foundation Wall ..... Size of Redwood Sill ..... x ..... Material Exterior Walls 2x6

Size of Exterior Studs 2 X 4 x ..... Size of Interior Bearing Studs ..... x .....

Joists: First Floor 2 x 6 Second Floor ..... x ..... Rafters 2 x 4 Roofing Material X X Comp

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 Tom L. Olney
(Owner or Authorized Agent)

By Tom Jenkins

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

X ..... Street

Sign Here X Tom Jenkins
(Owner or Authorized Agent)

(3)
No required windows will be obstructed.

Sign Here Tom Jenkins
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 Tom Jenkins
(Owner or Authorized Agent)

REMARKS: ALL [illegible] LUMBER BELOW THE FIRST FLOOR BOARDS WILL BE TREATED AGAINST TERMITE INFESTATION AS REQUIRED BY SEC. 106 OF BUILDING ORDINANCE

Tom Jenkins
OWNER OR AUTHORIZED AGENT

Bldg. Form 8

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 } 3814½ Oakwood Ave (House Number and Street)

New location of building } ..... (House Number and Street)

Between what cross streets } .....

Approved by City Engineer.

..... Deputy.

1. Purpose of PRESENT building..... Residence ..... Families... 1 ...Rooms..... .
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving..... .....Families.....Rooms.....

3. Owner (Print Name)..... Ohiney .....Phone .....

4. Owner's Address..... Same .....

5. Certificated Architect..... .....State License No. .....Phone .....

6. Licensed Engineer..... .....State License No. .....Phone .....

7. Contractor ..... Wee Life Co. .....State License No. 43249 Phone Fe 8910

8. Contractor's Address..... 1314 So Vermont Ave .....

File Setting Ord.
Fee $1.00
Contractors
Reg. No. 330

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.}

10. State how many buildings NOW on lot and give use of each. } ..... (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building.....x.....Number of stories high.....Height to highest point.....

12. Class of building.....Material of existing walls.....Exterior framework.....
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

Tile Bath & Kitchen

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO. 36756	Plans and Specifications checked	Zone	Fire District No.
	Corrections verified	Bldg. Line Ft.	Street Widening Ft.
	Plans, Specifications and Applications rechecked and approved	Application checked and approved 9/19/39 Clerk	
PLANS Rec'd.....	For Plans See	Filed with	SPRINKLER Required Valuation Included Specified Yes—No

Fee 1.00

Stamp here when Permit is issued

SEP 19 1939

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.....Ace Tile Co.....
(Owner or Authorized Agent)

By.....C.E. Carpenter.....

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: .....

RECEIVED BLDG. & SAFETY
$
CASH ☐ CASHIERS CHECK ☐
SEP 15 1939
CHECK ☐ MONEY ORDER ☐
Opened By
Checked By

Bldg. Form 2

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
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.

Lot No. North 150' of Lot 19, Block 8

PLANS

Tract Dayton Heights

Location of Building 3814 1/4 Oakwood St. Ave (House Number and Street)

Between what cross streets Madison & Juanita

Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building 4 Garages Com'l Apt. Over Residence Families 1 Rooms 4 (Store, Residence, Apartment House, Hotel, or any other purpose)
2. Owner (Print Name) Hannah Olincy Phone
3. Owner's address 3814 1/2 Oakwood St
4. Certificated Architect J. G. Rech State License No. Phone Van Nuys 7234
5. Licensed Engineer State License No. Phone
6. Contractor Bernard R Allan State License No. 54394 Phone Ci 1-3505
7. Contractor's address 1515 N. Pacific Ave. Glendale, Calif.
8. 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.) $ 2750 00
9. State how many buildings NOW on lot and give use of each. (3) Three Room Residences (Store, Residence, Apartment House, Hotel, or any other purpose)
10. Size of new building 20'0" x 40'4" No. Stories 2 Height to highest point 20'0" Size lot 45'0" x 150'
11. Type of soil D.G. with Clay Foundation (Material) Concrete Depth in ground 12"
12. Width of footing 12" Width of foundation wall 5/a6 Size of redwood sill 3 x 4
13. Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
14. Joist: First floor 5/a6 x Second floor 2 x 8 Rafters 2 x 4 Material of roof Shingle
15. Chimney (Material) None Size Flue x No. inlets each flue Depth footing in ground

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinance and State Laws will be complied with whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

See corrections on plot

Sign here Hannah Olincy (Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By Bernard R Allan

1/20/39

PERMIT NO. 27504

PLANS 1

Rec'd 1

FOR DEPARTMENT USE ONLY 4570

Plans and Specifications checked 7/12/39

Corrections verified 7/13/39

Plans, Specifications and Application rechecked and approved

For Plans See Filed with

Zone R4 Fire District No. No

Bldg. Line No Ft. Street Widening No Ft.

Application checked and approved 7/13/39 Clerk

SPRINKLER Required Specified Yes—No

Valuation Included

Fee 11 40

Stamp here when Permit is issued

JUL 13 1939

Inspector

FOR DEPARTMENT USE ONLY

Application	Fire District	Bldg. Line	Forced Draft Ventil.....
Construction.....	Zoning	Street Widening	

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)
The building referred to in this Application will be more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

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)

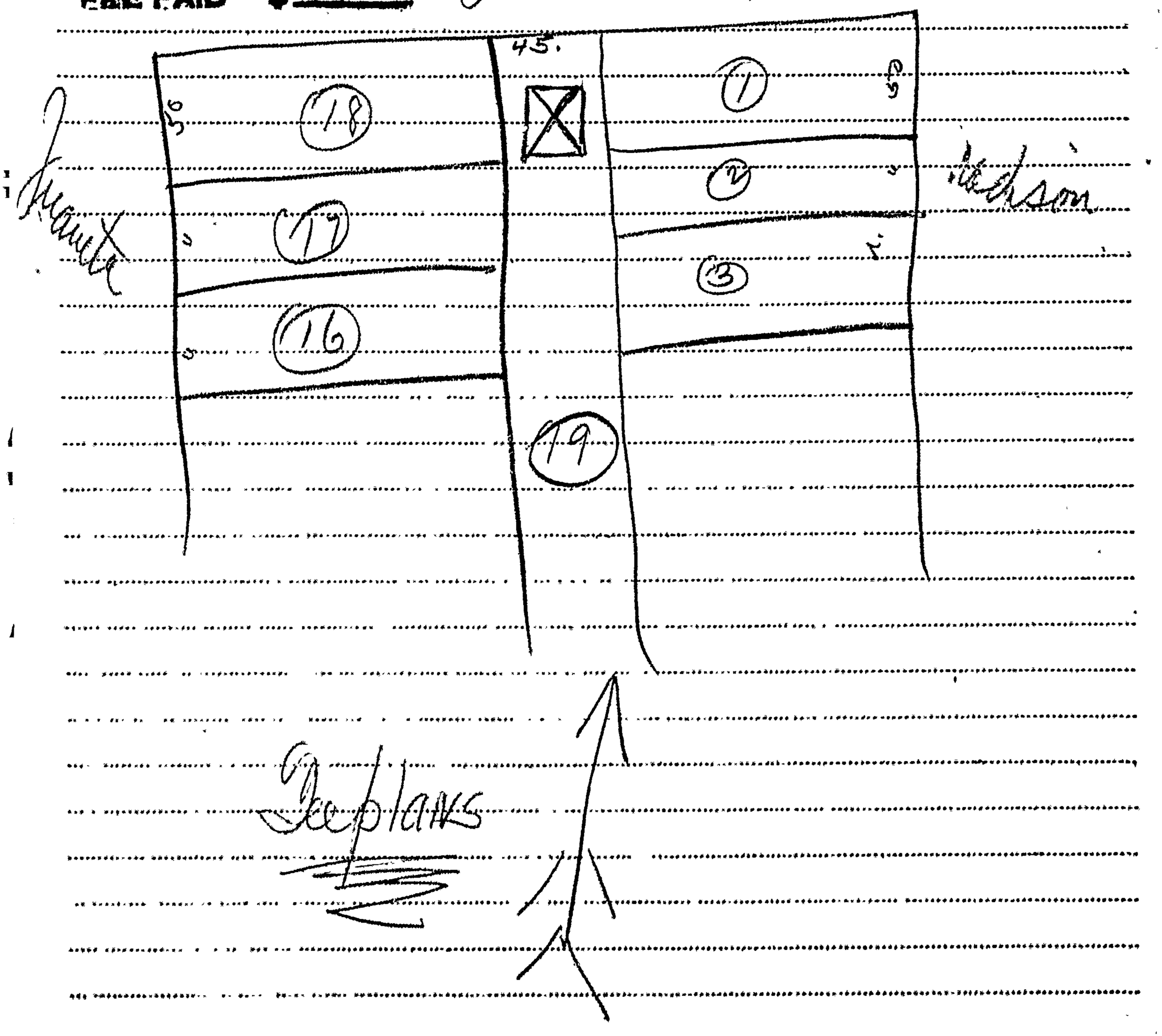
REMARKS: 7/5/39 Mgot Cpft

PLAN CHECKING

RECEIPT NO. 2961 L

VALUATION $ 2750.00

FEE PAID $ 3.00



3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

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: Frac 19	BLK.: V	TRACT: Dayton Hts. Tr.	ADDRESS APPROVED: RJA
2. BUILDING ADDRESS: 3812 Oakwood Ave				DIST. MAP: 138-197
3. BETWEEN CROSS STREETS: Juanita AND Madison Ave				ZONE: M-1-2
4. PRESENT USE OF BUILDING: Garage Wine cellar	NEW USE OF BUILDING: & Bottling Bonded Wine Cellar			FIRE DIST.: II/60
5. OWNER'S NAME: Maurice G. Gekler	PHONE: Co - To Building WE 16933			INSIDE KEY
6. OWNER'S ADDRESS: 1111 S. Crescent Heights	P. O.	ZONE		COR. LOT / REV. COR
7. CERT. ARCH.: None	STATE LICENSE	PHONE		LOT SIZE: INC LEG.
8. LIC. ENGR.: None	STATE LICENSE	PHONE		
9. CONTRACTOR: Owner	STATE LICENSE	PHONE		REAR ALLEY / SIDE ALLEY
10. CONTRACTOR'S ADDRESS	P. O.	ZONE		BLDG. LINE

11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
				DISTRICT OFFICE: LA

3 3812 Oakwood Ave

12. MATERIAL ☐ WOOD ☐ METAL ☐ CONC. BLOCK; EXT. WALLS: ☐ STUCCO ☐ BRICK ☐ CONCRETE	ROOF CONST. ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	ROOFING	SPRINKLERS REQ'D. SPECIFIED	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 600		VALUATION APPROVED	AFFIDAVITS	
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED: SCOTT*	
15. NEW WORK: (Describe) EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS	
		CORRECTIONS VERIFIED	SPACES PARKING	
		PLANS APPROVED	GUEST ROOMS	
		APPLICATION APPROVED	FILE WITH: LA 85131/61	
		INSPECTOR	CONT. INSP.	

Addition to Wine Cellar

Cert. To Ref. & Tax Paid

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.

Signed Isaac Hershoff

This Form When Properly Validated is a Permit to Do the Work Described.

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
1	Gen'l	3	2.00			2.00			

LAC 8 Rm A-7

CASHIER'S USE ONLY

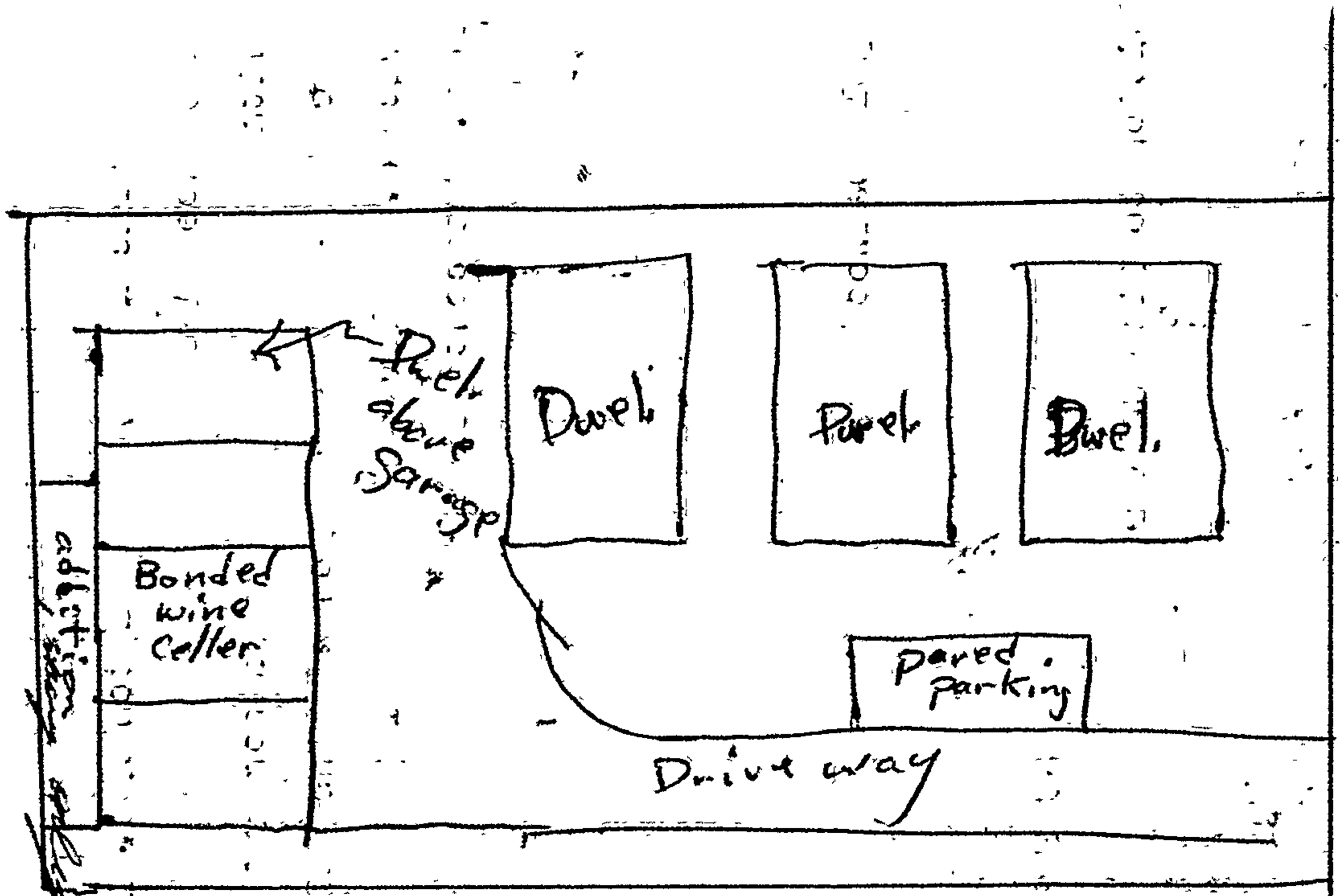
LA 81200

MAY--2-61 31165 ML — 2 CK 2.00
MAY--2-61 31166 ML — 1 CK 4.00

P.C. No. ..... GRADING ..... CRIT. SOIL ..... CONS. .....

SEWER (Available) (Not Available)

CRITICAL SOIL



300 gallons in Kegs (wine) max.
Rg mail

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

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: Frac 19 | BLK.: V | TRACT: Dayton Hts Tr.

ADDRESS APPROVED: RJA

2. BUILDING ADDRESS: 3812 Oakwood Ave.

DIST. MAP: 138-197

3. BETWEEN CROSS STREETS: Juanita AND Madison Ave

ZONE: M-1-2

4. PRESENT USE OF BUILDING: 4 Car Garage | NEW USE OF BUILDING: 3 Car Bonded Wine Cellar

FIRE DIST.: II/60

5. OWNER'S NAME: Maurice G. Gekler | PHONE: WE16933

INSIDE

KEY

6. OWNER'S ADDRESS: 1111 S. Crescent Heights | P. O.: BL 35 | ZONE

COR. LOT

REV. COR.

7. CERT. ARCH. | STATE LICENSE | PHONE

LOT SIZE

8. LIC. ENGR. | STATE LICENSE | PHONE

INC LEG

9. CONTRACTOR | STATE LICENSE | PHONE

REAR ALLEY

SIDE ALLEY

10. CONTRACTOR'S ADDRESS | P. O. | ZONE

BLDG. LINE

11. SIZE OF EXISTING BLDG.: 20X28 | STORIES: 1 | HEIGHT: 10 | NO. OF EXISTING BUILDINGS ON LOT AND USE: 3 Rel Garages

BLDG. AREA: N C

DISTRICT OFFICE

3 3812 Oakwood Ave.

L.A

12. MATERIAL ☐ WOOD ☐ METAL ☐ CONC. BLOCK — EXT. WALLS: ☐ STUCCO ☐ BRICK ☐ CONCRETE | ROOF CONST. ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER | ROOFING

SPRINKLERS REQ'D. SPECIFIED

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 200

VALUATION APPROVED

AFFIDAVITS

14. SIZE OF ADDITION | STORIES | HEIGHT

APPLICATION CHECKED: SCOTT*

15. NEW WORK: (Describe) | EXT. WALLS | ROOFING

PLANS CHECKED

DWELL. UNITS: N C

CORRECTIONS VERIFIED

SPACES PARKING: 3 Required

PLANS APPROVED

GUEST ROOMS: N C

APPLICATION APPROVED

FILE WITH

INSPECTOR

CONT. INSP.

Change of Occupancy

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.

Signed Isaac Henkoff

This Form When Properly Validated is a Permit to Do the Work Described.

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
E	E-1	8	20			2			

CRITICAL SOIL

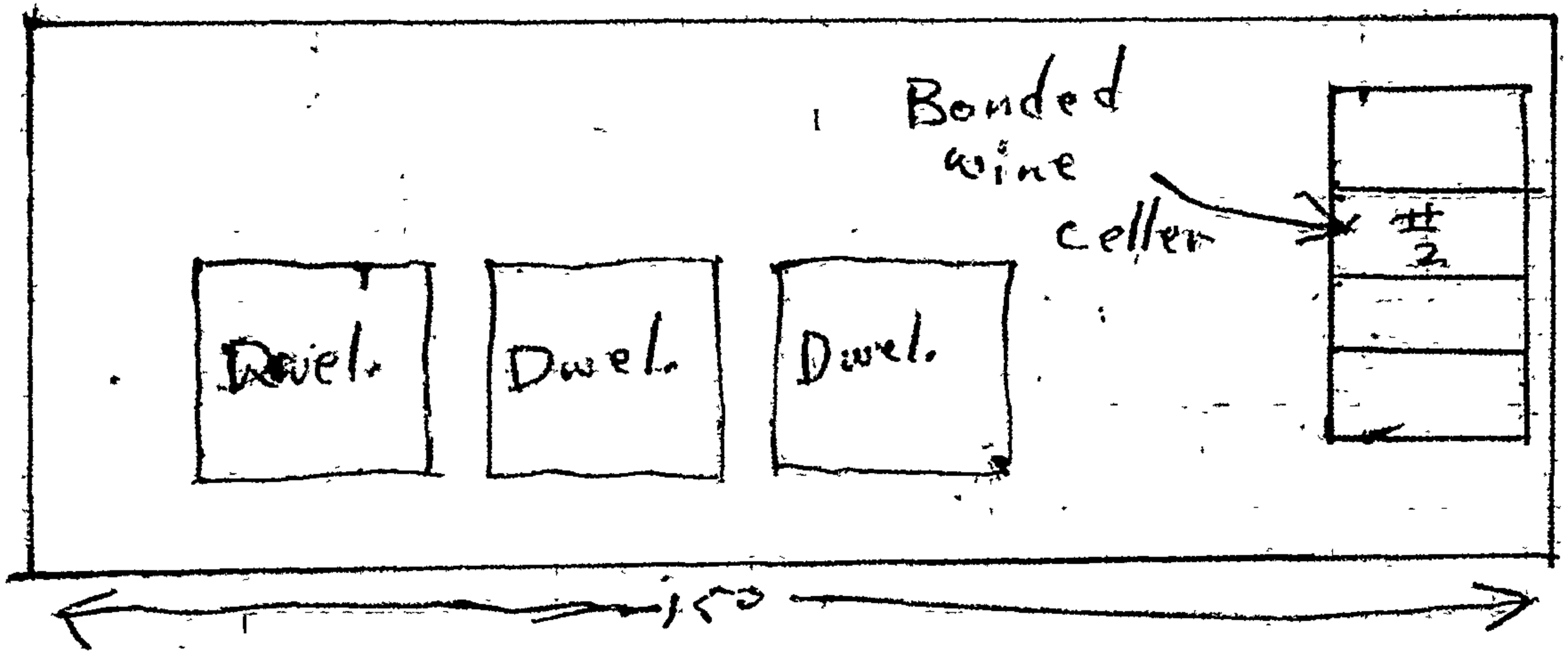
SEWER (Available) (Not Available)

CASHIER'S USE ONLY

I A85131

APR--5-61	24320	B — 2 CS	1.00
APR--5-61	24321	B — 1 CS	2.00

P.C. No. ____ GRADING YES CRIT. SOIL ____ CONS. ____


Bonded
wine
cellar
#2
Dwel.
Dwel.
Dwel.
150

1 No H.T.D.

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-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.

1. LEGAL DESCR.	LOT N. 31.67' of 18	BLK. V	TRACT Dayton Hts.	ADDRESS APPROVED RJA
2. JOB ADDRESS 344 N. Juanita Ave.				DIST. MAP 138-197
3. BETWEEN CROSS STREETS Beverly AND Oakwood				ZONE M-1-2
4. PURPOSE OF BUILDING Office				FIRE DIST. #2
5. OWNER'S NAME Stanley Construction		PHONE OL 33397		INSIDE KEY
6. OWNER'S ADDRESS 8304 Beverly Blvd.		P. O. BOX	ZONE	COR. LOT / REV. COR.
7. CERT. ARCH. Robert H. Peterson & Assoc.		STATE LICENSE NO. C2747	PHONE CI77558	LOT SIZE 1RR85, See over
8. LIC. ENGR.		STATE LICENSE NO.	PHONE	
9. CONTRACTOR Owner		STATE LICENSE NO.	PHONE	REAR ALLEY / SIDE ALLEY /
10. CONTRACTOR'S ADDRESS Owner		P. O. BOX	ZONE	BLDG. LINE /

11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
31x115	2	24		2700 sq ft

1 344 N. Juanita Ave.

DISTRICT OFFICE L.A.

12. MATERIAL ☐ WOOD ☐ METAL ☐ CONC. BLOCK — EXT. WALLS: ☐ STUCCO ☒ BRICK ☒ CONCRETE

ROOF ☒ WOOD ☒ STEEL ROOFING — CONST. ☐ CONC. ☐ OTHER comp

SPRINKLES REQ'D. / SPECIFIED

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ ~~15000~~ 15000

VALUATION APPROVED

AFFIDAVITS Zon. Info #275

APPLICATION CHECKED

PLANS CHECKED — DWELL. UNITS X

CORRECTIONS VERIFIED — SPACES PARKING not req.

PLANS APPROVED — GUEST ROOMS X

APPLICATION APPROVED — FILE WITH X

INSPECTOR — CONT. INSP. Fld. Welding piles

Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.

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, and I have read reverse side of application.

Signed Harold L Mark

This Form When Properly Validated is a Permit to Do the Work Described.

TYPE III B	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
~~III~~	G-1, FT	20	101.00	4.50	5.00	211	—		

CRITICAL SOIL

SEWER (Available) (Blocked) 3/28/63 Gillett

CITY'S USE ONLY

	MAR-29-63	27305		D — 2 CK	101.00
JUN-18-63	31240	LALA	•40894	Z — 2 CK	4.50
JUN-18-63	31241	LALA	•40894	Z — 7 CK	5.00
JUN-18-63	31242	LALA	•40894	Z — 1 CK	211.00

S 1713

P.C. No. _____ GRADING yes CRIT. SOIL _____ CONS. _____

LEGAL DESCRIPTION

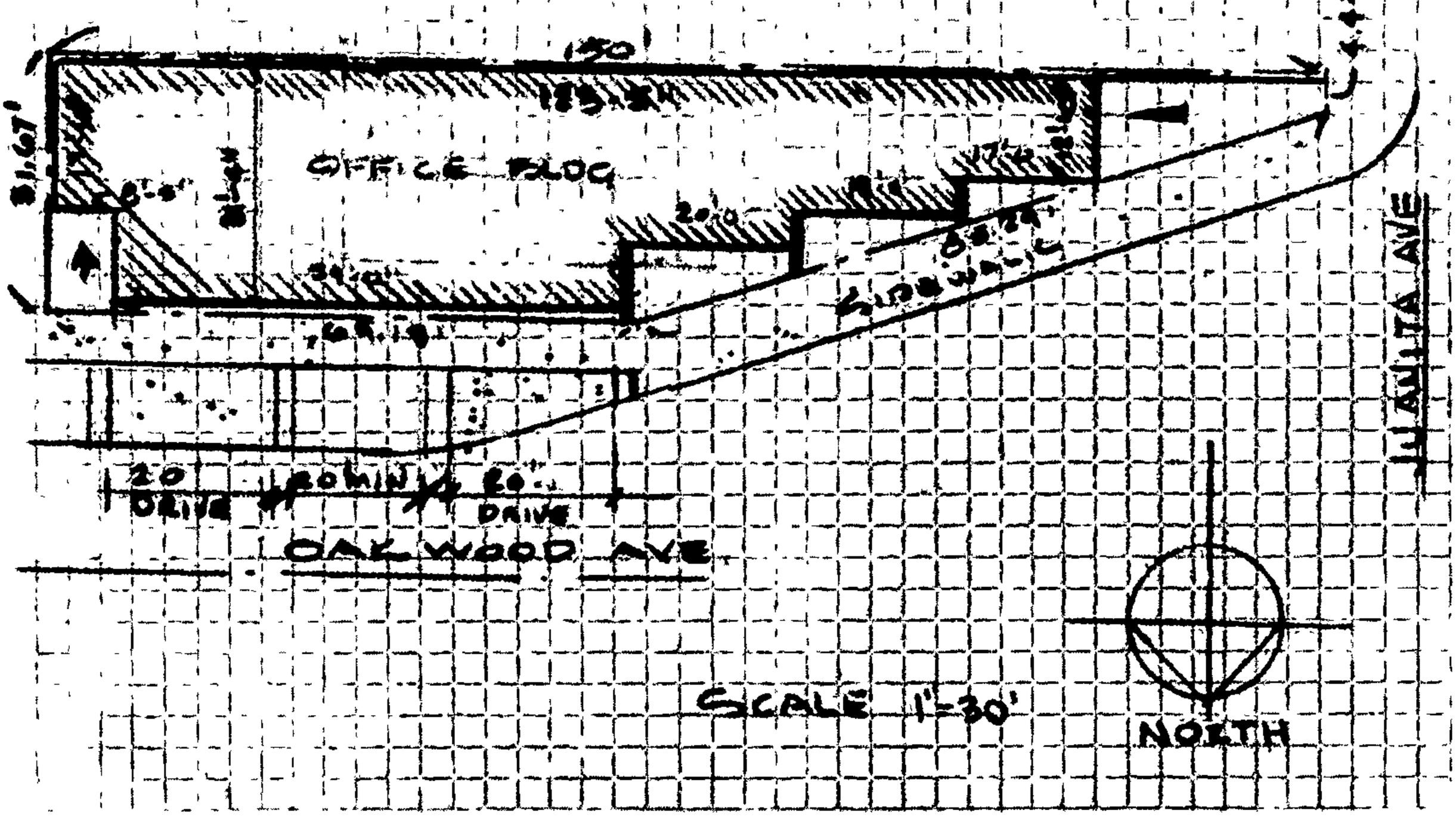
ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

DRIVEWAY APPROVED UNDER PROVISIONS OF ORD. NO. 115,310

BY Fuller 5/24/63 MAINTAIN 20' OF FULL HEIGHT CURB ON EAST

NOTE: PERMIT REQUIRED FOR ALL WORK WITHIN STREET DEDICATION

LEGAL:
THE NORTHERLY 31.67 FEET OF LOT 18, BLOCK V,
DAYTON HEIGHTS TRACT, MR 25-35
ZONE - M-1-2



SCOPE OF PERMIT

This permit is an application for inspection, the issuance of which is not an approval or 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. (Sec. 91.0202 L.A.M.C.)

3 APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-3

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: N ½ Lot 18	BLK.	TRACT: Dayton Hts Tr.	ADDRESS APPROVED: SB
2. BUILDING ADDRESS: 3816 Oakwood Ave.				DIST. MAP: 138-197
3. BETWEEN CROSS STREETS: k Juanita Ave. AND Madison Ave.				ZONE: M-1-2
4. PRESENT USE OF BUILDING: dwell	NEW USE OF BUILDING: demol			FIRE DIST.: #2/60
5. OWNER'S NAME: Stanley Const. Corp.	PHONE: OL 3 3397			INSIDE / KEY
6. OWNER'S ADDRESS: 8304 Beverly Blvd. LA	P.O.	ZONE		COR. LOT XXX / REV. COR.
7. CERT. ARCH.	STATE LICENSE	PHONE		LOT SIZE
8. LIC. ENGR.	STATE LICENSE	PHONE		
9. CONTRACTOR: Ace Wrecking	STATE LICENSE: C21-194988	PHONE: ST 8 6012		REAR ALLEY / SIDE ALLEY
10. CONTRACTOR'S ADDRESS: 13826 Ventura Blvd. Sherman Oaks	P.O.	ZONE		BLDG. LINE

11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
20 x 40	1	12		

3 3816 Oakwood Ave.

DISTRICT OFFICE: LA

12. MATERIAL / EXT. WALLS	ROOF CONST.	ROOFING	SPRINKLERS REQ'D. / SPECIFIED
☐ WOOD ☐ METAL ☐ CONC. BLOCK; EXT. WALLS: ☒ STUCCO ☐ BRICK ☐ CONCRETE	☐ WOOD ☐ STEEL; ☐ CONC. ☐ OTHER	comp	

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	VALUATION APPROVED	AFFIDAVITS
$280.	Apodaca	zon info #275

14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED	DWELL. UNITS
			Sacks	

15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	SPACES PARKING
demol SC 00035				

CORRECTIONS VERIFIED	GUEST ROOMS
PLANS APPROVED	FILE WITH
APPLICATION APPROVED: Apodaca	
INSPECTOR	CONT. INSP.

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, and I have read reverse side of Application.

Signed Ted Kitlaus

This Form When Properly Validated is a Permit to Do the Work Described.

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
			—	—		2.50	X		

[illegible]-2-83 00051 C — 1 CK 2.50

CASHIER'S USE ONLY: LA27515

P.C. No. ..... GRADING yes CRIT. SOIL X CONS. X

SEWER (Available) (Not Available)

CRITICAL SOIL

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

SCOPE OF PERMIT

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.)

CITY OF LOS ANGELES

Department of Building and Safety

REQUEST FOR CHANGE OF ADDRESS

DATE 8-26-64

I hereby request the change of address on:

Building Permit No. LA 72458 Issued on 7-29-64

From 344 N. Juanita Ave. (ADDRESS) To 3838 Oakwood Av. (ADDRESS)

REASON: Please Check

( ) Change because of location of physical access.

(X) Change from one street to another street for corner lot.

( ) Change because of error on part of applicant.

( ) Change because of error on part of some city department.

Notify Owner

OWNER, CONTRACTOR OR AUTHORIZED AGENT

ADDRESS

CITY USE ONLY

LOT	BLOCK	TRACT	DISTRICT MAP No.
16-17-18	V.	Dayton Hts Tr.	138-197

BUREAU OF ENGINEERING APPROVAL	APLICATION CHECKED BY	APPROVED
DATE 8-26-64	DATE	G. Nagel DATE 9/17/64

B&S Form B-88—Rev. 10-62

3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-3

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: N 31.67 of 18 V	BLK.	TRACT: Dayton Hts	ADDRESS APPROVED: RJA
2. BUILDING ADDRESS: 344 N. Juanita Ave.				DIST. MAP: 138-197
3. BETWEEN CROSS STREETS: Beverly AND Oakwood				ZONE: M-1-2
4. PRESENT USE OF BUILDING: office	NEW USE OF BUILDING: (33) same			FIRE DIST.: II
5. OWNER'S NAME: Stanley Construction 01 33397		PHONE		INSIDE KEY: /
6. OWNER'S ADDRESS: 8304 Beverly Blvd.		P.O.	ZONE	COR. LOT: XXXXXX REV. COR.
7. CERT. ARCH.: Robert H. Peterson & Assoc		STATE LICENSE: C2747	PHONE: C1 77558	LOT SIZE: Irreg.
8. LIC. ENGR.		STATE LICENSE	PHONE	
9. CONTRACTOR: Owner		STATE LICENSE	PHONE	REAR ALLEY / SIDE ALLEY: /
10. CONTRACTOR'S ADDRESS		P.O.	ZONE	BLDG. LINE

11. SIZE OF EXISTING BLDG.: 31x115	STORIES	HEIGHT: 24	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA: NC
3 344 N. ~~Juanita~~ Juanita Ave.				DISTRICT OFFICE: L A
12. MATERIAL: ☐ WOOD ☐ METAL ☐ CONC. BLOCK EXT. WALLS: ☐ STUCCO ☒ BRICK ☐ CONCRETE		ROOF CONST. ☒ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	ROOFING: COMP	SPRINKLERS REQ'D. SPECIFIED: NC
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 3000			VALUATION APPROVED: [signature]	AFFIDAVITS: Zon Info 275 (NA)
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED: Sacks	
15. NEW WORK: (Describe) Interior partitions 3004F	EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS: NC
			CORRECTIONS VERIFIED	SPACES PARKING: NC
			PLANS APPROVED	GUEST ROOMS: NC
			APPLICATION APPROVED	FILE/WORK LA 40894 /63
			INSPECTOR	CONT. INSP. NO

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, and I have read reverse side of Application.

Signed [signature]

This Form When Properly Validated is a Permit to Do the Work Described.

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
III-A	G-1	—	910	—	—	1400	/		

CRITICAL SOIL

SEWER (Available) (Not Available)

CASHIER'S USE ONLY

JUL-29-64 37358 F •12458 W — 2 CS 9.10
JUL-29-64 37359 F •12458 W — 1 CS 14.00

yes

P.C. KK6757 GRADING _____ CRIT. SOIL _____ CONS. _____

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

No new driveways to be built

SCOPE OF PERMIT

"This permit is an order to proceed with the work, the issuance of which is not an approval or an authorization of the work specified herein. This permit shall 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 progress, 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.)

3 CITY OF LOS ANGELES

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B & S B-3—R12-68 4579-5

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: Frac. 19	BLK.: V	TRACT: Dayton Heights Tract	CENSUS TRACT: 1927
2. PRESENT USE OF BUILDING: 01) Single dwelling	NEW USE OF BUILDING: ( ) Demolish dwelling		DIST. MAP: 138-197
3. JOB ADDRESS: 3814 Oakwood Avenue			ZONE: M1-2
4. BETWEEN CROSS STREETS: Juanita Ave. AND Madison Ave.			FIRE DIST.: II 60'
5. OWNER'S NAME: Mr. Gekler	PHONE: 653-0720		LOT (TYPE): INT THRU
6. OWNER'S ADDRESS: 8230 W. Beverly Blvd., Rm 10,	CITY: L. A.	ZIP: 90048	LOT SIZE: 45.09X440 / 46.86X440
7. ARCHITECT OR DESIGNER: None	STATE LICENSE No.	PHONE	
8. ENGINEER: None	STATE LICENSE No.	PHONE	ALLEY: —
9. CONTRACTOR: Green Bros., Inc. 209515-C21	STATE LICENSE No. 681-8775	PHONE	BLDG. LINE: —
10. LENDER: None	BRANCH	ADDRESS	AFFIDAVITS: —
11. SIZE OF EXISTING BLDG.: 900□'	STORIES: 1	HEIGHT: 9'	NO. OF EXISTING BUILDINGS ON LOT AND USE: (1) Single dwelling
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS: wood frame	ROOF: comp	FLOOR: wood

3

13. JOB ADDRESS: 3814 Oakwood Avenue		DISTRICT OFFICE: L.A.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 500/—		GRADING: YES
15. NEW WORK: (Describe) DEMO SC# 50630		CRIT. SOIL: —
Clear lot.		HIGHWAY DED.: —
NEW USE OF BUILDING: Clear Lot	SIZE OF ADDITION:	STORIES: HEIGHT: FLOOD: —
TYPE: V	GROUP:	SPRINKLERS REQ'D SPECIFIED: INSPECTION ACTIVITY: COMB. GEN. MAJ. S. CONS. CONS.: YES
BLDG. AREA: 900	MAX. OCC.: TOTAL:	PLANS CHECKED: ZONED BY: Lyle
DWELL. UNITS: 1	GUEST ROOMS: PARKING SPACES REQ'D PROVIDED:	PLANS APPROVED: FILE WITH:
P.C. No.:	CONT. INSP.:	APPLICATION APPROVED: INSPECTOR: B

COMBINED INSPECTION

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
			3.85				

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

SEP-30-69 50632 E •96387 Z — 2 OK 3.85

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 [signature] (Owner or Agent)

		Name	Date
Bureau of Engineering	ADDRESS APPROVED	K Sa 9/30/69	
	SEWERS AVAILABLE ~~NOT AVAILABLE~~ Bill S	K YCV	9/30/69
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED / COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE # No Ref	Woolley	9-30-69
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Traffic	APPROVED FOR		

3 CITY OF LOS ANGELES

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B & S 8-3—R12-68 ACJ 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: portion lot 18	BLK.: V	TRACT: Dayton Heights		CENSUS TRACT: 1927.00
2. PRESENT USE OF BUILDING: (B) offices	NEW USE OF BUILDING: (B) ~~offices~~ Same			DIST. MAP: 138-197
3. JOB ADDRESS: 3820 Oakwood Avenue				ZONE: M 1-2
4. BETWEEN CROSS STREETS: Juanita Ave. AND Madison Avenue				FIRE DIST.: Two
5. OWNER'S NAME: Albyn and Charles Mackintosh		PHONE: 662-1184		LOT (TYPE): Cor
6. OWNER'S ADDRESS: 3838 Oakwood Avenue	CITY: Los Angeles	ZIP: 90004		LOT SIZE: INC, LEGAL
7. ARCHITECT OR DESIGNER: /	STATE LICENSE No.:	PHONE:		
8. ENGINEER: /	STATE LICENSE No.:	PHONE:		ALLEY: —
9. CONTRACTOR: OWNER	STATE LICENSE No.:	PHONE:		BLDG. LINE: —
10. LENDER: /	BRANCH:	ADDRESS:		AFFIDAVITS: EASE, C.E. 222-2 C.C. P.D.

11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
irreg. 2500	2	25	one - offices

12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG. ⇒	EXT. WALLS	ROOF	FLOOR
	brick	compo.	wood

3

13. JOB ADDRESS: 3820 Oakwood Avenue — DISTRICT OFFICE: L.A.

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ ~~250~~ 300 — GRADING: YES

15. NEW WORK: (Describe) Install non-bearing partition to make 1st floor toilet space (INTERIOR) — No structural. — CRIT. SOIL: —

HIGHWAY DED.: —

NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	FLOOD
Same - office Bldg	none			—

TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	INSPECTION ACTIVITY: COMB	GEN	MAS.	CONS	CONS.
III A	n/c	n/c					—

BLDG. AREA	MAX. OCC. TOTAL	PLANS CHECKED	ZONED BY
n/c	n/c		R. Barker

DWELL. UNITS	GUEST ROOMS	PARKING SPACES REQ'D	PARKING SPACES PROVIDED	PLANS APPROVED	FILE WITH
0	0	n/c			

P.C. No.	CONT. INSP.	APPLICATION APPROVED	INSPECTOR
6675-II	NONE		I

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
5.91	—	—	6.95	—	—	—	

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

JUL--9-73 10108 E •74065 S — 6 CS 5.91

JUL--9-73 10109 E •74065 S — 1 CS 6.95

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	[illegible]	7-6-73
	SEWERS AVAILABLE / NOT AVAILABLE	SFC Not Applicable -Sh	7-6-73
	DRIVEWAY APPROVED	No New Curb -Sh	7-6-73
	HIGHWAY DEDICATION REQUIRED / COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Traffic	APPROVED FOR		

JUL--2-79 JUILLET 2 S — 2-79
JUL--2-79 JUILLET 2 S — 2-79

3 APPLICATION FOR INSPECTION — CITY OF LOS ANGELES DEPT OF BUILDING AND SAFETY — 5 0340 059 — TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: Northerly 31 of lot 18	BLOCK: 67	TRACT: Dayton Heights	COUNCIL DISTRICT NO.: 4	DIST. MAP: 138-197; CENSUS TRACT: 1927
2. PRESENT USE OF BUILDING: 13) OFFICES	NEW USE OF BUILDING: 13) Same				ZONE: M1-2
3. JOB ADDRESS: 3838 Oakwood Ave.					FIRE DIST.: Two
4. BETWEEN CROSS STREETS: Juanita Ave.	AND: Madison				LOT TYPE: Rev.Cor
5. OWNER'S NAME: Charles Mackintosh	PHONE: 662-1184				LOT SIZE: IRR
6. OWNER'S ADDRESS: 3838 Oakwood Ave.	CITY: LA	ZIP: 90004			
7. ENGINEER: Mackintosh	BUS. LIC. NO.: SE487	ACTIVE STATE LIC. NO: 662-1184	PHONE		ALLEY: -
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO	PHONE		BLDG. LINE: -
9. ARCHITECT OR ENGINEER'S ADDRESS: 3838 Oakwood Ave.	CITY: LA	ZIP: 90004			AFFIDAVITS: ZI 1192 (BZP) CCPD
10. CONTRACTOR: NS	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		

11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
WIDTH 31 LENGTH 106	3	33	One	
12. CONST. MATERIAL OF EXISTING BLDG.	**EXT. WALLS**	**ROOF**	**FLOOR**	
→	brick	comp	conc	

3 13. JOB ADDRESS: 3838 Oakwood Ave.	STREET GUIDE	DISTRICT OFFICE: LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $1200		SEISMIC STUDY ZONE: -	
15. NEW WORK (Describe): addition stair access		GRADING: Yes	FLOOD
		HWY. DED.	CONS.

NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	ZONED BY
N/C	4x12	—	8'	Aquino

TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED	FILE WITH
N/C	N/C	+48 SF		

DWELL UNITS	MAX OCC. TOTAL	APPLICATION APPROVED	TYPIST
N/C	N/C		RG

GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD.	COMP.	INSPECTION ACTIVITY COMB | GEN. | MAJ. S. | CONS.	INSPECTOR
N/C	N/C				

P.C. 12.07	G.P. Not Req	CONT. INSP	
S.P.C. —	P.M. —		
B.P. 14.20	E.I. .50	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC	
I.F. —	O.S.S. 1.00		
O/S —	S.O.S.S. —		
DIST. OFFICE CA	C/O —	SPRINKLERS REQ'D SPEC.	
P.C. NO. —		ENERGY NO	

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY — B & S B-3 (R 1.83)

C 12.07 B-PC
C 14.20 BP-R
C .50 E.I.
C 1.00 OSS
869II D0B1
J1311 3 04/27/84 27.77 CHTD

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm 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.

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☒ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. 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.

Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information 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, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that 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 LAMC)

Signed _____ (Owner or agent having property owner's consent) DIRECTOR Position 4/26/84 Date

CLack 4-26-84

0 5 1 0 0 4 0 0 0 6 0

1. SITE WHERE WORK IS PROPOSED IS LEVEL.
2. NO GRADING IS BEING DONE.
3. PROPOSED WORK IS NOT LOCATED ON FILL NOR CLOSER THAN PERMITTED DISTANCE TO SLOPE OR BANK.

OWNER OR AGENT

3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

0 6 | 0 1 0 0 0 U / 0

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: Northerly 31.67 of lot	BLOCK: V	TRACT: Dayton Heights	COUNCIL DISTRICT NO: 4	DIST MAP: 138-197 / CENSUS TRACT: 1927
2. PRESENT USE OF BUILDING: 13,offices	NEW USE OF BUILDING: 13,offices				ZONE: MI-2
3. JOB ADDRESS: 3838 Oakwood Ave.					FIRE DIST.: Two
4. BETWEEEN CROSS STREETS: Juanita Ave.	AND: Madison				LOT TYPE: Rev. Cor
5. OWNER'S NAME: Charles Mackintosh	PHONE: 662-1184				LOT SIZE
6. OWNER'S ADDRESS: 3838 Oakwood Ave	CITY: LA	ZIP: 90004			IRR
7. ENGINEER: Mackintosh	BUS. LIC. NO: SE487	ACTIVE STATE LIC. NO: 662-1184	PHONE		ALLEY: --
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO	PHONE		BLDG. LINE: --
9. ARCHITECT OR ENGINEER'S ADDRESS: 3838 Oakwood Ave.	CITY: LA	ZIP: 90004			AFFIDAVITS: ZI
10. CONTRACTOR: NS	BUS LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		1192 (BZP)
11. SIZE OF EXISTING BLDG. WIDTH 31 LENGTH 106	STORIES: 3	HEIGHT: 33	NO. OF EXISTING BUILDINGS ON LOT AND USE: One		
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS: brick	ROOF: comp	FLOOR: conc.		CCPD
3 13. JOB ADDRESS: 3838 Oakwood Ave.				STREET GUIDE	DISTRICT OFFICE: LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	9,500.00				SEISMIC STUDY ZONE: --
15. NEW WORK (Describe): add 2nd floor, 170 square ft.					GRADING: Yes / FLOOD / HWY. DED.: -- / CONS.: --

NEW USE OF BUILDING: NIC	SIZE OF ADDITION: 12 X 15	STORIES: +1/2	HEIGHT:	ZONED BY: MASHBKI
TYPE	GROUP OCC.: 6-1	FLOOR AREA: +170ft²	PLANS CHECKED:	FILE WITH
DWELL UNITS: NA	MAX OCC. / TOTAL	APPLICATION APPROVED:		TYPIST: JONES
GUEST ROOMS: NA	PARKING REQ'D: NIC	PARKING PROVIDED STD.: NIC / COMP.	INSPECTION ACTIVITY: COMB / GEO / MAJ. S. / CONS.	INSPECTOR

P.C.: 5940	G.P.I.: —	CONT INSP	
S.P.C.: —	P.M.		
B.P.: 64.00	E.I.: .67	Claims for refund of fees paid on permits must be filed. 1 Within one year from date of payment of fee, or 2 Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC	
I.F.: —	O.S.S.: 1.08		
O/S: —	S.O.S.S.: 1.30		
DIST. OFFICE: LA	C/O	SPRINKLERS REQ'D SPEC.	
P.C. NO.: B1915		ENERGY: NO	

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED

CASHIER'S USE ONLY

B & SB-3 (R1.83)

C 1.08 OSS
C 460. 4 07/16/84 56.48 CHTD
C 64.00 BP-R
C .67 E.I.
C 1.30 OSS
92 25 DDa
C 126 4 07/17/84 65.97 CHTD

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm 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.

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

X Date 7-11-84 Owner's Signature [signature]

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. 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.

Date 7-11-84 Applicant's Signature [signature]

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information 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, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that 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 LAMC)

Signed [signature] owner 7-11-84

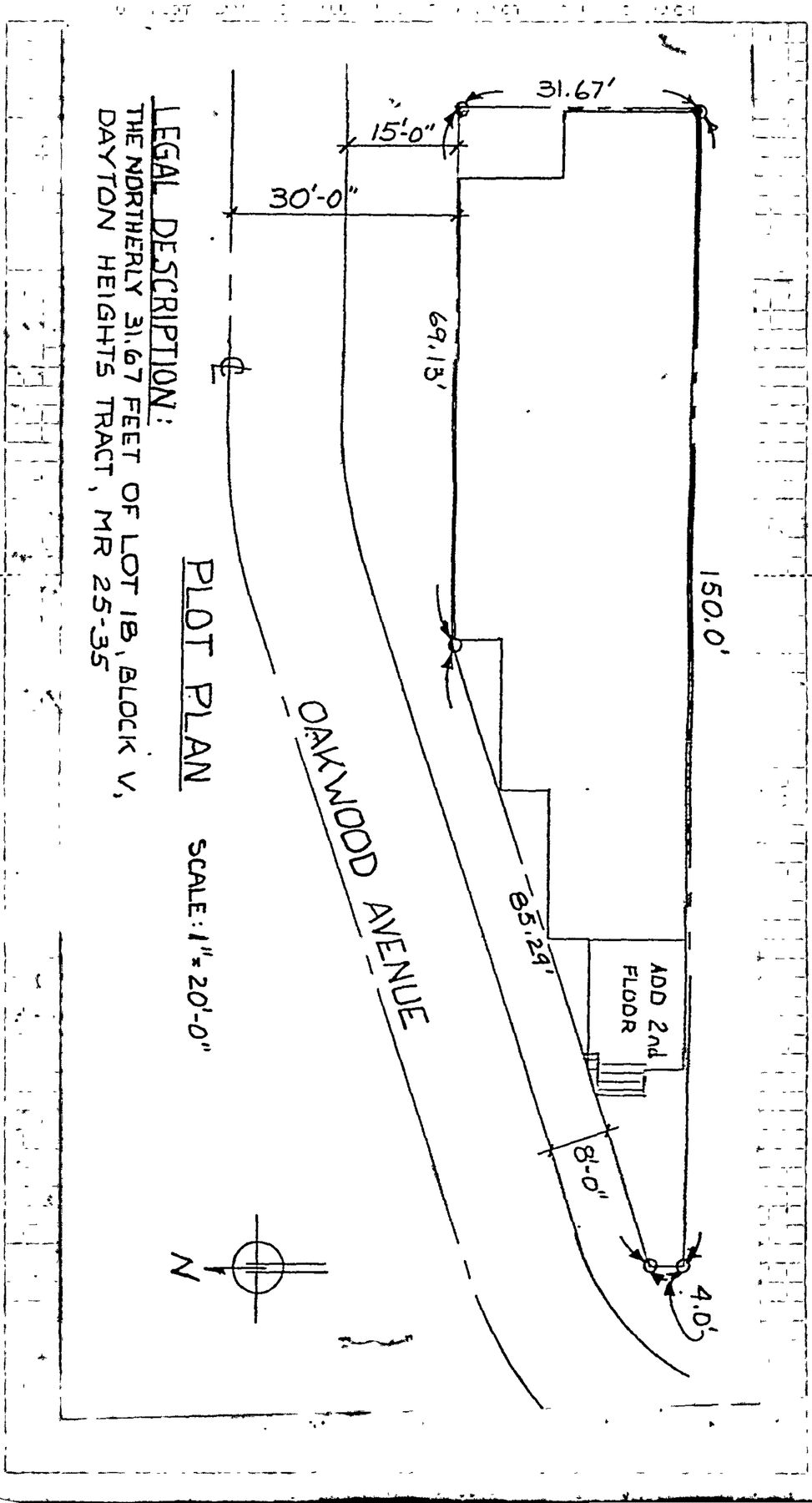
(Owner or agent having property owner's consent) Position Date

Heintz 7-12-84

0 6 1 0 1 0 0 0 0 7 1

		[illegible]	[illegible]
		CLOCATION	COMPLETED
		FLOOD CLEARANCE	
SEWERS		SEWERS AVAILABLE	
		NOT AVAILABLE	
		SEC PAID	
	SEC NOT APPLICABLE	SEC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Conservation	APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐		
Fire	APPROVED (TITLE 16 [illegible])		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		
Construction Tax	[illegible]	DWELLING UNITS	

LEGAL DESCRIPTION



1. ☐ THIS PERMIT IS FOR: (Mark one) NEW BUILDING/STRUCTURE
2. ☐ RELOCATION
3. ☒ ADD, ALTER, REPAIR, DEMOLISH

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

** PLEASE TYPE OR PRINT IN INK CLEARLY **

A

JOB ADDRESS	SUITE/UNIT NO.	CROSS STREETS
3812-14 Oakwood Av		Juanita Madison

TRACT	BLOCK	LOT(S)	ARB	UNIT	ASSESSOR'S ID
Dayton Heights	V	19	1		5501-001-023

LOT TYPE	ZONE	ALLEY	BUILDING LINE	SEISMIC STUDY ZONE	COUNTY REF.
int	M1-1	—	—		MR 25-35

LOT SIZE	FIRE DISTRICT	GRADING	HIGHWAY DED.	FLOOD ZONE	DIST. MAP
1RC	II	yes	yes		138B197

AFFIDAVITS, EASEMENTS AND RESTRICTIONS	DIST. OFFICE	CENSUS TRACT
	☒ METRO ☐ WILSHIRE ☐ VAN NUYS ☐ SAN PEDRO ☐ W.L.A. ☐ W. VALLEY	1927
		COUNCIL DIST. 13

B

BLDG. OWNER	PHONE	APPLICANT	PHONE
Juan Galindo	(213 661 5906		( )
ADDRESS	**SUITE/UNIT NO.**	**ADDRESS**	**SUITE/UNIT NO.**
3812 Oakwood			
CITY/STATE/ZIP		**CITY/STATE/ZIP**	
L.A. 90004			

ARCHITECT NAME	ADDRESS	ACTIVE STATE LIC. NO.	CITY BUS. LIC NO.	PHONE NO.
				( )
ENGINEER				( )
GEN. CONTR. owner				( )

DESCRIPTION OF WORK: ☐ INTERIOR REMODEL ☐ PATCH DRYWALL/PLASTER ☐ DAMAGE REPAIR<10% ☐ DOOR/WINDOW CHANGEOUT ☐ RE-STUCCO/SIDING ☐ RE-ROOF

OTHER: (Describe) convert sfd to storage

C COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE. A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS

☐ ELECTRICAL WORK FOR PANEL SIZE <400 AMPS AND TOTAL FLOOR AREA <15,000 S.F. ☐ PLUMBING (NOT INCLUDING FIRE SPRINKLERS) ☐ HVAC WORK FOR HEAT/VENT SIZE < 350,000 BTU AND A.C. SIZE < 25 TONS

DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above)

ELECT. CONTR. NAME	ADDRESS	ACTIVE STATE LIC. NO.	CITY BUS. LIC NO.	PHONE NO.
				( )
PLUMB. CONTR.				( )
HVAC CONTR.				( )

D

PROPOSED USE OF BUILDING	EXISTING USE OF BUILDING (Leave blank for new buildings)
( ) storage	( ) sfd ☐ NO CHANGE OF USE

NO. OF EXISTING BLDGS. ON LOT AND USE				HEIGHT (ZONING)	FLOOR AREA (ZONING)
LENGTH	**WIDTH**	**HEIGHT**	**FLOOR AREA**	**REQ'D PARKING**	**PARKING PROVIDED** STD COMP D.A.
STORIES	**GROUP OCCUPANCY**	**OCCUPANTS PER GROUP**	**MAX. OCCUPANCY**	**DWELLING UNITS**	**GUEST ROOMS**

LATERAL/FDN. SYSTEMS	☐ _____SHEARWALL	☐ _____EBF/CBF	☐ _____SMRSF/OMRSF	☐ OTHER_____	CONSTR. TYPE	FIRE SPRINKLERS
	☐ CONTINUOUS/SPREAD	☐ _____PILE/CAISSON	☐ MAT/BASE ISOLATION	☐ OTHER_____		
SPECIAL INSPECTIONS	☐ CONC > 2000 PSI	☐ FIELD WELDING	☐ GUNITE/SHOTCRETE	☐ GRADE BEAMS/CAISSONS	LIC. FABRICATOR REQ'D FOR:	TYPE OF INSPECTION CS EQ FS MS GEN
	☐ MASONRY	☐ REBAR WELDS	☐ GRADING	☐ OTHER_____		

E

P.C. NO.	VALUATION (Including all fixed operating equipment) $
G2349	~~301.00~~ 3000

HILLSIDE POSTING	ELEC. PRMT. (26%)	SUPPLEMENT TO PERMIT NO.
PRE-INSPECTION	PLUMB. PRMT. (26%)	EVENT CODE
PLAN CHECK 40.46	HVAC PRMT. (13%)	PLAN CHECKED BY MACED-SAND / D.A. PLAN CHECKED
SUPP. PLAN CHECK 7.35	ADDL. INSPECTION	ZONING VERIFIED BY / DATE 3-27-95
EQ. INSTR. .63	RELOCATION FEE	APPLICATION APPROVED BY / BSID
PLAN MAINT. 10.-	SURCHARGES 4	PRINT MACED-SAND 31064
BUILDING PERMIT 56.25	SUPP. SURCHARGES 4	SIGN / DATE 3-27-95
FIRE HYDRANT	ARTS DEV. FEE	FOR DEPT. USE ONLY
SCHOOL DIST. FEE	☐ ENERGY	
SCH. DIST. FL AREA	☒ D.A. SURCH.	
	☐ SEWER CAP	PLOT PLAN ATTACHED ☒ YES ☐ NO

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced; or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec.98.0603 L.A.M.C). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

B & S 08-B-8 Rev. 1/95

FOR CASHIER'S USE ONLY

```
BLDG PLAN CHEC          40.46
ONE STOP SURCH           1.00
SYS DEV                  2.41
MISCELLANEOUS            5.00
CITY PLAN SURC           1.20
    CARRY               49.77
  TO TRAN  5877

03/27/95 08:38:00AM K001 T-3458 C 26
  BLDG PLAN CHEC          7.35
  PLAN MAINTENAN         10.00
  BLDG PERMIT CO         56.25
INVOICE # 0031064 BB
  EI COMMERCIAL           0.63
  SYS DEV                 4.45
  ONE STOP                1.48
  CITY PLAN SURC          2.21
  MISCELLANEOUS           5.00
    CARRY
  TO TRAN  3459          97.37
```

95HO 36577

Local St. — No dedication
req'd

SEWERS
☒ AVAILABLE
☐ NOT AVAILABLE
SEWER RESERVATION NO. — SEWER CERTIFICATE NO.

138-197 B
C95500104 AT
MAO 2-17-95

PLANNING WORKSHEET NO.
APPROVED UNDER CASE NO.
LANDSCAPE/XERISCAPE — SITE PLAN REVIEW

ADDRESS | DRIVEWAY
FLOOD | CURB RAMP
HIGHWAY DED. ☐ REQUIRED ☒ COMPLETED
EXCAVATION ADJACENT TO PUBLIC WAY

SEWER FACILITIES CHARGE
☐ NOT APPLICABLE
☐ DUE
☒ PAID

FIRE DEPT.
☒ APPROVED TITLE 19 L.A.M.C. Sec. 700
☐ HYDRANT UNIT — E. Spearman 2-17-95
☐ OTHER

GRADING DIVISION
☐ HILLSIDE NOTICE MAILED
☐ HILLSIDE NOTICE POSTED
☐ PRIVATE SEWAGE SYSTEM OK

DEPT. OF TRANSPORTATION
☐ DRIVEWAY LOCATION
☐ ORD. NO.

CONSTR. TAX RECEIPT NO. — DWELLING UNITS
CRA APPROVED RE-DEV. PROJECT
CAL OSHA
HOUSING AUTHORITY
CULTURAL AFFAIRS
AQMD-AB3205
CALCULATIONS, NOTES ETC...
DEPT. WATER & POWER

COMPLETE FOR RELOCATION PERMITS ONLY
OLD ADDRESS
☐ FROM OUTSIDE CITY OF L.A.
CASH/SURETY BOND NO — MILES MOVED

1

LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and 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. I am responsible for the following permits

☐ Building ☐ Electrical ☐ Plumbing ☐ HVAC

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 Sec. 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 Sec. 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 _____ Policy No _____

☐ 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 provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions

Sign _____ Date _____

ELECTRICAL CONTRACTOR

I hereby affirm under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and 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. I am responsible only for the electrical permit.

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 Sec. 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 Sec. 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 _____ Policy No _____

☐ 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 provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions

Sign _____ Date _____

PLUMBING CONTRACTOR

I hereby affirm under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and 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. I am responsible only for the plumbing permit.

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 Sec. 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 Sec. 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 _____ Policy No _____

☐ 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 provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions

Sign _____ Date _____

HVAC CONTRACTOR

I hereby affirm under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and 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. I am responsible only for the HVAC permit.

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 Sec. 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 Sec. 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 _____ Policy No _____

☐ 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 provisions of Sec. 3700 of the Labor Code I shall forthwith comply with those provisions

Sign _____ Date _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL BE SUBJECT TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF THE COMPENSATION DAMAGES AS PROVIDED FOR IN SEC. 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

2

CONSTRUCTION LENDING AGENCY

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 _____ Lender's Address _____

3

ASBESTOS REMOVAL

☒ I declare that notification of Asbestos Removal is not applicable ☐ I declare that a notification letter has been sent to the AQMD or EPA Sign Juan Galindo Date 3-24-95

4

OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 7000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

☐ I am exempt under Sec. _____, Bus. & Prof. Code for the following reason _____

Print JUAN GALINDO Sign Juan Galindo Date 3-24-95 ☒ OWNER ☐ AUTHORIZED AGENT

5

FINAL DECLARATION

I certify that I have read this application and state that the above information 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. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that 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

Print JUAN GALINDO Sign Juan Galindo Date 3-24-95 ☒ OWNER ☐ AUTHORIZED AGENT ☐ CONTRACTOR

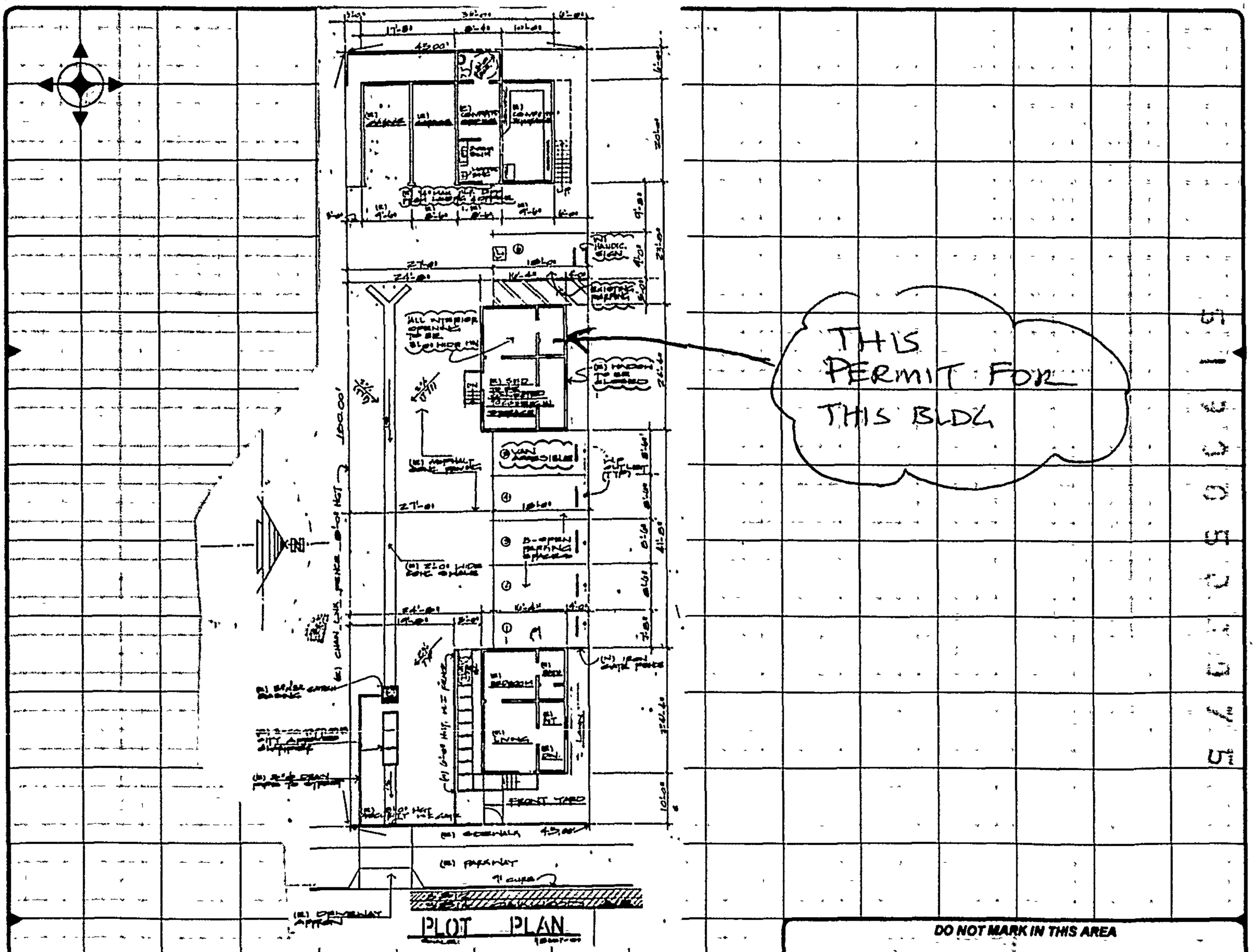
1. ☐ THIS PERMIT IS FOR: (Mark one) NEW BUILDING/STRUCTURE
2. ☐ RELOCATION
3. ☒ ADD, ALTER, REPAIR, DEMOLISH

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY - PLOT PLAN

PLEASE DRAW AND LABEL CLEARLY IN INK

JOB ADDRESS	SUITE/UNIT NO.	CROSS STREETS			
3812-14 Oakwood Av		Juanita Madison			
TRACT	**BLOCK**	**LOT(S)**	**ARB**	**UNIT**	**ASSESSOR'S ID**
Dayton Heights					

SHOW ALL BUILDINGS ON LOT AND RESPECTIVE USES



DO NOT MARK IN THIS AREA

DATE	CONDITION OF WORK AND CORRECTIONS	JOB ORDER/ TYPE OF INSP.	INSPECTOR

1. ☐ THIS PERMIT IS FOR: (Mark one) NEW BUILDING/STRUCTURE
2. ☐ RELOCATION
3. ☒ ADD, ALTER, REPAIR, DEMOLISH

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

** PLEASE TYPE OR PRINT IN INK CLEARLY **

A JOB ADDRESS: 3812-14 Oakwood Av | SUITE/UNIT NO. | CROSS STREETS: MADISON

TRACT	BLOCK	LOT(S)	ARB	UNIT	ASSESSOR'S ID
DAYTON HEIGHTS.	V	19	1		5501-001-023

LOT TYPE	ZONE	ALLEY	BUILDING LINE	SEISMIC STUDY ZONE	COUNTY REF.
int.	M1-1				MR 25-35

LOT SIZE	FIRE DISTRICT	GRADING	HIGHWAY DED.	FLOOD ZONE	DIST. MAP
	II	yes	yes		138B197

AFFIDAVITS, EASEMENTS AND RESTRICTIONS

DIST. OFFICE: ☒ METRO ☐ WILSHIRE ☐ VAN NUYS ☐ SAN PEDRO ☐ W.L.A. ☐ W. VALLEY

CENSUS TRACT: 1427

COUNCIL DIST.: 13

B BLDG. OWNER: Juan Galindo | PHONE: (213) 661 5906

ADDRESS: 3812 Oakwood AV | SUITE/UNIT NO.

CITY/STATE/ZIP: L.A. 90004

APPLICANT: same | PHONE ( )

ADDRESS | SUITE/UNIT NO.

CITY/STATE/ZIP

ARCHITECT NAME | ADDRESS | ACTIVE STATE LIC. NO. | CITY BUS. LIC NO. | PHONE NO. ( )

ENGINEER ( )

GEN. CONTR. - owner ( )

DESCRIPTION OF WORK: ☐ INTERIOR REMODEL ☐ PATCH DRYWALL/PLASTER ☐ DAMAGE REPAIR<10% ☐ DOOR/WINDOW CHANGEOUT ☐ RE-STUCCO/SIDING ☐ RE-ROOF

OTHER: (Describe) convert 8'4x20 garage to ofc/remodel bathroom to meet handicap requirements

C COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE. A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS

☐ ELECTRICAL WORK FOR PANEL SIZE <400 AMPS AND TOTAL FLOOR AREA <15,000 S.F. ☐ PLUMBING (NOT INCLUDING FIRE SPRINKLERS) ☐ HVAC WORK FOR HEAT/VENT SIZE < 350,000 BTU AND A.C. SIZE < 25 TONS

DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above)

ELECT. CONTR. NAME | ADDRESS | ACTIVE STATE LIC. NO. | CITY BUS. LIC NO. | PHONE NO. ( )

PLUMB. CONTR. ( )

HVAC CONTR. ( )

D PROPOSED USE OF BUILDING ( ) same/ofc

EXISTING USE OF BUILDING (Leave blank for new buildings) ( ) sfd/garage / STORAGE ☐ NO CHANGE OF USE

NO. OF EXISTING BLDGS. ON LOT AND USE				HEIGHT (ZONING)	FLOOR AREA (ZONING)
LENGTH	WIDTH	HEIGHT	FLOOR AREA	REQ'D PARKING	PARKING PROVIDED STD. COMP D.A
STORIES	GROUP OCCUPANCY	OCCUPANTS PER GROUP	MAX. OCCUPANCY	DWELLING UNITS	GUEST ROOMS

LATERAL/FDN. SYSTEMS: ☐ _____SHEARWALL ☐ _____EBF/CBF ☐ _____SMRSF/OMRSF ☐ OTHER_____ ☐ CONTINUOUS/SPREAD ☐ _____PILE/CAISSON ☐ MAT/BASE ISOLATION ☐ OTHER_____

CONSTR. TYPE | FIRE SPRINKLERS

SPECIAL INSPECTIONS: ☐ CONC > 2000 PSI ☐ FIELD WELDING ☐ GUNITE/SHOTCRETE ☐ GRADE BEAMS/CAISSONS ☐ MASONRY ☐ REBAR WELDS ☐ GRADING ☐ OTHER_____

LIC. FABRICATOR REQ'D FOR: | TYPE OF INSPECTION: CS EQ FS MS (GEN)

E P.C. NO.

VALUATION (Including all fixed operating equipment) $ 3,000.00

HILLSIDE POSTING	ELEC. PRMT. (26%)	SUPPLEMENT TO PERMIT NO.
PRE-INSPECTION	PLUMB. PRMT. (26%)	EVENT CODE
PLAN CHECK 47.81	HVAC PRMT. (13%)	PLAN CHECKED BY MAGED-SAAD. / PLAN APPROVED BY
SUPP. PLAN CHECK	ADDL INSPECTION	ZONING VERIFIED BY / DATE 3-27-95
EQ. INSTR. .63	RELOCATION FEE	APPLICATION APPROVED BY / BSID 31064
PLAN MAINT. 10-1	SURCHARGES 4	PRINT MAGED-SAAD / DATE 3-27-95
BUILDING PERMIT 56.25	SUPP. SURCHARGES 4	SIGN / FOR DEPT. USE ONLY
FIRE HYDRANT	ARTS DEV. FEE	
SCHOOL DIST. FEE / SCH. DIST. FL. AREA	☐ ENERGY ☒ D.A SURCH. ☐ SEWER CAP	

PLOT PLAN ATTACHED ☒ YES ☐ NO

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced; or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec.98.0603 L.A.M.C). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

B & S 08-B-8 Rev. 1/95

16-95

FOR CASHIER'S USE ONLY T-5877 C 27

BLDG PLAN CHEC HD-01-	47.81
ONE STOP 5877	0.96
SYS DEV	2.87
MISCELLANEOUS	5.00
CITY PLAN SURC	1.43
FROM TRAN 5876 TO 5877	
TOTAL	107.84
CHECK	107.84

03/27/95 08:40:25AM H001 T-3459 C 26

BLDG PERMIT CO	56.25
INVOICE # 0031064 BB	
PLAN MAINTENAN	10.00
EI COMMERCIAL	1.63
SYS DEV	4.07
ONE STOP	1.36
CITY PLAN SURC	1.99
MISCELLANEOUS	5.00
FROM TRAN 3458 TO 3459	
TOTAL	167.67
CHECK	167.67

95HO 38578

Local St. - No dedication required.

SEWERS
- [X] AVAILABLE 138-197 B
- [ ] NOT AVAILABLE C9550010 4AF

SEWER RESERVATION NO. D/O SEWER CERTIFICATE NO. 2-17-55

PLANNING WORKSHEET NO.

APPROVED UNDER CASE NO.

LANDSCAPE/XERISCAPE SITE PLAN REVIEW

ADDRESS | DRIVEWAY

FLOOD | CURB RAMP

HIGHWAY DED.
- [ ] REQUIRED [X] COMPLETED 2/17/55

EXCAVATION ADJACENT TO PUBLIC WAY

CONSTR. TAX RECEIPT NO. DWELLING UNITS

HOUSING AUTHORITY

CALCULATIONS, NOTES ETC.

SEWER FACILITIES CHARGE
- [ ] NOT APPLICABLE
- [ ] DUE
- [X] PAID

GRADING DIVISION
- [ ] HILLSIDE NOTICE MAILED
- [ ] HILLSIDE NOTICE POSTED
- [ ] PRIVATE SEWAGE SYSTEM OK

CRA APPROVED RE-DEV. PROJECT

CULTURAL AFFAIRS

FIRE DEPT.
- [X] APPROVED TITLE 19 (L.A.M.C Sec. 700
- [ ] HYDRANT UNIT E. Spearman 2-17-55
- [ ] OTHER

DEPT. OF TRANSPORTATION
- [ ] DRIVEWAY LOCATION
- [ ] ORD. NO.

CAL OSHA

AQMD-AB3205

DEPT. WATER & POWER

COMPLETE FOR RELOCATION PERMITS ONLY
OLD ADDRESS

- [ ] FROM OUTSIDE CITY OF L.A.

CASH/SURETY BOND NO | MILES MOVED

(1)

LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and 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. I am responsible for the following permits

- [ ] Building
- [ ] Electrical
- [ ] Plumbing
- [ ] HVAC

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 Sec. 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 Sec. 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 _____ Policy No _____

- [ ] 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 provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions

Sign _____ Date _____

ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and 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. I am responsible only for the electrical permit.

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 Sec. 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 Sec. 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 _____ Policy No _____

- [ ] 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 provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions

Sign _____ Date _____

PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and 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. I am responsible only for the plumbing permit.

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 Sec. 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 Sec. 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 _____ Policy No. _____

- [ ] 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 provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions

Sign _____ Date _____

HVAC CONTRACTOR

I hereby affirm under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and 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. I am responsible only for the HVAC permit.

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 Sec. 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 Sec. 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 _____ Policy No _____

- [ ] 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 provisions of Sec. 3700 of the Labor Code I shall forthwith comply with those provisions.

Sign _____ Date _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL BE SUBJECT TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF THE COMPENSATION DAMAGES AS PROVIDED FOR IN SEC. 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

(2)

CONSTRUCTION LENDING AGENCY

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 _____ Lender's Address _____

(3)

ASBESTOS REMOVAL

- [X] I declare that notification of Asbestos Removal is not applicable
- [ ] I declare that a notification letter has been sent to the AQMD or EPA

Sign Juan Galindo Date 3-24-95

(4)

OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 7000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

- [X] I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purpose of sale).
- [ ] I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).
- [ ] I am exempt under Sec. _____, Bus. & Prof. Code for the following reason _____

Print JUAN GALINDO Sign Juan Galindo Date 3-24-95

- [X] OWNER
- [ ] AUTHORIZED AGENT

(5)

FINAL DECLARATION

I certify that I have read this application and state that the above information 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. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that 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.

Print JUAN GALINDO Sign Juan Galindo Date 3-24-95

- [X] OWNER
- [ ] AUTHORIZED AGENT
- [ ] CONTRACTOR

1. ☐ THIS PERMIT IS FOR: (Mark one) NEW BUILDING/STRUCTURE
2. ☐ RELOCATION
3. ☑ ADD, ALTER, REPAIR, DEMOLISH

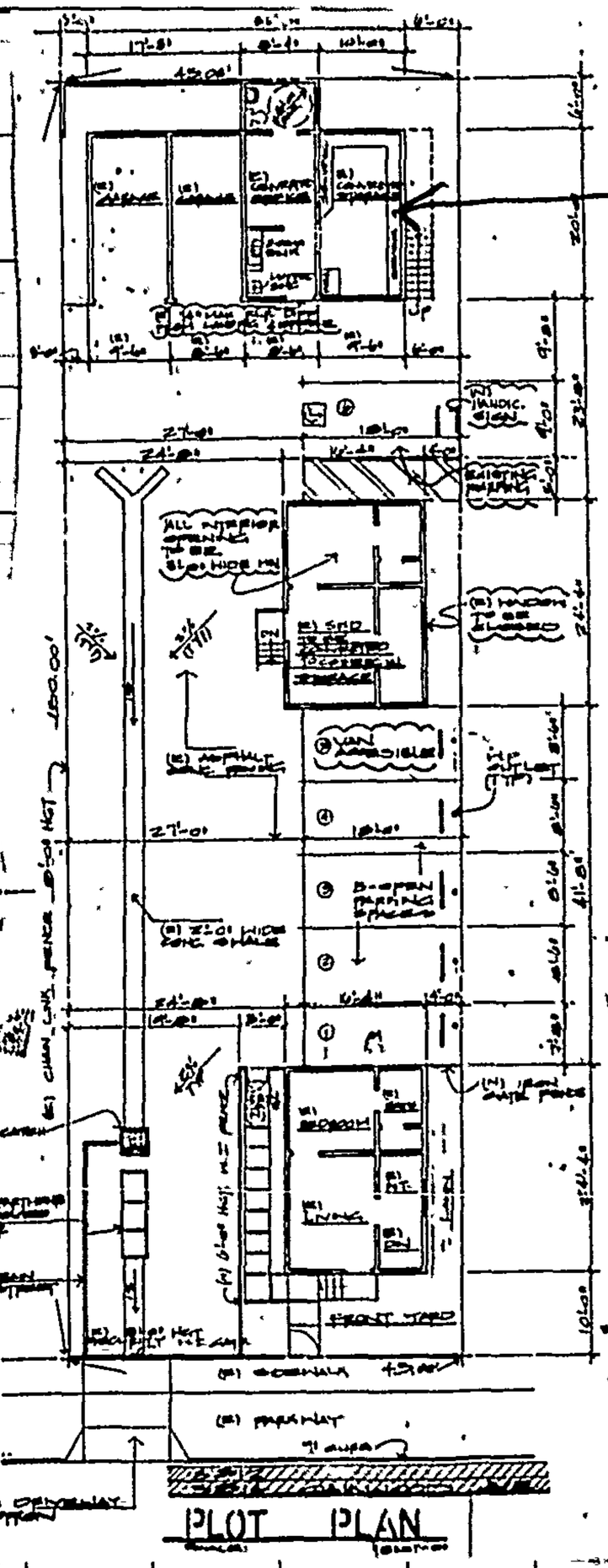
CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY - PLOT PLAN

PLEASE DRAW AND LABEL CLEARLY IN INK

JOB ADDRESS	SUITE/UNIT NO.	CROSS STREETS
3812-14 Oakwood Av		

TRACT	BLOCK	LOT(S)	ARB	UNIT	ASSESSOR'S ID
Homesteads	V	19	1		

SHOW ALL BUILDINGS ON LOT AND RESPECTIVE USES



PLOT PLAN

DO NOT MARK IN THIS AREA

DATE	CONDITION OF WORK AND CORRECTIONS	JOB ORDER/ TYPE OF INSP.	INSPECTOR

3812 W Oakwood Ave

Permit #: **06016 - 10001 - 06096**
Plan Check #: B06LA09797 Printed: 09/11/06 09:11 AM
Event Code:

Bldg-Alter/Repair
Commercial
Plan Check at Counter
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: 09/11/2006

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
DAYTON HEIGHTS TRACT	V	19	1	M R 25-35	138B197 84	5501 - 001 - 023

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 13
Community Plan Area - Wilshire
Census Tract - 1927.00
District Map - 138B197
Energy Zone - 9
Fire District - 2
Hillside Grading Area - YES
Hillside Ordinance - YES
Lot Cut Date - 12/30/1911
Methane Hazard Site - Methane Buffer Zone
Near Source Zone Distance - 3.9
Thomas Brothers Map Grid - 594-A7

ZONE(S): M1-1 /

4. DOCUMENTS

ZI - ZI-1940 Wilshire Cntr/Koreatown R
TNI - East Hollywood
SPA - Vermont / Western Station Neighl
RENT - YES
ORD - ORD-161116
ORD - ORD-173749
ORD - ORD-173963
ORD - ORD-173964
CRA - ZI 1940 KOREATOWN
CPC - CPC-2000-1976-SP
CDBG - LARZ-Central City

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Galindo, Juan And Dora A — 3812 Oakwood Ave — LOS ANGELES CA 90004

Tenant:
Applicant: (Relationship: Owner-Bldr)
Juan Galindo - Owner-Builder

7. EXISTING USE
(01) Dwelling - Single Family

PROPOSED USE
(13) Office

8. DESCRIPTION OF WORK
SUPPLEMENTAL TO 06016-10000-06096 TO SHOW STRUCTURAL INVENTORY AND TYPE OF CONSTRUCTION.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Mandeep Ghuman
DAS PC By:
OK for Cashier: Mandeep Ghuman
Coord. OK:
Signature:
Date: 9/11/06

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD (524-2845)
Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only W/O #: **61606096**
LA Department of Building and Safety
LA 06 24 104109 09/11/06 09:19AM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $301
PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	247.28	
Permit Fee Subtotal Bldg-Alter/Repa	146.25	BUILDING PERMIT COMM $146.25
Handicapped Access		
Plan Check Subtotal Bldg-Alter/Rep	65.81	BUILDING PLAN CHECK $65.81
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation	0.50	EI COMMERCIAL $0.50
O.S. Surcharge	4.25	ONE STOP SURCH $4.25
Sys. Surcharge	12.75	SYSTEMS DEVT FEE $12.75
Planning Surcharge	12.72	CITY PLANNING SURCH $12.72
Planning Surcharge Misc Fee	5.00	MISCELLANEOUS $5.00
Permit Issuing Fee	0.00	
		Total Due: $247.28
		Check: $247.28

06LA 98009

Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan

* P 0 6 0 1 6 1 0 0 0 1 0 6 0 9 6 F N *

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

06016 - 10001 - 06096

(P) Floor Area (ZC): +167 Sqft / Sqft
(P) B Occ. Group: +167 Sqft / 167 Sqft
(P) S3 Occ. Group: -167 Sqft / Sqft
(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 3 S
(P) Provided Disabled for Bldg: 0 Stalls / 1 Stalls
(P) Provided Standard for Bldg: 0 Stalls / 2 Stalls
(P) Type V-N Construction

14. APPLICATION COMMENTS

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 #
(O) , Owner-Builder	3812 Oakwood Ave.,	Los Angeles, CA 90004		0	

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. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code:
Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

(X) I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

(__) I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

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.

(__) 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:_____ Policy Number:_____

(__) 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 avaiable 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. 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 Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and
(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Juan Galindo Sign: Juan Galindo Date: 9.11.06 [X] Owner [ ] Authorized Agent

3812 W Oakwood Ave Permit Application #: **06016 - 10001 - 06096**

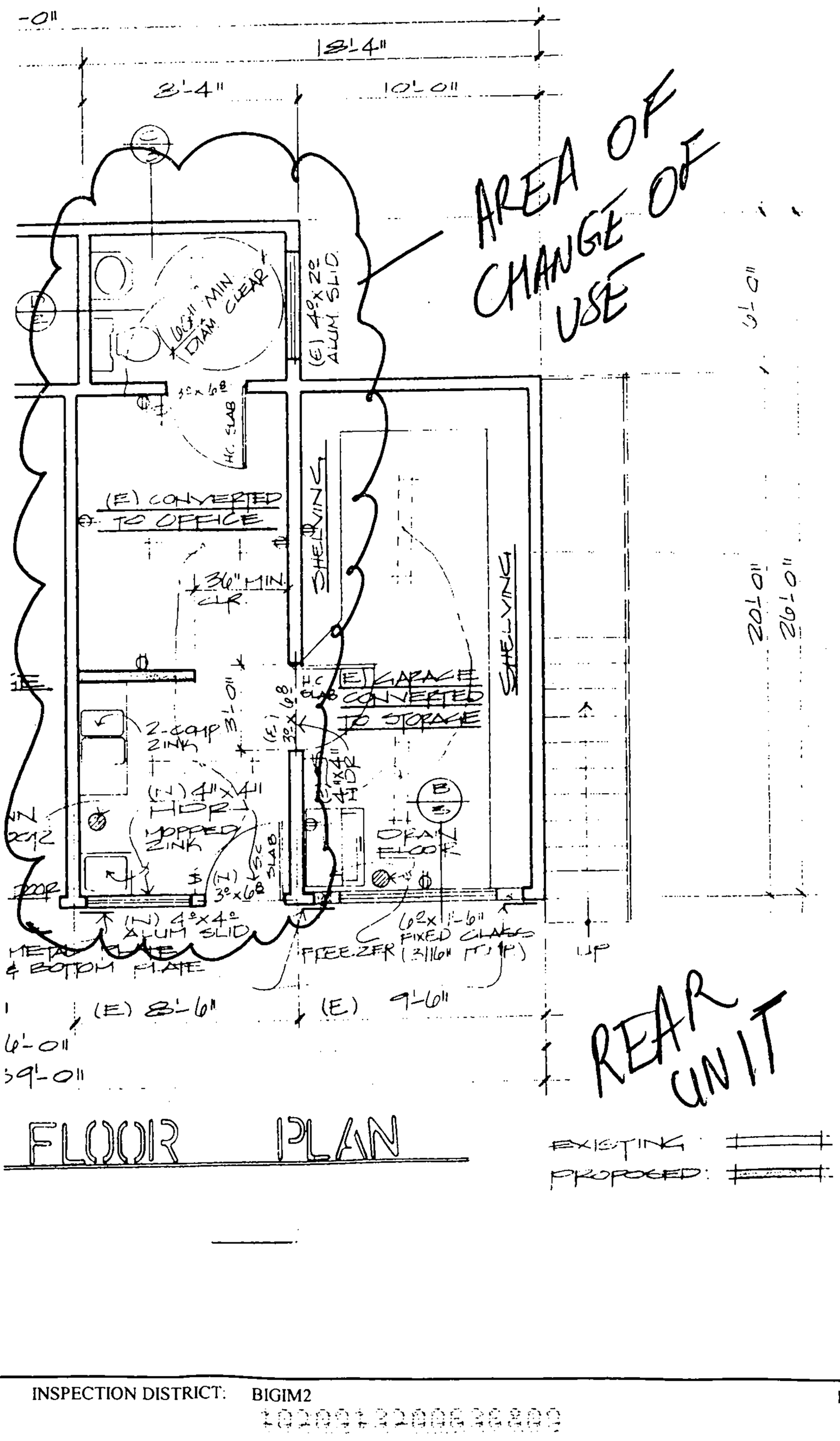
Bldg-Alter/Repair
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check #: B06LA09797
Initiating Office: METRO
Printed on: 09/11/06 09:11:12

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



FLOOR PLAN

COUNCIL DISTRICT: 13 INSPECTION DISTRICT: BIGIM2 PLOT PLAN ATTACHMENT

3838 W Oakwood Ave

Permit #:
Plan Check #:
Event Code:

18016 - 90000 - 26354

Printed: 08/15/18 10:04 PM

Bldg-Alter/Repair
Commercial
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued On: 08/15/2018
Last Status: Issued
Status Date: 08/15/2018

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
DAYTON HEIGHTS TRACT	V	18	1	M R 25-35	138B197 85	5501 - 001 - 025

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 13
Certified Neighborhood Council - Rampart Village
Community Plan Area - Wilshire
Census Tract - 1927.00
District Map - 138B197
Energy Zone - 9
Fire District - 2
Hillside Grading Area - YES
Methane Hazard Site - Methane Buffer Zone
Near Source Zone Distance - 1.8
Thomas Brothers Map Grid - 594-A7

ZONE(S): M1-1

4. DOCUMENTS

ZI - ZI-1940 Wilshire Cntr/Koreatown
ZI - ZI-2374 LOS ANGELES STATE
ZI - ZI-2427 FWY Adj Advisory Notice for
ZI - ZI-2452 Transit Priority Area in the City
TNI - East Hollywood
SPA - Vermont / Western Station
ORD - ORD-107350
ORD - ORD-129279
ORD - ORD-161116-SA20
ORD - ORD-173749
ORD - ORD-173799
ORD - ORD-184271
ORD - ORD-184385
ORD - ORD-184414
ORD - ORD-184888
CRA - ZI 1940 KOREATOWN

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
MACKINTOSH AND MACKINTOSH INC 3838 OAKWOOD AVE LOS ANGELES CA 90004

Tenant:

Applicant: (Relationship: Net Applicant)
CARL CLARK 475 W WASHINGTON BLVD 14 MARINA DEL REY, CA 90292 (310) 466-1507

7. EXISTING USE
(13) Office

PROPOSED USE

8. DESCRIPTION OF WORK
Reroof with 29 sqrs BUILT UP roofing. Existing solid sheathing.
Re-roof with Class A or B material weighing less than 6 pounds per sq. ft. For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roof Rating Council (CRRC). Cool Roof may be required for non-residential buildings per Title 24, Part 6, Section 149(b).

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By:
DAS PC By :
OK for Cashier:
Coord. OK :
Signature:
Date :

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 473-3231 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 #: 81626354**

11. PROJECT VALUATION & FEE INFORMATION **Final** Fee Period

Permit Valuation: $5,800.00 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	182.96
Permit Fee Subtotal Bldg-Alter/Repair	112.50
E.Q. Instrumentation	1.62
D.S.C. Surcharge	4.23
Sys. Surcharge	8.47
Planning Surcharge	8.37
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharge	9.77
CA Bldg Std Commission Surcharge	1.00
Permit Issuing Fee	27.00
Permit Fee-Single Inspection Flag	

Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS

Payment Date:08/15/18
Receipt No:ON331704
Amount: $182.96

2018OL24099

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

18016 - 90000 - 26354

14. APPLICATION COMMENTS:

E-Permit paid by credit card, fax number-> (310)821-4217.

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) ANDERSON KNOX & CLARK INC	P O BOX 64,	PACIFIC PALISADES, CA 90272	C39	526762	(310) 466-1507

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).

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: **C39** License No.: **526762** Contractor: **ANDERSON KNOX & CLARK 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 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: **9120776**

(__) 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 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

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 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: **CARL CLARK** Sign: **Internet e-Permit System Declaration** Date: **08/15/2018** [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: 08/15/18
Receipt No: ON331704
Amount: $182.96
Method:

PERMIT #: 18016 - 90000 - 26354
ADDRESS: 3838 W Oakwood Ave
OWNER: MACKINTOSH AND MACKINTOSH INC
3838 OAKWOOD AVE
LOS ANGELES CA 90004

Bldg-Alter/Repair
Commercial
Express Permit
No Plan Check

JOB DESCRIPTION: Reroof with 29 sqrs BUILT UP roofing. Existing solid sheathing.
Re-roof with Class A or B material weighing less than 6 pounds per sq. ft. For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roof Rating Council (CRRC). Cool Roof may be required for non-

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		

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)524-2845 or www.ladbs.org

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		

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

Well Finder
DOGGR GIS

More Info | Help | ©

Well Status and Well Type Filter

Search

By Attribute | By Shape

Select A Layer:

Well

API:

Apply Spatial Filter:

Entire Map (No Filter)

Add To Existing Results:

Search

Zoom to Field

State of California
Regional
Environmental Protection Agency
Board

UNDERGROUND STORAGE TANK
LOW RISK CASE REVIEW FORM

Los Angeles
Water Quality Control

Case reviewer: Mercedes Hsu	Unit Chief: Weixing Tong	Section Chief: Yue Rong	AEO: David Bacharowski	EO: Tracy J. Egoscue
Date: 4/6/09	Date: 4/6/09	Date: 4-6-09	Date: 4-6-09	Date: 4/6/09

LUSTIS File No.: 900040225A		Investigation and Cleanup Priority: D-1	
Site Name/Address: AT&T G1118 Facility 316 N. Juanita Avenue Los Angeles, CA 90004	Responsible parties: Mr. Jason Weller AT&T Environmental, Heath & Safety	Address: 308 South Akard Street 3 SBC Plaza, Room 1700 Dallas, Texas 75202-5399	Phone No.: 214-464-5226

I. CASE INFORMATION (N/A = Not Applicable)

Tank No.	Size in Gallons	Contents	Closed in-place/Removed?	Date
1	12,000	Gasoline	Removed	10/10/04

II. SITE CHARACTERIZATION INFORMATION (GW=groundwater, --- =Not Reported)

GW Basin: Central Groundwater Basin	Beneficial uses: Mun, Ind, Proc, Agr	Depth to drinking water aquifer: ~ 70 feet below ground surface (bgs) (Exposition Aquifer)	
Distance to nearest municipal supply well: 18,015 ft to well 01S13W04K01S		Distance between known shallow GW contamination and aquifer: ~ 60 feet bgs	
GW highest depth: 10' bgs	GW lowest depth: 13' bgs	Well screen interval: 10'-30' bgs	Flow direction: Southeast
Soil types: Silty clay		Maximum soil depth sampled: 15' bgs	

III. SITE INSPECTION

Pre-closure site inspection: 4/8/09	Is there sensitive receptor next to the site (school, church, hospital, kindergarten etc.)? No

IV. MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS -- Initial and Latest (ND=Non-detect; NRQ=Not required)

Contaminant	Soil (mg/kg)		EPA SLs*		Soil Screening Levels (mg/kg)**	Water (µg/L)		MCLs (µg/L)
	Initial (11/04)	Latest (11/07)	Residential (mg/kg)	Industrial (mg/kg)	Depth (ft) =20 type of soil = Silty clay	Initial (11/04)	Latest (10/08)	
TPH (Gasoline)	ND	ND	NE	NE	100	20,900	ND	NE
TPH (Diesel)	---	140	NE	NE	1000	7,900 (11/07)	ND	NE
Benzene	ND	ND	1.1	5.6	0.011	524	ND	1
Toluene	ND	ND	5,000	46,000	0.45	2,030	ND	150
Ethylbenzene	ND	ND	5.7	29	2	282	ND	700
Xylenes	ND	ND	600	2,600	5.3	1,770	ND	1,750
Methyl tertiary butyl ether (MTBE)	0.006	0.051	39	190	0.013	5,400	8.65 (06/08)	13 (Primary)5 (Secondary)
Di-isopropyl ether (DIPE)	ND	ND	NE	NE	NE	ND	ND	NE
Ethyl tertiary butyl ether (ETBE)	ND	ND	NE	NE	NE	ND	ND	NE
Tertiary amyl ethyl ether (TAME)	ND	ND	NE	NE	NE	18	ND	N/A
Tertiary butyl alcohol (TBA)	ND	ND	NE	NE	NE	812	ND	12 (AL)
Ethanol	ND	ND	NE	NE	NE	2,050	---	NE

NE = Not Established. NL = Notification Level.
* SLs = USEPA Risk-Based Screening Levels (May 2008).
** Please see the attached table 4 –1

V. FREE PRODUCT

Was free product encountered? **NO**	Has free product been totally recovered? **NA**
When was free product recovery project completed? **NA**	

Site Name/Address:	Staff Initial:
AT&T G1118 Facility 316 N. Juanita Avenue Los Angeles, CA 90004	

VI. SOIL REMEDIATION

Method: **None**	Duration of remediation: **NA**
Waste manifest document: **NA**	Soil disposal volume/ mass removal : **NA**

VII. GROUNDWATER REMEDIATION

Method: **None**	Duration of remediation: **NA**
Waste manifest document: **NA**	Soil disposal volume: **NA**

VIII. RECOMMENDED ACTION

Soil Closure only: **No**	Case Closure: **Yes**	Solvent Case? **No**
Additional action required (i.e.: additional site assessment, remediation, monitoring): **No**		

IX. COMMENTS AND JUSTIFICATION FOR RECOMMENDED ACTION

The site is located at the 316 North Juanita Avenue, City of Los Angeles (Attachment 1, Site Map). Production well 01S13W04K01S is located 18,015 feet from the site (Attachment 2, one-mile radius map). The site consists of two buildings for general office use, equipment storage and vehicle maintenance and parking lot.

On November 10, 2004, a 12,000-gallon gasoline underground storage tank (UST) was removed. Low or non-detectable concentrations of fuel hydrocarbons were detected. However, water accumulating in the excavation pit was sampled and found that the maximum concentrations of petroleum hydrocarbons as gasoline (TPH_G) at 20,900 µg/L, benzene concentration at 524 µg/L, and methyl tertiary butyl ether (MTBE) concentration at 5,400 µg/L were detected.

In November 2007, five boring were drilled and converted to groundwater monitoring wells. Since then, the maximum concentrations of petroleum hydrocarbons as diesel (TPH_D) at 7,900 µg/L(11/07), and MTBE concentration at 13.1 µg/L (2/08) were detected in groundwater samples. Non-detectable concentrations of all other fuel hydrocarbons were detected in the soil and groundwater samples.

Non-detectable concentrations of MTBE were detected in soil samples except at boring MW-1 which detected maximum concentration of MTBE at 0.051 mg/kg at a depth of 10 feet below ground surface (bgs). Groundwater was encountered between 10 feet to 13 feet bgs. The low concentrations of MTBE in soil and groundwater samples in shallow groundwater would not cause impacts on drinking water aquifer.

In October 2008, two hydropunch groundwater samples were collected to further assess the groundwater plume. Non-detectable concentrations of fuel hydrocarbons were detected.

Attachment 3 shows the summary of soil analytical results.

Attachment 4 shows the summary of groundwater analytical results.

Contaminant Exposure Pathways Evaluation

Direct Contact

The residual concentrations of gasoline constituents in the soil beneath the site do not cause any direct contact concerns, because analytical results from the latest soil sampling are all below their respective SLs.

Protection of Drinking Water Aquifer

The groundwater beneath the site did not detect any concentrations of gasoline constituents higher than MCLs. The nearest drinking water well is 18,015 feet from the site.

Plume Migration

Groundwater sampling data showed low or non-detectable concentrations of fuel hydrocarbons. Therefore, there is no plume migration.

Vapor Intrusion

The residual concentrations of gasoline constituents in the soil beneath the site are not to cause any vapor intrusion concerns because low benzene concentrations were detected in all soil samples.

Factors Supporting Low Risk Closure

Based on the above assessment, staff recommends to grant a low-risk closure for the site for the following reasons:

- The source of the petroleum contamination has been abated as the UST at the site has been removed.

Site Name/Address:	Staff Initial:
AT&T G1118 Facility 316 N. Juanita Avenue Los Angeles, CA 90004	

- No free product has ever been observed in any of the monitoring wells.
- The extent of soil and groundwater contamination has been adequately defined.
- The levels of the residual soil contamination are all below the respective SLs.
- The groundwater samples did not detected any fuel hydrocarbons higher than MCLs.

X. MTBE FATE & TRANSPORT PLUME LENGTH ANALYSIS

The MTBE fate and transport analysis can not be assessed since the highest MTBE concentration was only 8.65 µg/L (below the MCL).

XI. ELECTRONIC DELIVERABLE FORMAT (EDF) SUBMISSION: Yes

Has electronic data reporting requirement been met? **Yes**

XII. AB 681 REQUIREMENT (Land Owner Notification)

Verify property ownership http://assessor.lacounty.gov/extranet/DataMaps/Pais.aspx (date) : 3/16/09

Have landowner or impacted site notification requirements been met? Yes

Owner AT&T Services Inc.

Responsible party AT&T Services Inc.

Pre-closure letter sent date NA

Site Name/Address:	Staff Initial:
AT&T G1118 Facility 316 N. Juanita Avenue Los Angeles, CA 90004	

Table 4-1: Maximum Soil Screening Levels (mg/kg) for TPH and BTEX above Drinking Water Aquifers

	Distance Above Groundwater	Carbon Range		
		C4-C12	C13-C22	C23-C32
TPH	>150 feet	1,000	10,000	50,000
	20-150 feet	500	1,000	10,000
	<20 feet	100	100	1,000

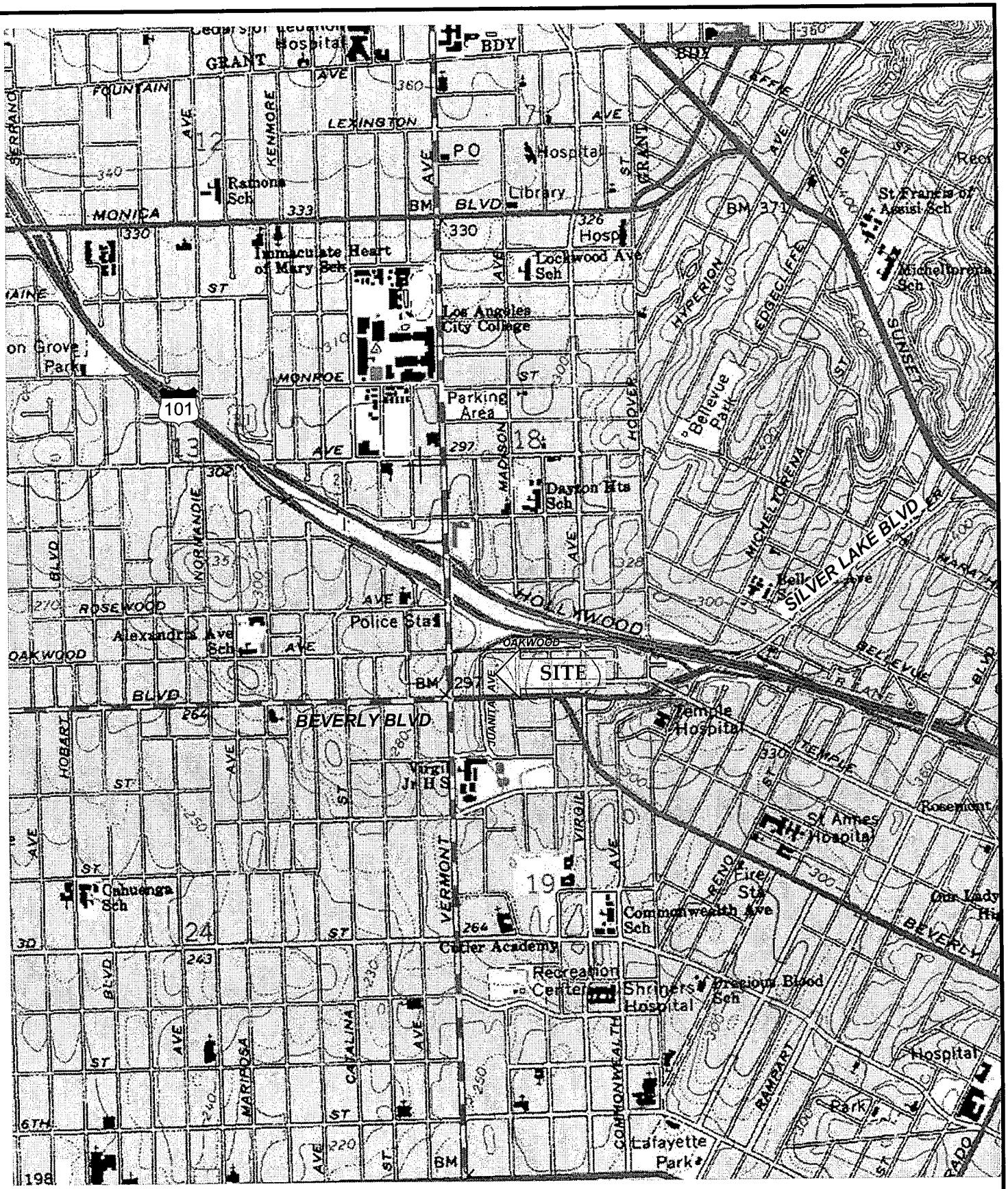
	Distance Above Groundwater	Lithology			
		Gravel	Sand	Silt	Clay
BTEX	150 feet	B=0.044 T=2 E=8 X=23 MTBE = 0.039	B=0.077 T=4 E=17 X=48 MTBE = 0.078	B=0.165 T=9 E=34 X=93 MTBE = 0.156	B=0.8 T=43 E=170 X=465 MTBE = 0.78
	120 feet	B=0.035 T=1.57 E=6.3 X=17.9 MTBE = 0.028	B=0.058 T=3.1 E=12.7 X=36 MTBE = 0.061	B=0.123 T=7 E=25.9 X=70.3 MTBE = 0.117	B=0.603 T=32 E=128 X=351 MTBE = 0.591
	100 feet	B=0.028 T=1.3 E=5.1 X=14.4 MTBE = 0.020	B=0.046 T=2.57 E=9.86 X=28 MTBE = 0.05	B=0.094 T=5.4 E=20.4 X=55.1 MTBE = 0.091	B=0.471 T=25 E=101 X=276 MTBE = 0.464
	80 feet	B=0.022 T=1 E=4 X=11 MTBE = 0.013	B=0.033 T=2 E=7 X=20 MTBE = 0.039	B=0.066 T=4 E=15 X=40 MTBE = 0.065	B=0.34 T=18 E=73 X=200 MTBE = 0.338
	60 feet	B=0.018 T=0.72 E=2.9 X=7.9 MTBE = 0.013	B=0.026 T=1.4 E=4.9 X=13.9 MTBE = 0.03	B=0.048 T=2.8 E=10.7 X=28.4 MTBE = 0.048	B=0.241 T=13 E=52 X=141.5 MTBE = 0.247
	40 feet	B=0.015 T=0.43 E=1.8 X=4.8 MTBE = 0.013	B=0.018 T=0.87 E=2.8 X=7.8 MTBE = 0.022	B=0.029 T=1.6 E=6.3 X=16.9 MTBE = 0.03	B=0.143 T=7.5 E=30 X=83 MTBE = 0.156
	20 feet	B=0.011 T=0.15 E=0.7 X=1.75 MTBE = 0.013	B=0.011 T=0.3 E=0.7 X=1.75 MTBE = 0.013	B=0.011 T=0.45 E=2 X=5.3 MTBE = 0.013	B=0.044 T=2.3 E=9 X=24.5 MTBE = 0.065

- TPH = Total petroleum hydrocarbons.
- BTEX = benzene, toluene, ethylbenzene, and xylenes, respectively. MTBE = methyl tertiary butyl ether.
- Respective MCLs (ppm): B=0.001, T=0.15, E=0.7, X=1.75, MTBE=0.013.
- BTEX screening concentrations determined per the attenuation factor method as described in RWQCB Guidance for VOC Impacted Sites (March 1996), with a natural degradation factor of 11 for BTEX and of 3 for MTBE. Table values can be linearly interpolated between distance above groundwater and are proportional to fraction of each lithological thickness.
- Values in Table 4-1 are for soils above drinking water aquifers. All groundwaters are considered as drinking water resources unless exempted by one of the criteria as defined under SWRCB Resolution 88-63 (TDS>3000 mg/L, or deliverability <200 gal/day, or existing contamination that cannot be reasonably treated). Regional Board staff will make a determination of potential water use at a particular site considering water quality objectives and beneficial uses. For non-drinking water aquifers, regardless of depth, TPH for ">150 feet" category in the table should be used; BTEX screening levels are set at 100 times respective MCLs and MTBE 30 times MCL as preliminary levels determined to be protective of human health and the environment.
- Distance above groundwater must be measured from the highest anticipated water level. Lithology is based on the USCS scale.
- In areas of naturally-occurring hydrocarbons, Regional Board staff will make determinations on TPH levels.

(revised 3/30/04)

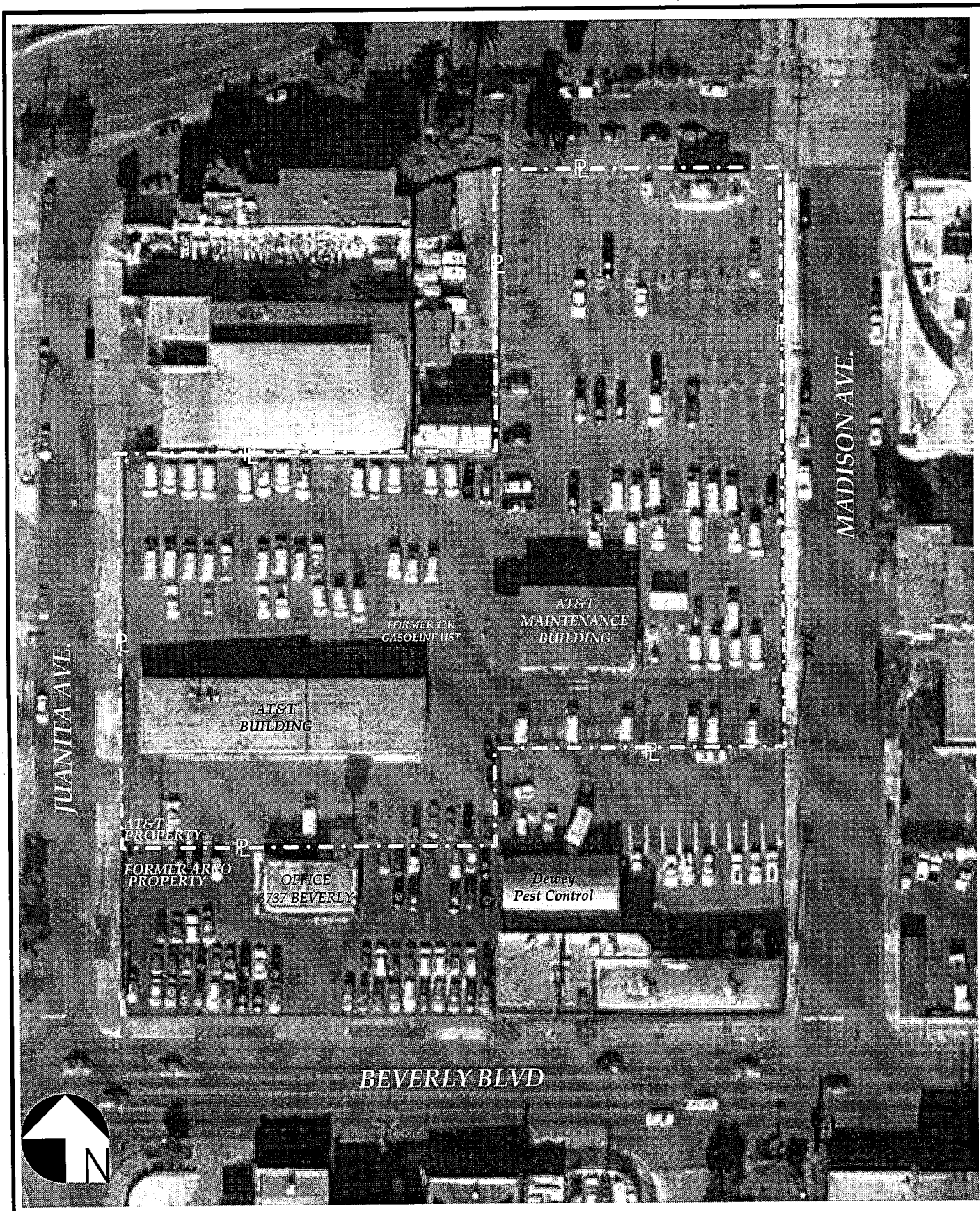
Attachment 1

Location Map



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	PROJECT 316 N Juanita Ave, Los Angeles CA 90004	USGS HOLLYWOOD QUADRANGLE ID# o34118a3 DOQQ		
DRAWN CPD APPROVED BY: KB	SIZE A	CLIENT at&t	SHEET TITLE SITE LOCATION MAP	REV
SCALE 0 0.09 0.18 0.27 0.36 mi	PROJECT 00-06644.04	MP_JUAN_LM.VSD	FIGURE NO 1	N

Attachment 1



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE: 316 N Juanita Ave, Los Angeles CA 90004	SIZE: A	CLIENT: at&t	SHEET TITLE: AERIAL SITE PLAN — REV:
DRAWN: CPD APPROVED BY: AL				
SCALE: 0 ft — 44 ft		PROJECT: 00-06644.04	2008_GRAB.VSD	FIGURE NO: 3

Attachment 2

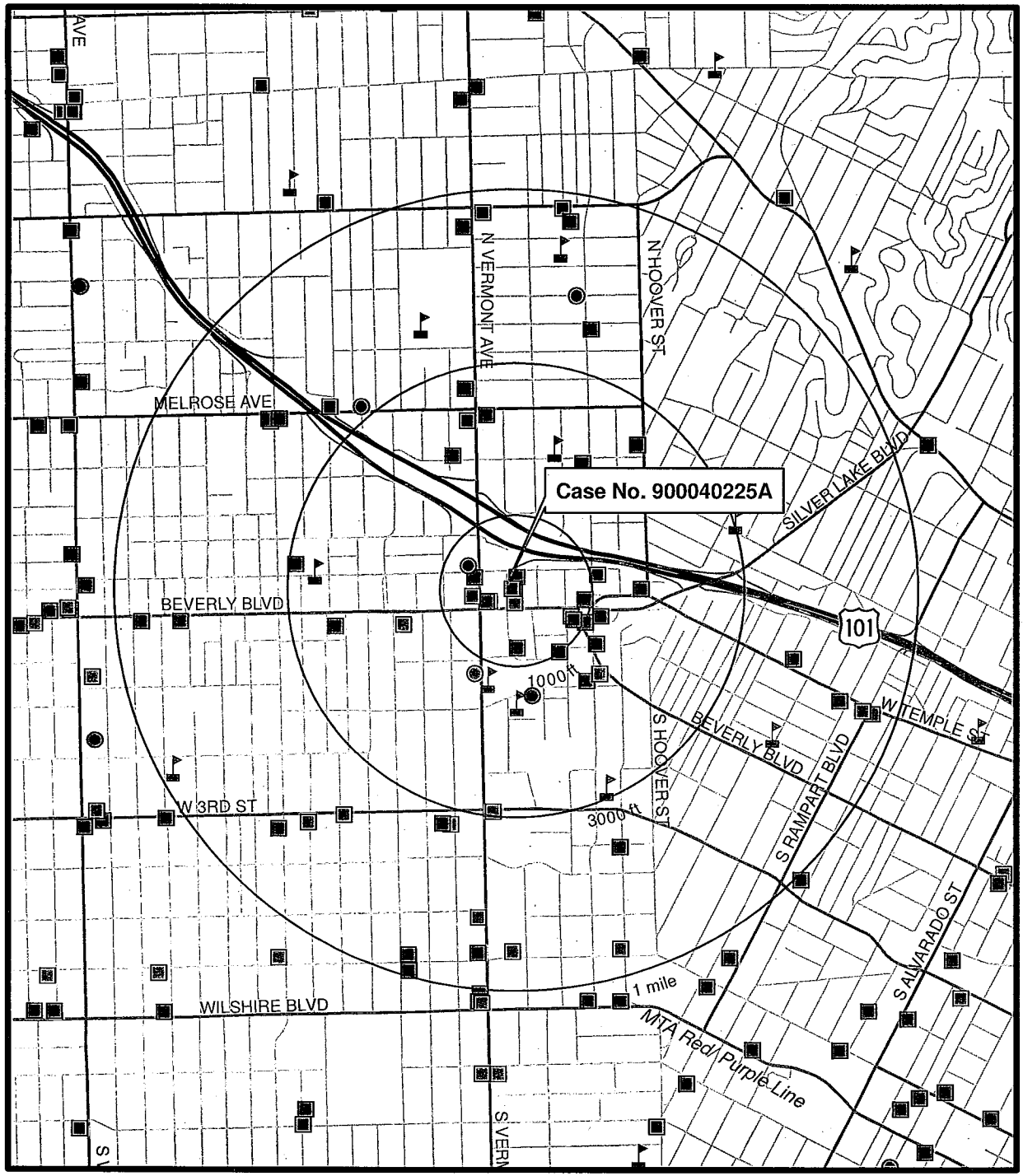
One-Mile Radius Map

Site and Receptor Map

CalEPA

Water Boards

A T & T - Former SBC
316 N. Juanita Ave.
Los Angeles, 90004



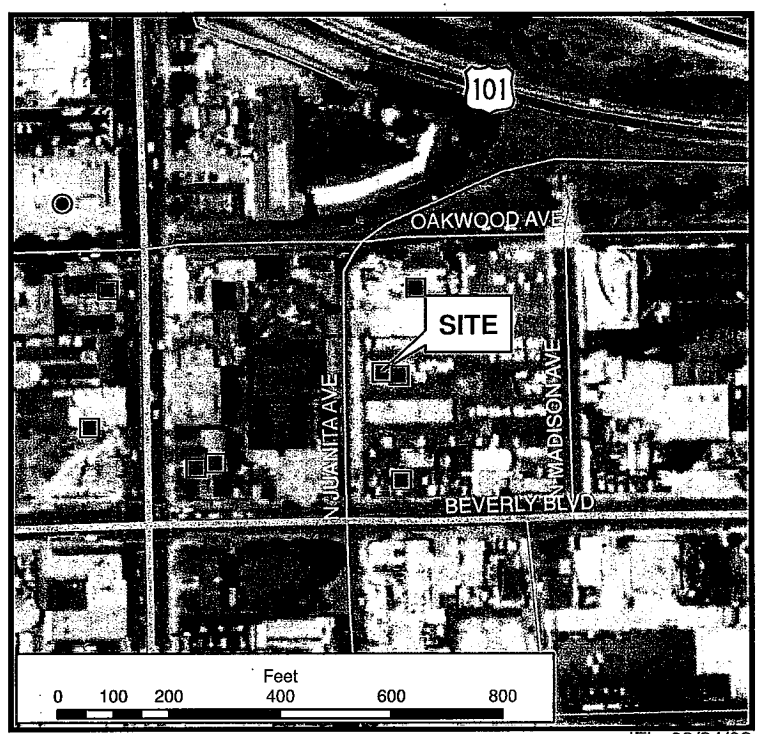
LUST Case Status

- Active, Local Agency
- Closed, Local Agency
- Active, Regional Board
- Closed, Regional Board
- Schools

Scale 1:24,000

Feet

0 500 1,000 2,000 3,000 4,000 5,000 6,000

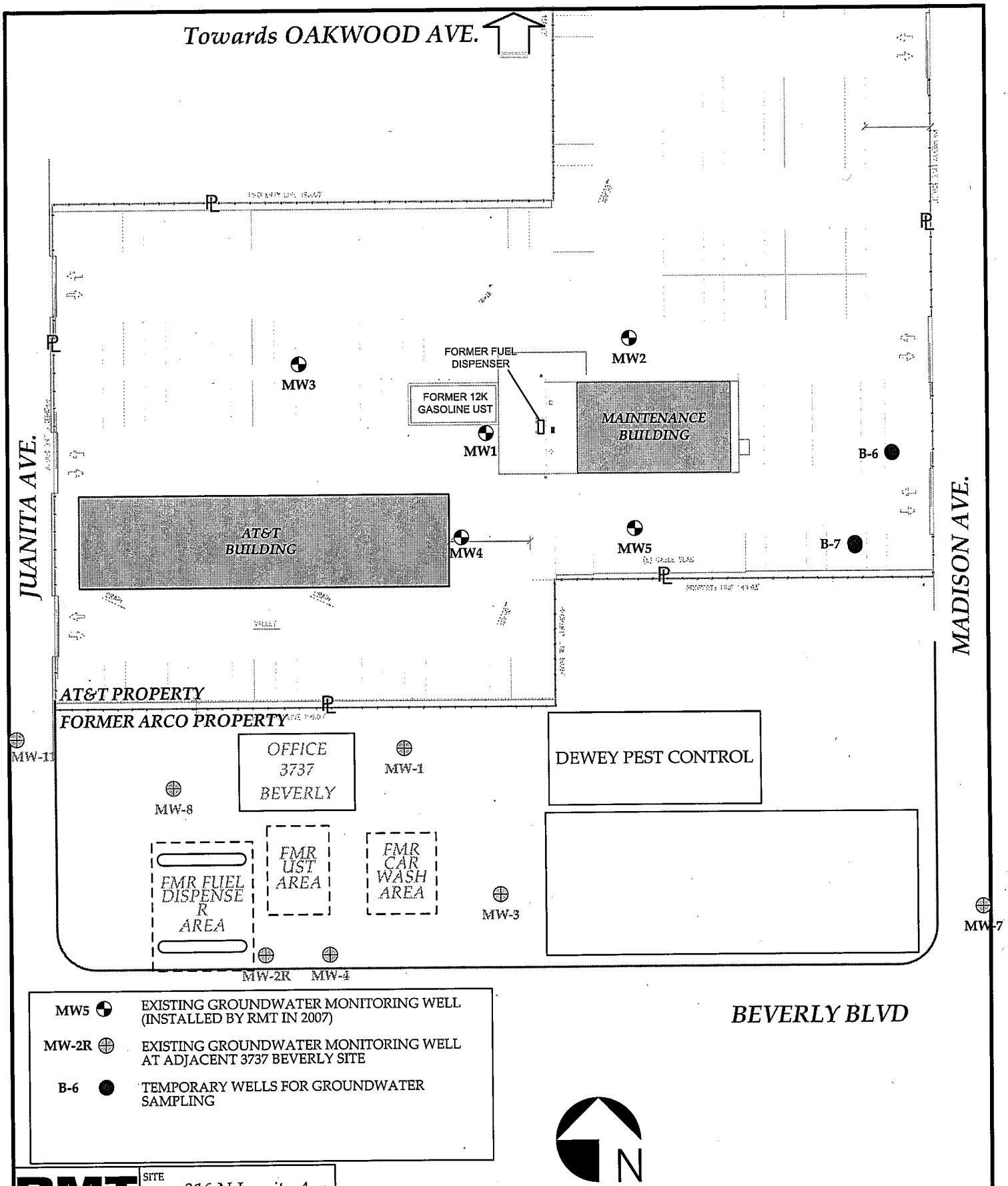


JFL, 03/24/09

Attachment 3

Sampling & Soil

Analytical Data



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE 316 N Juanita Ave, Los Angeles CA 90004	SIZE A	CLIENT at&t	SHEET TITLE SITE PLAN / REV
DRAWN CPD	APPROVED BY: AL			
SCALE 0 ft 50 ft	PROJECT 00-06644.04	2008_GRAB.VSD	FIGURE NO 4	

LOG OF SOIL BORING

PROJECT NAME:	AT&T LSANCA86 (G1118) FACILITY	SOIL BORING ID:	B-6
PROJECT NUMBER:	00-06644.04	SHEET	1 OF 1
LOGGED BY:	Logan Wicks (LW)	SURFACE ELEV.:	
PROJECT LOCATION:	316 NORTH JUANITA AVENUE	DATE STARTED:	10/20/2008
DRILLED BY:	JDK Drilling	DRILLER NAME: Jose	DATE COMPLETED: 10/20/2008

NO.	TYPE	%	BLOWS	PID	DEPTH	VISUAL CLASSIFICATION AND OBSERVATIONS	COMMENT
						4 " asphalt layer	
					2.5	Compacted fill material, Sandy silt, light brown, slightly moist, some sand	
			7 9 15	1.0	5		
					7.5	CL - Silty clay, moist, brown, stiff, dry to moist, medium plasticity	
			12 14 20	1.0	10		
					12.5	CL - Silty clay, little very fine grained sand, moist, dark grey, stiff, dry to moist, medium plasticity	
			11 17 19	1.0	15		
					17.5	CL - Silty clay, little very fine grained sand, wet, brown to dark grey, stiff to med. plastic, dry to moist. Some organic material	Install temporary well with 2" PVC screen from 10' to 20' bgs. Fill with #3 Monterey sand from 14' bgs to 20' bgs. Destroy by overdrilling and backfilling with grout
					20		END of BORING Total boring depth is 20' bgs.

DRILLING METHOD	HOLLOW STEM AUGER
DRILL RIG	CME-75
BORING DIAMETER	8-INCH

WATER LEVEL OBSERVATIONS

FIRST OCCURRENCE:

DATE	TIME	DEPTH TO WATER	DEPTH TO CAVE-IN
10/20/2008	8:30	18.33	n/a
10/20/2008	11:00	15.01	n/a

SIGNED DATE

CHECKED DATE

F-204A (R 10/2004)

LOG OF SOIL BORING

PROJECT NAME:	AT&T LSANCA86 (G1118) FACILITY	SOIL BORING ID:	B-7
PROJECT NUMBER:	00-06644.04	LOCATION:	SHEET 1 OF 1
LOGGED BY:	Logan Wicks (LW)	NORTHING:	SURFACE ELEV.:
PROJECT LOCATION:	316 NORTH JUANITA AVENUE	EASTING:	DATE STARTED: 10/20/2008
DRILLED BY:	JDK Drilling	DRILLER NAME: Jose	DATE COMPLETED: 10/20/2008

NO.	TYPE	%	BLOWS	PID	DEPTH	VISUAL CLASSIFICATION AND OBSERVATIONS	COMMENT
						4 " asphalt layer	
					2.5	Compacted fill material, Sandy silt, light brown, slightly moist, some sand	
			9 9 13	1.0	5	CL - Silty clay, moist, greenish brown, stiff, dry to moist, medium plasticity	
			10 11 15	1.0	10	CL - Silty clay, little very fine grained sand, moist, greenish grey, stiff, dry to moist, medium plasticity	
			13 16 17	1.0	15	CL - Silty clay, little very fine grained sand, wet, greenish brown, stiff to med. plastic, dry to moist	Install temporary well with 2" PVC screen from 10' to 20' bgs. Fill with #3 Monterey sand from 14' bgs to 20' bgs. Destroy by overdrilling and backfilling with grout
					20		END of BORING Total boring depth is 20' bgs.

DRILLING METHOD	HOLLOW STEM AUGER
DRILL RIG	CME-75
BORING DIAMETER	8-INCH

WATER LEVEL OBSERVATIONS

FIRST OCCURRENCE:

DATE	TIME	DEPTH TO WATER	DEPTH TO CAVE-IN
10/20/2008	10:30	19.12	n/a
10/20/2008	11:10	19	n/a

SIGNED DATE

CHECKED DATE

F-204A (R 10/2004)

3.0 ANALYTICAL TESTING

Soil samples were submitted to Associated Laboratories (AL) for analysis, which is State certified for hazardous waste testing (Certification No. 1338) using a 24-hour turn-around-time. Analytical laboratory results are provided on Figure 4 and laboratory reports are provided in Appendix A.

Samples were submitted for the following analysis:

- Total petroleum hydrocarbons as gasoline (TPH-g) using EPA Method 8015(m).
- Benzene (B), Toluene (T), Ethylbenzene (E), and Total Xylenes (X) using EPA Method 8260B (collectively BTEX).
- 5 Oxygenates: Methyl-t-butyl ether (MtBE), Di-isopropyl ether (DIPE), Ethyl-t-butyl ether (EtBE), Tert-amyl methyl ether (TAME), and Tert-butanol (TBA) using EPA Method 8260B.
- 1,2-Dibromoethane (EDB), and 1,2-Dichloroethane (EDC) using EPA Method 8260B.
- Methanol using EPA Method 8015M.
- Ethanol using EPA Method 8260B.
- The samples were collected and preserved using EPA Method SW5035.
- The analytical testing COELT/EDF data has been uploaded to the Geotracker website in compliance with AB2886 requirements.

TABLE 1

Analytical Testing Results
November 10, 2004

SAMPLE ID	1A	1B	D1		GW1
	Sample from below UST	Sample from below UST	Sample from below fuel dispenser		Water from Excavation
UNITS	*µg/Kg*	*µg/Kg*	*µg/Kg*		*µg/L*
TPH-g	<3,000	<3,000	<3,000		20,900
Benzene	<5	<5	<5		524
Toluene	<5	<5	<5		2,030
Ethyl benzene	<5	<5	<5		282
Xylenes, total	<5	<5	<5		1,770
EDB	<5	<5	<5		<5
EDC	<5	<5	<5		<5
Ethanol	<500	<500	<500		2,050
ETBE	<10	<10	<10		<1
DIPE	<10	<10	<10		<1
MTBE	2.7J	4.7 J	6.0		5,400
TAME	<10	<10	<10		18
TBA	<50	<50	<50		812

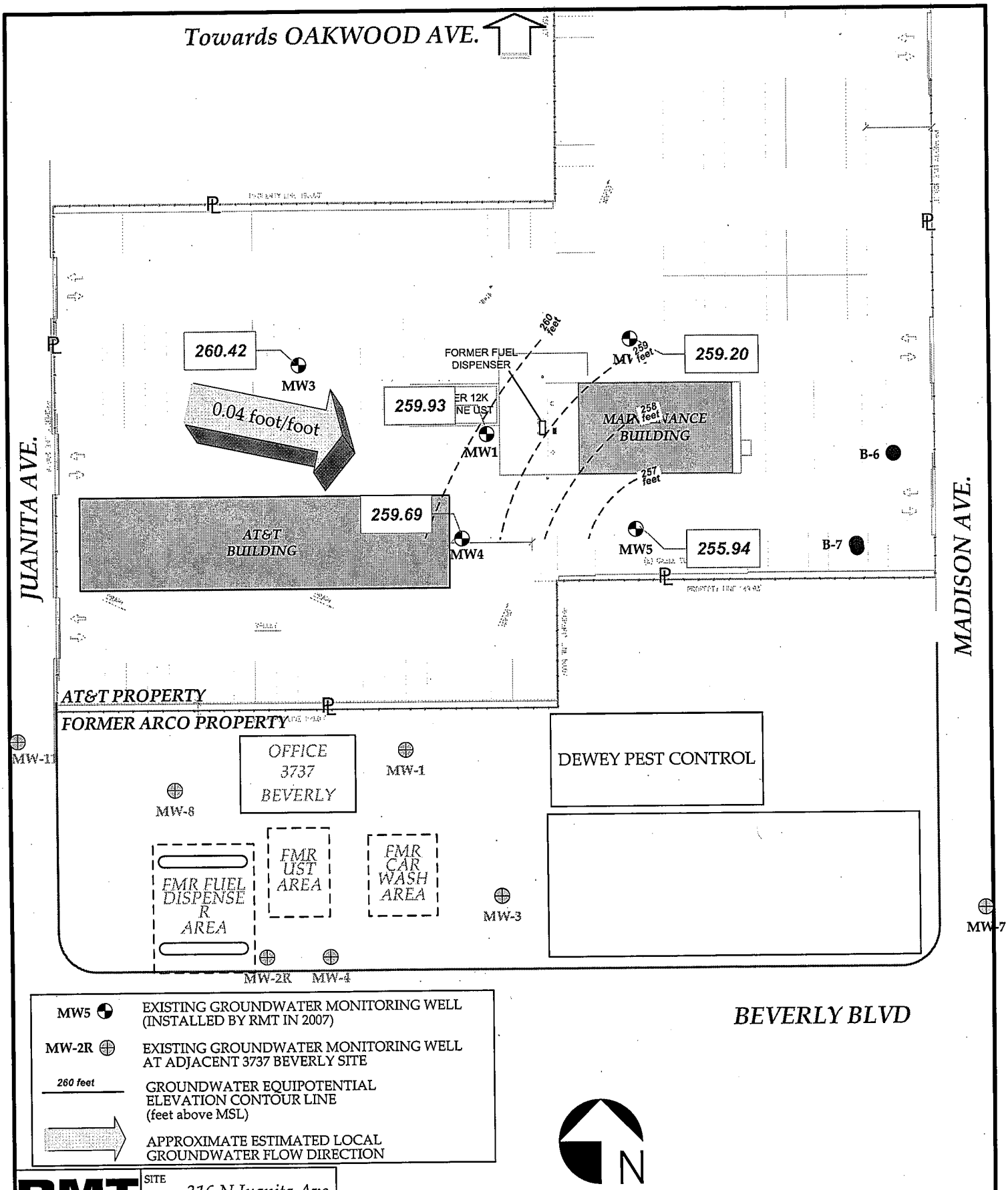
µg/L – Micrograms per Liter
µg/Kg – Micrograms per Kilograms

TABLE 3
Historical Analytical Testing Results for Soil Samples
Milligrams per kilogram (mg/Kg)
November 1 - 2, 2007

	TPH-DRO	TPH-ORO	TPH-GRO	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	ETBE, DIPE, TAME	TBA	Ethanol
MW1d05	<10	<50	<0.5	0.016	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW1d10	<10	<50	<0.5	0.051	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW1d15	<10	<50	<0.5	0.0074	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW2d05	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW2d10	<10	140	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW2d15	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW3d05	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW3d10	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW3d15	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW4d05	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW4d10	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW4d15	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW5d05	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW5d10	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5
MW5d15	<10	<50	<0.5	<0.005	<0.002	<0.002	<0.002	<0.004	<0.005	<0.02	<0.5

Attachment 4

Summary of GW Analytical Data



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE 316 N Juanita Ave, Los Angeles CA 90004	SIZE A	CLIENT at&t	SHEET TITLE GROUNDWATER CONTOUR MAP JUNE 24, 2008
DRAWN CPD	APPROVED BY: AL			REV
SCALE 0 ft 50 ft	PROJECT 00-06644.04	2008_GRAB.VSD	FIGURE NO 6	

316 N Juanita Ave, Los Angeles

HISTORICAL SUMMARY
OF GROUNDWATER ELEVATION
& ANALYTICAL DATA (micrograms/Liter)

TABLE 2

RMT	Ref Elevation (TOC) (ft, MSL)	Depth to Water (ft/bgs)	Free Phase Liquid (ft)	Groundwater Elevation (ft, MSL)	TPH-DRO	TPH-ORO	TPH-GRO	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	ETBE, DIPE, TAME	TBA	Ethanol
MW1															
11/15/2007	270.03	9.66		260.37	<500	<500	<50	5.1	<1	<1	<1	<2	<2	<10	<500
2/11/2008	270.03	9.48		260.55	<500	<500	<50	7.2	<1	<1	<1	<2	<2	<10	<500
6/24/2008	270.03	10.10		259.93	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
MW2															
11/15/2007	268.90	9.84		259.06	<500	<500	<50	6.8	<1	<1	<1	<2	<2	<10	<500
2/11/2008	268.90	9.46		259.44	<500	<500	<50	13.1	<1	<1	<1	<2	<2	<10	<500
6/24/2008	268.90	9.70		259.20	<500	<500	<50	8.65	<1	<1	<1	<2	<2	<10	<500
MW3															
11/15/2007	272.92	12.21	odor	260.71	7,900	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
2/11/2008	272.92	11.55		261.37	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
6/24/2008	272.92	12.50		260.42	820	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
MW4															
11/15/2007	270.64	10.27		260.37	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
2/11/2008	270.64	9.65		260.99	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
6/24/2008	270.64	10.95		259.69	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
MW5															
11/15/2007	269.14	13.18		255.96	<500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
2/11/2008	269.14	12.08		257.06	1,200	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500
6/24/2008	269.14	13.20		255.94	10,500	<500	<50	<2	<1	<1	<1	<2	<2	<10	<500

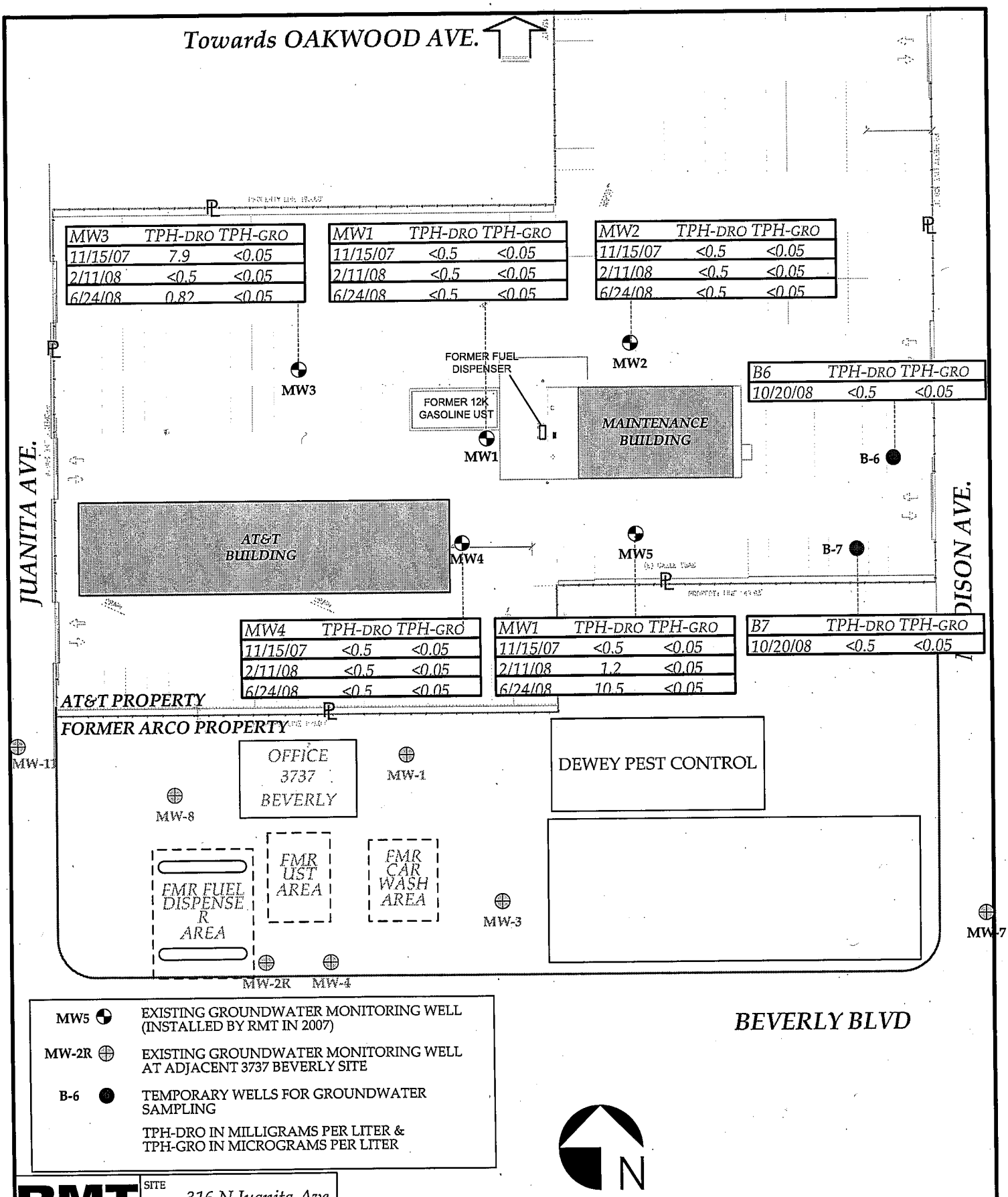
316 N Juanita Ave, Los Angeles

SUMMARY OF GROUNDWATER
ANALYTICAL DATA COLLECTED FROM TEMPORARY WELLS
October 20, 2008

TABLE 1

RMT	TPH-DRO	TPH-ORO	TPH-GRO	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	ETBE, DIPE, TAME	TBA	Ethanol
Temp Well ID	Groundwater Analytical Results										
	mg/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L
B6	<0.5	<0.5	<50	<2	<1	<1	<1	<2	<2	<10	<500
B7	<0.5	<0.5	<50	<2	<1	<1	<1	<2	<2	<10	<500

mg/L Milligrams per Liter
ug/L Micrograms per Liter



RMT 601 W 5th St Ste 760 Los Angeles CA 90071	SITE 316 N Juanita Ave, Los Angeles CA 90004	SIZE A	CLIENT at&t	SHEET TITLE CURRENT & HISTORICAL TPH-DRO & TPH-GRO CONCENTRATIONS IN GROUNDWATER
DRAWN CPD APPROVED BY: AL				REV
SCALE 0 ft 50 ft		PROJECT 00-06644.04	2008_GRAB.VSD	FIGURE NO 5

WELL CONSTRUCTION DIAGRAM

PROJ. NAME: AT&T LSANCA86 (G1118) FACILITY			WELL ID: MW-1 to MW-5
PROJ. NO: 00-06644.04	DATE INSTALLED: 11/1/2007	INSTALLED BY: AL	CHECKED BY:

ELEVATION (BENCHMARK: USGS)	DEPTH BELOW OR ABOVE GROUND SURFACE (FEET)	
	0	GROUND SURFACE
	0.3	TOP OF CASING
	1	CEMENT SURFACE PLUG
		4 Bags
		GROUT/BACKFILL MATERIAL
		BENTONITE/CEMENT SLURRY
		GROUT/BACKFILL METHOD
		FILL FROM ABOVE
10"		2 bags
	6	GROUT
		BENTONITE SEAL MATERIAL
		MEDIUM CHIPS
	8	BENTONITE SEAL
	10	TOP OF SCREEN
		FILTER PACK MATERIAL
20'		MEDIUM, WASHED SAND
		(7 Bags)
	30'	BOTTOM OF SCREEN
	30'	BOTTOM OF FILTER PACK
	N/A	BENTONITE PLUG
		BACKFILL MATERIAL
	30'	HOLE BOTTOM

RISER PIPE LENGTH

SCREEN LENGTH

NOTES:

CASING AND SCREEN DETAILS

TYPE OF RISER: 2-INCH PVC

PIPE SCHEDULE: 40

PIPE JOINTS: THREADED O-RINGS

SOLVENT USED? NO

SCREEN TYPE: 2-INCH PVC

SCR. SLOT SIZE: 0.01-INCH INCH

BOREHOLE DIAMETER: 8 IN. FROM 0 TO 30 FT.
____ IN. FROM ____ TO ____ FT.

SURF. CASING DIAMETER: ____ IN. FROM ____ TO ____ FT.
____ IN. FROM ____ TO ____ FT.

WELL DEVELOPMENT

DEVELOPMENT METHOD: SURGE AND BAIL

TIME DEVELOPING: 0.5 HOURS PER WELL

WATER REMOVED: 10 TO 20 GALLONS

WATER ADDED: 0 GALLONS

WATER CLARITY BEFORE / AFTER DEVELOPMENT

CLARITY BEFORE:

COLOR BEFORE:

CLARITY AFTER:

COLOR AFTER:

ODOR (IF PRESENT):

REGISTERED PROFESSIONAL ENGINEER ★ ALAN LAU ★ No. 43250 EXP. 9/30/08 CIVIL ★ STATE OF CALIFORNIA

WATER LEVEL SUMMARY

SWE MEASUREMENT		DATE	TIME
BEFORE DEVELOPING:	T/PVC		
AFTER DEVELOPING:	T/PVC		
OTHER	T/PVC		
OTHER	T/PVC		

PROTECTIVE COVER AND LOCK INSTALLED? ☑ YES ☐ NO

PERMANENT, LEGIBLE WELL LABEL ADDED? ☑ YES ☐ NO

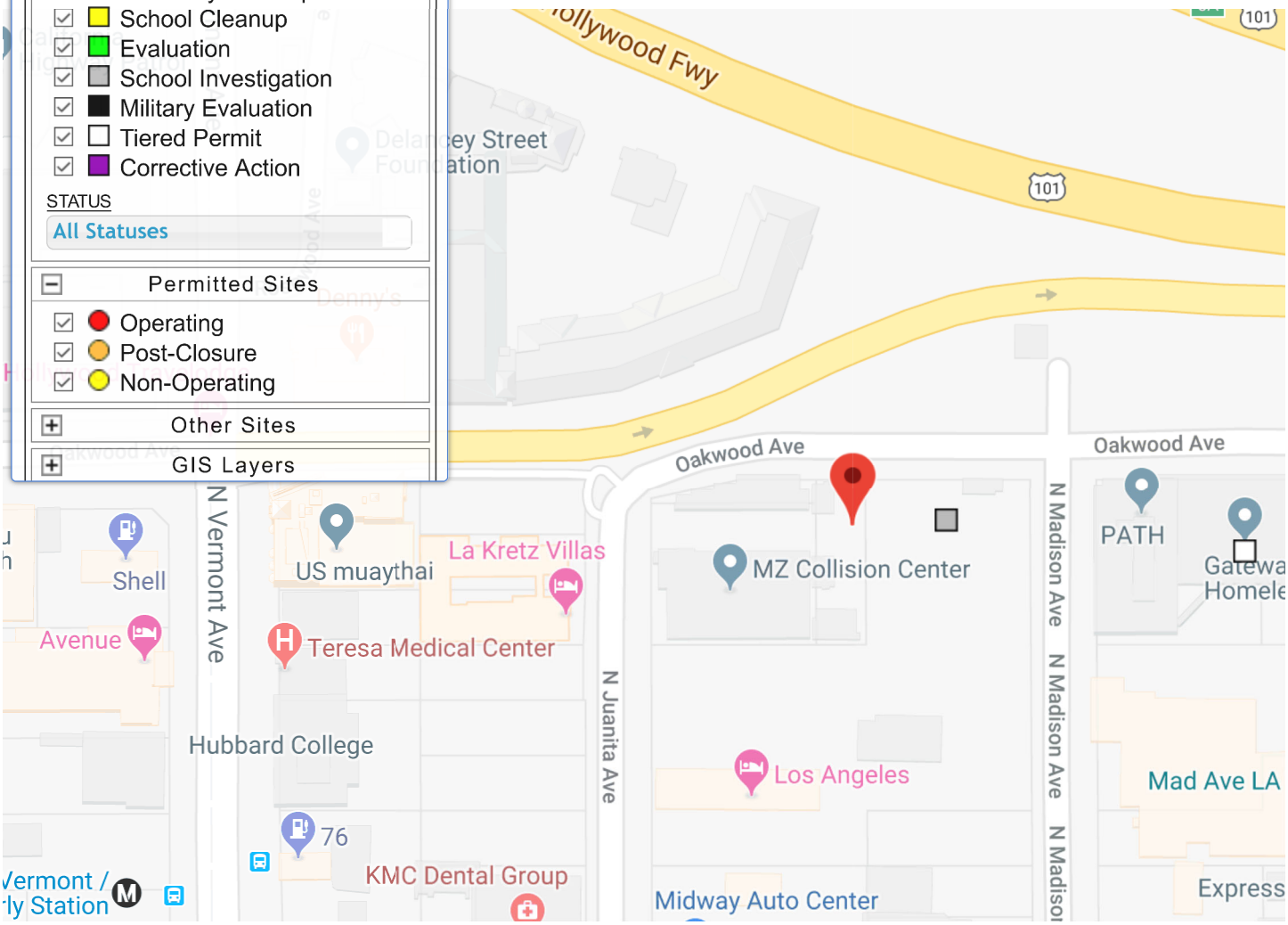
ENVIROSTOR

3814 Oakwood Ave, Los Angeles CA

Map Address

- Sites and Facilities
  - Cleanup Sites
    - Federal Superfund
    - State Response
    - Voluntary Cleanup
    - School Cleanup
    - Evaluation
    - School Investigation
    - Military Evaluation
    - Tiered Permit
    - Corrective Action

    STATUS: All Statuses
  - Permitted Sites
    - Operating
    - Post-Closure
    - Non-Operating
  - Other Sites
  - GIS Layers



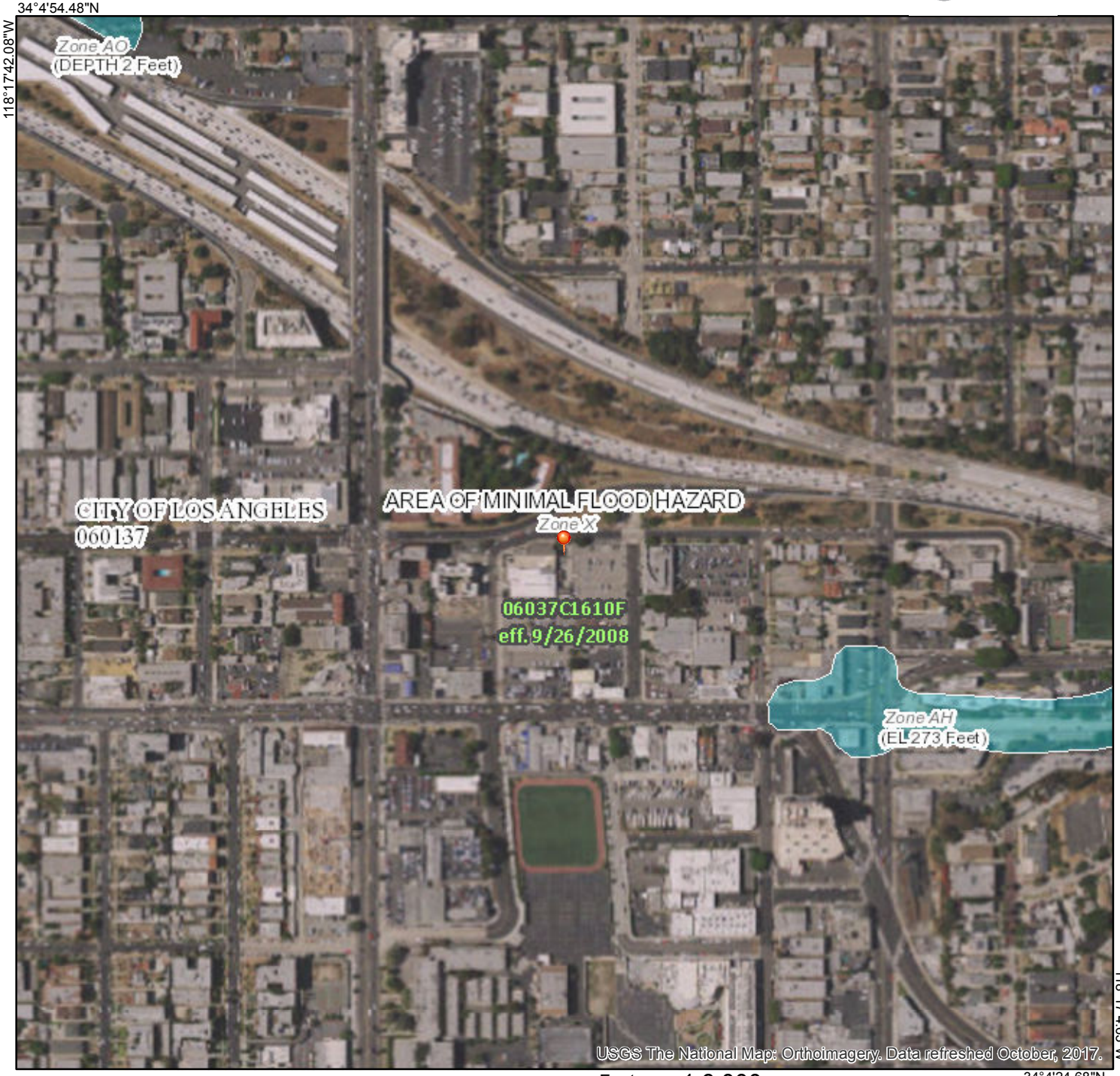
Google 20 m Map data ©2019 Google

SITES CURRENTLY VISIBLE ON MAP — 2 SITES LISTED — EXPORT THIS LIST TO EXCEL

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
BELMONT/HOLLYWOOD NO. 1	INACTIVE - ACTION REQUIRED	SCHOOL INVESTIGATION	OAKWOOD AVENUE/JUANITA AVENUE	LOS ANGELES
GORE GRAPHICS	REFER: OTHER AGENCY	TIERED PERMIT	340 N. MADISON AVENUE	LOS ANGELES

National Flood Hazard Layer FIRMette

FEMA



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- **SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE) *Zone A, V, A99*
  - With BFE or Depth *Zone AE, AO, AH, VE, AR*
  - Regulatory Floodway
- **OTHER AREAS OF FLOOD HAZARD**
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
  - Future Conditions 1% Annual Chance Flood Hazard *Zone X*
  - Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
  - Area with Flood Risk due to Levee *Zone D*
- **OTHER AREAS**
  - NO SCREEN Area of Minimal Flood Hazard *Zone X*
  - Effective LOMRs
  - Area of Undetermined Flood Hazard *Zone D*
- **GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- **OTHER FEATURES**
  - 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
  - Coastal Transect
  - 513 Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- **MAP PANELS**
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/10/2019 at 4:25:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Department of Toxic Substances Control

Jared Blumenfeld
Secretary for Environmental Protection

Meredith Williams, Ph.D. , Acting Director
1001 "I" Street
P.O. Box 806
Sacramento , California 95812-0806

Gavin Newsom
Governor

Facility Search Results

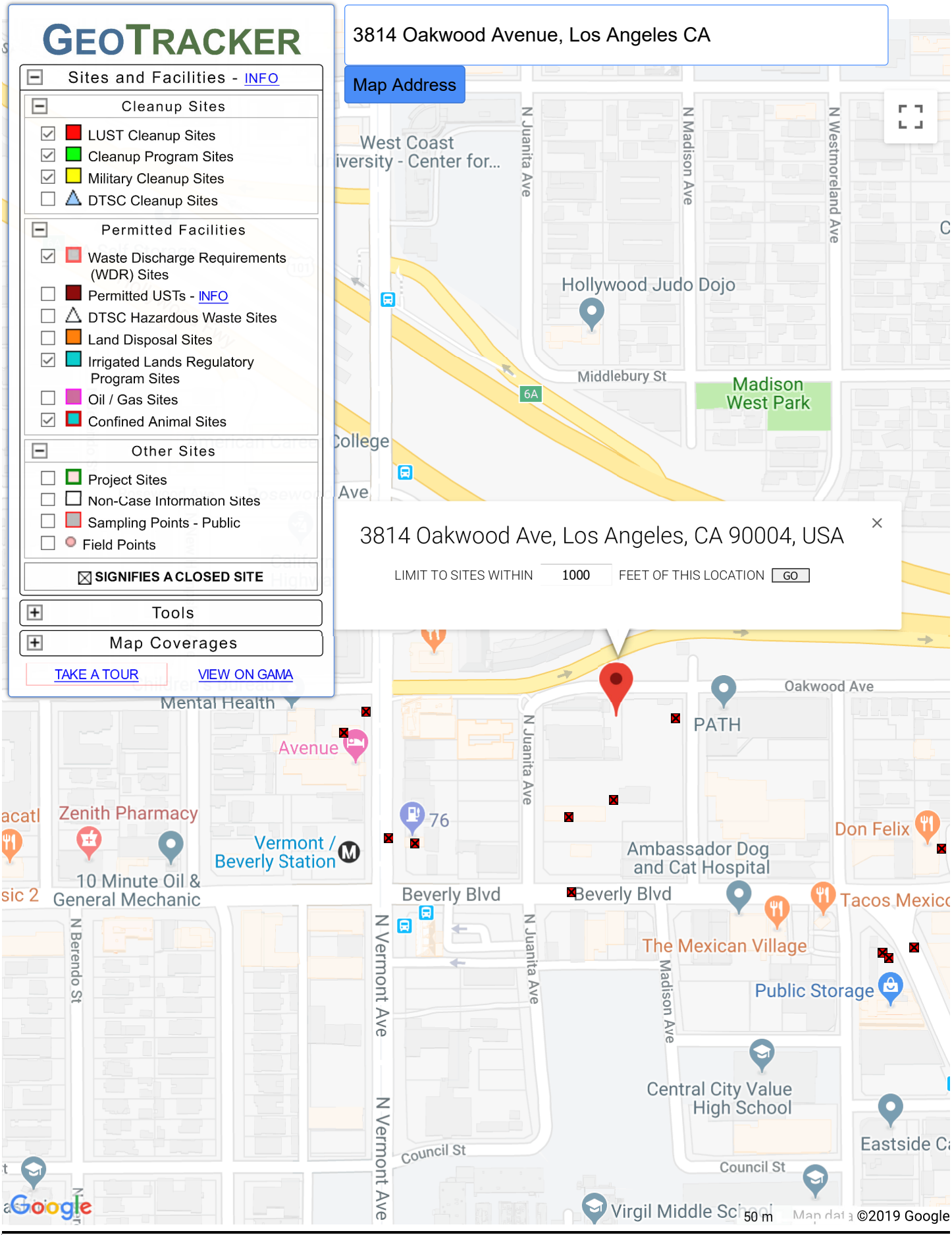
Selection Criteria:

Facility:	
Search on:	*Physical Address*
Street:	*Oakwood*
Zip:	*90004*
Status:	*Active and Inactive*
Sort Direction:	*asc*
Sorted By:	*EPA ID*
Records Found:	*16*

EPA ID Number	Name	Address	City	Zip
CAC000306537	1X L A U S D	4211 OAKWOOD AVE	LOS ANGELES	900040000
CAC000557376	1X PACIFIC BELL	3804 OAKWOOD AVENUE	LOS ANGELES	900040000
CAC002362775	LOUELLA MCNEAL	4718 OAKWOOD AVE	LOS ANGELES	900040000
CAC002592358	AMERICAN TECHNOLOGIES	4712 OAKWOOD AVE	LOS ANGELES	900043113
CAC002592359	AMERICAN TECHNOLOGIES	4706 OAKWOOD AVE	LOS ANGELES	900043113
CAC002641224	HISAKL KUNIMUNE	4842 OAKWOOD AVE	LOS ANGELES	900043107
CAC002780293	JINNY MOON	4848 OAKWOOD AVE	LOS ANGELES	900043107
CAC002800164	PARK PLACE MANAGEMENT	4101 OAKWOOD AVE	LOS ANGELES	900043345
CAC002814346	KENNETH REE	4807 OAKWOOD AVE	LOS ANGELES	900043106
CAC002827042	PEDRO ACOSTO	4003 OAKWOOD AVE	LOS ANGELES	900043435
CAC002862523	MICHAEL MARYLANDER	4814 OAKWOOD AVE # 4816	LOS ANGELES	900043107
CAC002863653	AGM DEVELOPMENT, INC.	4711 OAKWOOD AVE STE 200	LOS ANGELES	900042476
CAC002875575	CHUCK AZZUZ	4614 OAKWOOD AVE # 4616	LOS ANGELES	900042708
CAC002882356	WEST COAST 2014-1, LLC.	4826 OAKWOOD AVENUE	LOS ANGELES	90004
CAC002980516	GOUN WILKEN	4412 OAKWOOD AVE	LOS ANGELES	90004
CAD982021529	LAUSD/ ALEXANDRIA AVE ELEM	4211 OAKWOOD AVE	LOS ANGELES	900040000

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: *03/10/2019*



SITES CURRENTLY VISIBLE ON MAP

Department of Toxic Substances Control

Jared Blumenfeld
Secretary for Environmental Protection

Meredith Williams, Ph.D. , Acting Director
1001 "I" Street
P.O. Box 806
Sacramento , California 95812-0806

Gavin Newsom
Governor

Facility Search Results

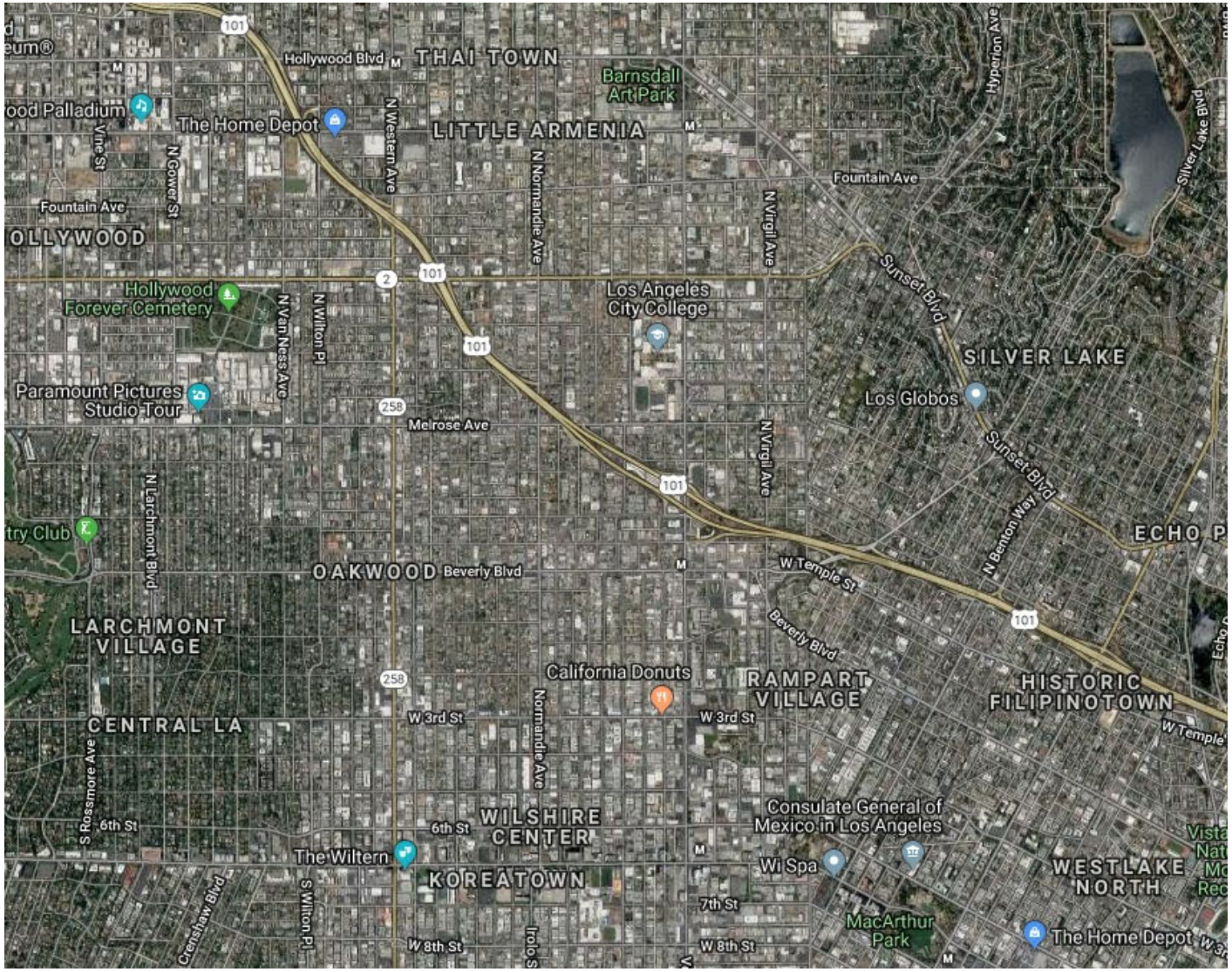
Selection Criteria:

Facility:
Search on: Physical Address
Street: Juanita
Zip: 90004
Status: Active and Inactive
Sort Direction: asc
Sorted By: EPA ID
Records Found: 14

EPA ID Number	Name	Address	City	Zip
CAC000566464	1X LOS ANGELES UNIFIED SCHOOL DISTRICT	218 JUANITA AVEUE	LOS ANGELES	900040000
CAC000566472	1X LOS ANGELES UNIFIED SCHOOL DISTRICT	206 JUANITA AVENUE	LOS ANGELES	900040000
CAC001072736	1X MARY CARROLL TRUST	220 N JUANITA AVE	LOS ANGELES	900040000
CAC002321897	ALPHA PROPERTY MANAGEMENT	249 N JUANITA	LOS ANGELES	900040000
CAC002453263	LOS ANGELES USD	244 S JUANITA AVE	LOS ANGELES	900040000
CAC002568066	LOS ANGELES DEPT OF WATER & POWER	2ND ST & JUANITA AVE	LOS ANGELES	90004
CAC002637369	UNITED STATES OF TERA	340 N JUANITA AVE	LOS ANGELES	90004
CAC002661526	LA PRO I APARTMENTS	249 S JUANITA AVE	LOS ANGELES	900040000
CAD980891683	PACIFIC BELL TELEPHONE CO DBA AT&T CALIF	316 N JUANITA ST	LOS ANGELES	900040000
CAD983622960	MIDWAY FORD BODY SHOP	206 N JUANITA AVE	LOS ANGELES	900040000
CAL000268021	SOUTH COAST TOWING INC	228 JUANITA AVE	LOS ANGELES	90004
CAL000419544	MZ COLLISION CENTER INC	340 N JUANITA AVE	LOS ANGELES	90004
CAR000192195	LAUSD/CENTRAL REGION ELEMENTARY SCHOOL NO 20	218 N JUANITA AVE	LOS ANGELES	900040000
CAX000145441	1X PACIFIC BELL	316 NO.JUANITA AVE.	LOS ANGELES	900040000

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 03/10/2019



Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines

500 m
1000 ft

Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to npms@dot.gov.

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at www.npms.phmsa.dot.gov

Date Printed: Mar 10, 2019

811 Know what's below. Call before you dig.

Facility INformation Detail (F.I.N.D.)

Select Search Type: Find a Facility

Name:

Street: Oakwood

City:

Zip: 4

SEARCH RESULTS

RECLAIM TITLE V

SEARCH Results

Street: Oakwood ×

Zip: 90004 ×

Clear all Filters

Sort: Status

131444 (.allListModal)

Facility Name LA UNI SCH DIST, ALEXANDRIA ES

Facility Address: 4211 OAKWOOD, LOS ANGELES, CA 90004

Status: ACTIVE

66372 (.allListModal)

Facility Name PACIFIC BELL

Facility Address: 3804 OAKWOOD AVE, LOS ANGELES, CA 90004

Export all records to Excel

South Coast Air Quality Management District
21865 Copley Dr,
Diamond Bar, CA 91765
909-396-2000

[redacted]

Detail (F.I.N.D.)

/privacy)

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[redacted] Street

Questions/Need Info? (mailto:webinquiry@aqmd.gov) |

Report Website Problem (mailto:webeditor@aqmd.gov)

[redacted]

☐ RECLAIM ☐ TITLE V SEARCH

[redacted]

APPENDIX F

QUALIFICATIONS

Brant Rotnem – Associate Consultant

BA Environmental Politics – University of California, Berkeley

Mr. Rotnem has worked in the environmental service industry since 2007, and provides project management to ensure ASTM compliance and satisfaction of client requirements for Phase I Environmental Site Assessments performed throughout North America. He has successfully completed assessments on a variety of residential, commercial, and complex industrial sites. Mr. Rotnem is accustomed to all aspects of Due Diligence Property Assessments and the needs and requirements of a variety of reporting standards, including ASTM, EPA's All Appropriate Inquiry (AAI), Freddie Mac, Fannie Mae, and customized client formats.

Project experience for Mr. Rotnem includes:

- Phase I Environmental Site Assessments - performance and review of hundreds of ASTM E1527-00, E1527-05, and E1527-13 (All Appropriate Inquiry) Phase I investigations for sites ranging from multi-family properties to industrial facilities
- Environmental Transaction Screens
- Limited Environmental Site Assessments
- Regulatory Database Reviews
- Environmental Historical Reviews
- Environmental Transaction Analyses
- Site Surveys
- Historical Records Reviews

In addition, Mr. Rotnem conducts ASHRAE I/II energy audits for small and medium commercial buildings, as well as multi-family residential properties. He has completed various trainings at the Pacific Energy Center and PG&E, and has consulted on implementation of efficiency protocol including heating and cooling systems, lighting, hot water systems and piping, building envelope and insulation, water efficiency, zoning, appliances, and refrigeration.

Mr. Rotnem has been trained in a range of disciplines including environmental science, geography, environmental economics, policy analysis, and energy and resource management. He has performed research in the environmental field in the US, Kenya, France and Cuba.

Taylor Strickland – Client Manager, Senior Project Manager

B.S. – Marine Science/Biology Dual Major, Chemistry Minor
University of Miami

OSHA 40-hour Hazardous Waste Operations and OSHA Supervisor Certified

Mr. Strickland has worked in environmental consulting, due diligence, and remediation services since 2006. Mr. Strickland's current responsibilities include ensuring ASTM compliance and satisfaction of client requirements, project coordination, and oversight due diligence work in the Rocky Mountain Region. Work functions involve project development and planning, assisting clients, project oversight and technical writing. His experience includes due diligence investigations, soil and groundwater investigations, and remediation.

Project experience for Mr. Strickland includes:

- Working with petroleum related investigations including underground storage tank investigations, monitoring and remediation.
- Monitoring and operation of groundwater treatment systems.
- Oversight and installation of remediation systems, monitoring wells, and the associated sampling.
- Operation and Maintenance of multiple types of remediation systems.
- Due diligence work including database reviews, Phase I, and Phase II site investigations.
- Subsurface investigations involving various chemical releases with the soil and groundwater.

Mr. Strickland has been with AEI since 2012 and provides project management to ensure ASTM compliance and satisfaction of client requirements for Phase I Environmental Site Assessments, Environmental Transaction Analyses, Transaction Screens, and Database Reviews. Mr. Strickland's management and technical experience has allowed AEI's projects to be performed in a cost effective and timely manner to the satisfaction of AEI's clients and regulatory agencies.

APPENDIX G

LIST OF COMMONLY USED ABBREVIATIONS

UNITS

µg/L	Micrograms per Liter	**pCi/L**	PicoCuries per Liter
mg/kg	Milligrams per Kilogram	**ppb**	Parts per Billion
mg/L	Milligrams per Liter	**ppm**	Parts per Million

ABBREVIATIONS AND ACRONYMS

ACM	Asbestos-Containing Material	**NESHAP**	National Emission Standards for Hazardous Air Pollutants
ADJ	Adjacent site	**NFA**	No Further Action
AEI	AEI Consultants	**NFRAP**	No Further Remedial Action Planned
AHERA	Asbestos Hazard Emergency Response Act	**NLR**	No Longer Reporting
APN	Assessor's Parcel Number	**NOV**	Notice of Violation
AST	Aboveground Storage Tank	**NPL**	National Priorities List
AUL	Activity and Use Limitation	**O&M**	Operations and Maintenance
bgs	Below Ground Surface	**OEC**	Other Environmental Considerations
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes	**OSHA**	Occupational Safety and Health Administration
CERCLA	Comprehensive Environmental Response Compensation and Liability Act	**PCB**	Polychlorinated Biphenyl
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System	**PCE, PERC**	Perchloroethylene, Tetrachloroethylene, Tetrachloroethene
CESQGs	Conditionally Exempt Small Quantity Generators	**RCRA**	Resource Conservation and Recovery Act
COC	Contaminant of Concern	**REC**	Recognized Environmental Condition
CREC	Controlled Recognized Environmental Condition	**RP**	Responsible Party
EC	Engineering Controls	**SDS**	Safety Data Sheet
EDR	Environmental Data Resources, Inc.	**SEMS**	Superfund Enterprise Management System
EPA	Environmental Protection Agency	**SF**	Square Footage/Square Feet
ERIS	Environmental Risk Information Services	**SP**	Subject Property
ERNS	Emergency Response Notification System	**SQG**	Small Quantity Generator
ESA	Environmental Site Assessment	**SWLF**	Solid Waste Landfill
GPR	Ground-Penetrating Radar	**SVOC**	Semi-Volatile Organic Compound
HREC	Historical Recognized Environmental Condition	**TCE**	Trichloroethylene, Trichloroethene
HVAC	Heating, Ventilation and Air Conditioning	**TPH**	Total Petroleum Hydrocarbons
HWS	Hazardous Waste Site	**TPHd**	Total Petroleum Hydrocarbons (diesel range)
IC	Institutional Controls	**TPHg**	Total Petroleum Hydrocarbons (gasoline range)
LBP	Lead-Based Paint	**TPHo**	Total Petroleum Hydrocarbons (oil range)
LCP	Lead-Containing Paint	**TRPH**	Total Recoverable Petroleum Hydrocarbons
LLP	Landowner Liability Protection	**TSDF**	Treatment, Storage, and Disposal Facility
LQG	Large Quantity Generator	**USDA**	United States Department of Agriculture
LUST	Leaking Underground Storage Tank	**USGS**	United States Geological Survey
MCL	Maximum Contaminant Level	**UST**	Underground Storage Tank
MTBE	Methyl Tertiary Butyl Ether	**VCP**	Voluntary Cleanup Program
ND	None Detected	**VOC**	Volatile Organic Compound

APPENDIX G:

UTILITIES AND SERVICE PROVIDER RESPONSE LETTERS

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CITY OF LOS ANGELES
CALIFORNIA

BOARD OF PUBLIC WORKS MEMBERS

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HYPERION EXECUTIVE PLANT MANAGER

WASTEWATER ENGINEERING SERVICES DIVISION
2714 MEDIA CENTER DRIVE
LOS ANGELES, CA 90065
FAX: (323) 342-6210
WWW.LACITYSAN.ORG

August 26, 2019

Ms. Adrianna Gjonaj, Environmental Planner
Parker Environmental Consultants
23822 Valencia Boulevard, Suite 301
Valencia, CA 91355

Dear Ms. Gjonaj,

ENLIGHTENMENT PLAZA PROJECT - REQUEST FOR WASTEWATER SERVICE INFORMATION

This is in response to your August 20, 2019 letter requesting a review of your proposed residential project bordered by: west of N Juanita Avenue, north of Oakwood Avenue, east to N Madison Avenue, and south of two commercial buildings with associated parking lots in the city of Los Angeles, CA 90731. The project will consist of 454 residential units. 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)
Proposed			
Residential: Studio	75 GPD/ DU	370 DU	27,750
Residential: APT-1 BDRM	110 GPD/ DU	71 DU	7,810
Residential: APT-2 BDRMS	150 GPD/ DU	13 DU	1,950
Supportive Services	50 GPD/1000 SQ.FT	19,641 SQ.FT	982
Common Area	50 GPD/1000 SQ.FT	6,595 SQ.FT	330
Total			**38,822**

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Juanita Ave. The sewage from the existing 8-inch line feeds into a 20-inch line on Berendo St before discharging into a 48-inch sewer line on Normandie Ave. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 8-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
8	Juanita Ave.	*	229,323 GPD
18	Madison Ave.	33	2.59 MGD
20	Berendo St.	31	2.05 MGD
48	Normandie Ave.	27	29.86 MGD

* No gauging available

Based on the 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 has insufficient capacity, then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. Any sewer ejector shall be reviewed by LASAN staff prior to City of Los Angeles Department of Building and Safety (LADBS) approval. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at chris.demonbrun@lacity.org.

STORMWATER REQUIREMENTS

LA Sanitation, Watershed Protection Program (WPP) 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 (LID Ordinance) and as it may be subsequently amended or modified. Prior to issuance of grading or building permits, the Applicant shall submit a LID Plan to the City of Los Angeles, LA Sanitation, Watershed Protection Division (WPD), for review and approval. The LID Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.

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 early phases of the project from WPD's plan-checking staff.

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. Additionally, 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, 3rd Fl, Station 18.

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.

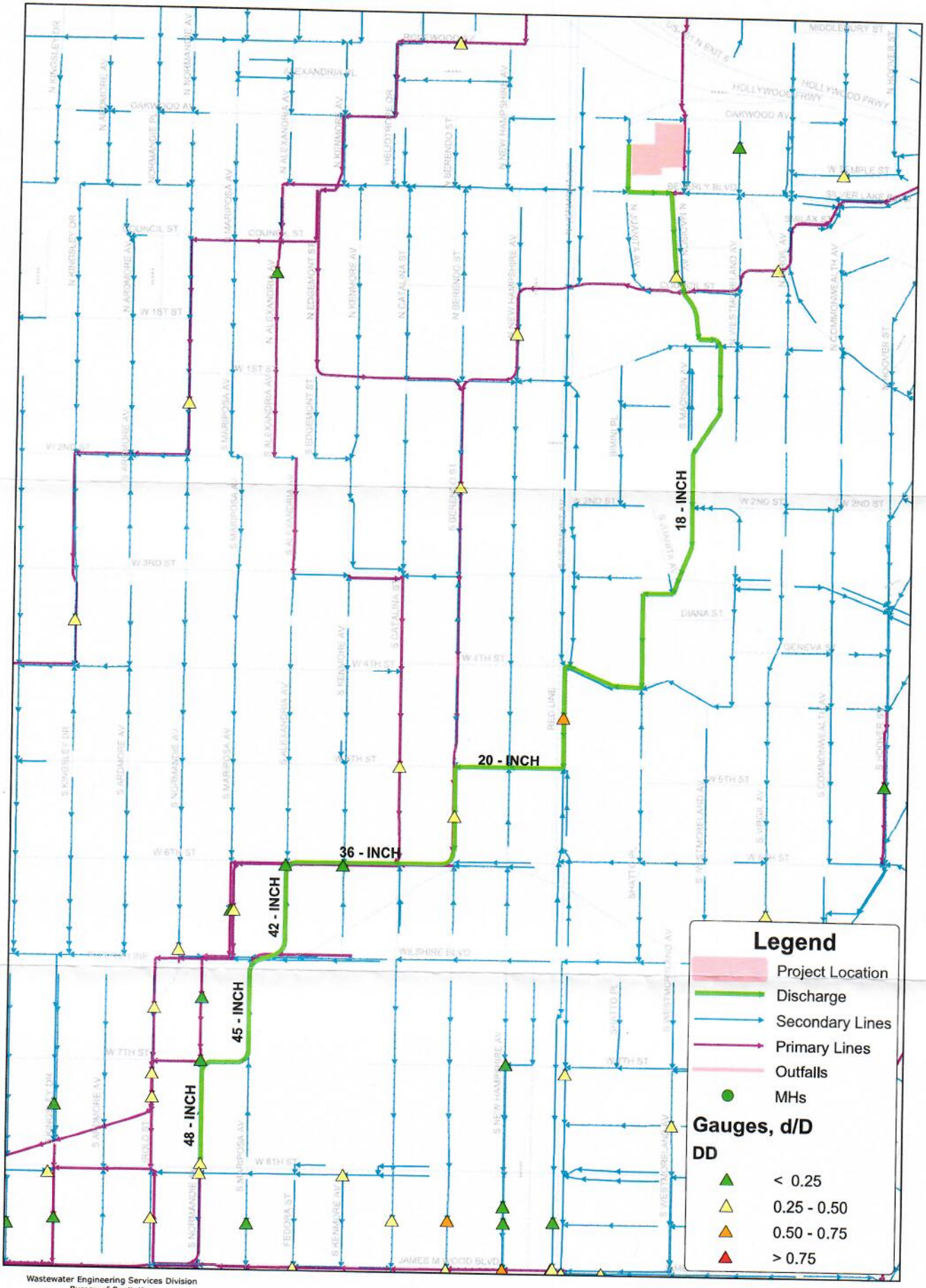
Sincerely,

Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation and Environment

AP/CD: 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
Enlightenment Plaza Project
Sewer Map

N
W E
S

0 187.5 375 750 1,125 1,500
Feet

Thomas Brother Data reproduced with permission granted by THOMAS BROS MAP

LOS ANGELES UNIFIED SCHOOL DISTRICT

Facilities Services Division

DATE: September 17, 2019

TO: Adrianna Gjonaj
Parker Environmental Consultants
23822 Valencia Boulevard, Suite 301
Santa Clarita, CA 91355

FROM: Rena Perez, Director
Master Planning & Demographics

SUBJECT: Environmental Impact Report Information Requested for: ***ENLIGHTENMENT PLAZA PROJECT,*** *312, 316, 322, 328 North Juanita Avenue; 317, 321, 327, 333, 339, 345 North Madison Avenue; and 3812, 3812 ½, 3814, 3814 ½, 3818, 3820, 3838 Oakwood Avenue, Los Angeles, CA 90004. The project is planned to construct five 100 percent affordable housing multifamily residential buildings with 454, (71 one-bedroom, 13 two-bedroom and 370 studios), low-income dwelling units.*

Included please find a ***LAUSD Schools Enrollments and Capacities Report*** for the schools and programs serving the project address. This report contains the most recent data available on operating capacities and enrollments, and is designed to address any questions pertaining to overcrowding and factors related to school capacity. All schools operate on single track calendar.

Please note that no new school construction is planned and the data in this report *already take into account*: portable classrooms on site, additions being built onto existing schools, student permits and transfers, programs serving choice areas, and any other operational activities or educational programming affecting the operating capacities and enrollments among LAUSD schools.

Additional information on LAUSD's Capital Improvement programs can be found on the Facilities Services Division main webpage at http://www.laschools.org/new-site/. Listings of residential schools and other programs serving the project can be found using LAUSD's Residential School Finder at http://rsi.lausd.net/ResidentSchoolIdentifier/.

The Developer Fee Justification Study with student generation rates can be found online at https://achieve.lausd.net/domain/921.

MASTER PLANNING AND DEMOGRAPHICS RESPONSE TO SPECIFIC QUESTIONS

Question: 1 & 2 Please see LAUSD Schools Enrollments and Capacities Report details;

ATTACHMENTS

1. LAUSD SCHOOLS ENROLLMENTS AND CAPACITIES REPORT

2. BOUNDARY DESCRIPTIONS FOR SCHOOLS SERVING PROPOSED PROJECT
   Boundary descriptions for existing schools identified as serving the proposed project

Sincerely,

Rena Perez, Director

PROJECT SERVED: ENLIGHTENMENT PLAZA PROJECT, 312, 316, 322, 328 North Juanita Avenue; 317, 321, 327, 333, 339, 345 North Madison Avenue; and 3812, 3812 ½, 3814, 3814 ½, 3818, 3820, 3838 Oakwood Avenue, Los Angeles, CA 90004. The project is planned to construct five 100 percent affordable housing multifamily residential buildings with 454, (71 one-bedroom, 13 two-bedroom and 370 studios), low-income dwelling units.

SCHOOL YEAR: 2017-2018

1	2	3	4	5	6	7	8	9	10
Cost Center Code	School Name	Capacity	Resident Enrollment	Actual Enrollment	**Current seating overage/(shortage)**	Overcrowded **Now**?	Projected Enrollment	**Projected seating overage/(shortage)**	Overcrowding Projected in **Future**?
1230701	Lee El Med Hlth Mag	702	688	1131	14	**Yes**	682	20	**Yes**
1820801	King MS Mag Flm/Mdia	2140	2197	2455	(57)	**Yes**	2160	(20)	**Yes**
1875001	Marshall SH	2677	2143	2403	534	**No**	2263	414	**No**

Schools Planned to Relieve Known Overcrowding

NONE

see next page

NOTES:

[1] School's ID code.

[2] School's name

[3] School's operating capacity. The maximum number of students the school can serve with the school's classroom utilization. Excludes capacity allocated to charter co-locations. Includes capacity for magnet programs.

[4] The total number of students living in the school's attendance area and who are eligible to attend the school at the start of the reported school year, plus students enrolled at any on-site magnet centers.

[5] The number of students actually attending the school at the start of the reported school year, including magnet students.

[6] Reported school year seating overage or (shortage): equal to (capacity) - (resident enrollment).

[7] Reported school year overcrowding status of school. The school is overcrowded if any of these conditions exist:
-There is a seating shortage.
-There is a seating overage of LESS THAN or EQUAL TO a margin of 20 seats.

[8] Projected 5-year total number of students living in the school's attendance area and who are eligible to attend the school as of the start of the school year. Includes magnet students.

[9] Projected seating overage or (shortage): equal to (capacity) - (projected enrollment).

[10] Projected overcrowding status of school. The school will be considered overcrowded in the future if any of these conditions exist:
-There is a seating shortage in the future.
-There is a seating overage of LESS THAN or EQUAL TO a margin of 20 seats in the future.

° Magnet Schools with Resident Kindergarten Enrollment: Resident enrollment is reported for Kindergarten only. Actual enrollment is reported for all grades in school. Projected data not reported.

* Enrollment is by application only.

Resident School Identifier

Instructions:
In the search field below, please enter a street address to identify the designated resident schools associated with the property in question. Please be sure to include the Address Number; Street Direction (i.e. N, S, E, or W); Street Name; Street Suffix/Type, where applicable (i.e. St, Ave, Blvd, etc.); Suffix Direction, where applicable after the Street Suffix/Type (i.e. N, S, E, or W); and Zip Code. An example of this suggested formatting would be 1414 W Vernon Ave, 90062. When searching for an address on a numbered street, please include the appropriate ordinal suffix (i.e. 12th, 41st, 62nd, or 103rd). Please omit any unit designations such as Apt A, Unit 1, or any fractions added to the house number. If you are experiencing difficulties in finding the designated resident schools for your search address, please try this alternative search method.

To identify the LAUSD Board District you reside in, click this link http://rrcc.lacounty.gov/OnlineDistrictmapApp/
For questions regarding Resident School Identifier, click this link mpd@lausd.net

312 N Juanita Ave, Los Angeles, CA, 90004, USA

Results for address: **312 N Juanita Ave, Los Angeles, California, 90004**

If the above search result is not the intended address, please select the 'Show more results' link, if displayed within the map area. Additionally, please verify your search entry following the instructions listed above.

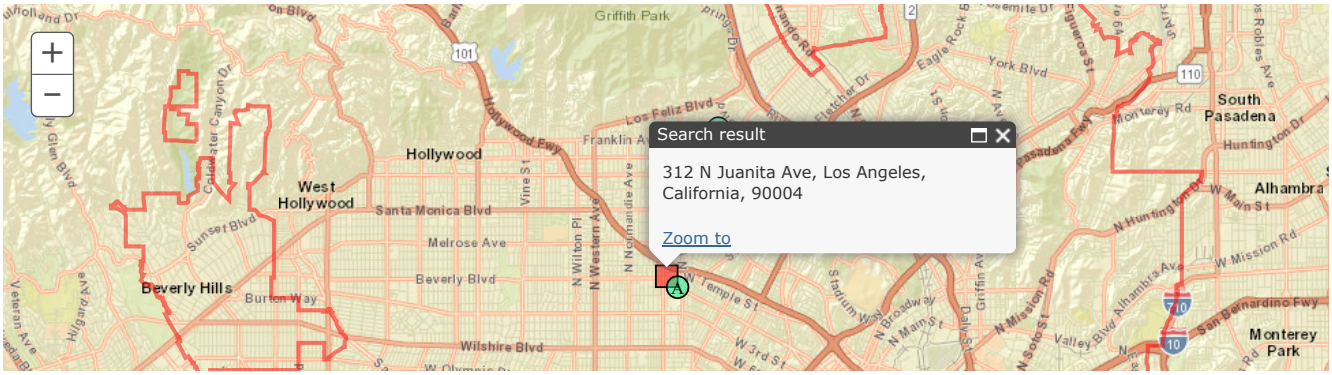
The resident LAUSD School assignments listed below are in effect for this school year and are applicable to students currently eligible to enroll. School attendance boundaries are subject to change as warranted by shifts and growth in student population, by opening of new schools and the reopening of closed schools, and as deemed necessary by LAUSD. Information about schools with boundary changes effective in the upcoming school year and the areas affected by the changes is available on the Boundary Change Information Page.

CAMPUS	LOCN	SCHOOL NAME	GRADES	ENROLLMENT OPTION	LOCAL DISTRICT	BOARD DISTRICT	ADDRESS	PHONE
A	2307	Dr Sammy Lee Elementary Medical and Health Science Magnet	K-5	SCHOOL IN CHOICE AREA SEE NOTE(S) BELOW[56]	C	2	3600 COUNCIL ST, LOS ANGELES, CA 90004	213-368-8775
B	8208	Thomas Starr King Middle School Magnet: Film and Media	6-8	SCHOOL IN CHOICE AREA SEE NOTE(S) BELOW[57]	C	5	4201 FOUNTAIN AVE, LOS ANGELES, CA 90029	323-644-6700
C	8750	John Marshall Senior High	9-12	ASSIGNED RESIDENT SCHOOL	C	5	3939 TRACY ST, LOS ANGELES, CA 90027	323-671-1400

[56]Students choosing to attend Dr. Lee Medical and Health Science Magnet ES will need to submit a Choices Application. For further information on the Choices Application process, please visit the E-Choices Website at: http://echoices.lausd.net, or contact the school directly.

[57]Students choosing to attend King MS Film and Media Magnet will need to submit a Choices Application. For further information on the Choices Application process, please visit the E-Choices Website at: http://echoices.lausd.net, or contact the school directly.

Mapped Results:
The red square marks the location of the entered address. The lettered map markers represent individual campus locations and correspond to the campus letter in the resident schools list above. In some instances multiple schools may exist on a single campus. Users may need to use the pan and/or zoom functions to change the map view in order to see all the school markers indicated on the list.



LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 2307 **COST CENTER:** 1230701

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR Dr. SAMMY LEE MEDICAL & HEALTH SCIENCES MAGNET SCHOOL EFFECTIVE JULY 1, 2013.

The area described below has been approved as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective (New School).

This is an official copy for your file.

(GRADES K - 5)

HOLLYWOOD FREEWAY * SILVER LAKE BOULEVARD * TEMPLE STREET TO HOOVER STREET * TEMPLE STREET (BOTH SIDES EXCLUDED) TO ROBINSON STREET * ROBINSON STREET (BOTH SIDES EXCLUDED) * BEVERLY BOULEVARD (BOTH SIDES EXCLUDED) TO HOOVER STREET * BEVERLY BOULEVARD (BOTH SIDES) * FIRST STREET (BOTH SIDES) * WESTMORELAND AVENUE (BOTH SIDES) AND EXTENSION * SECOND STREET (BOTH SIDES EXCLUDED) * WESTMORELAND AVENUE (BOTH SIDES EXCLUDED) TO THIRD STREET * WESTMORELAND AVENUE (BOTH SIDES) * FOURTH STREET (BOTH SIDES) * VERMONT AVENUE.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION:
School
Transportation Branch
Master Planning and Demographics
Office of Environmental Health and Safety
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

LOC. CODE: 8208 COST CENTER: 1820801

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR THOMAS STARR KING MIDDLE SCHOOL FILM & MEDIA STUDIES MAGNET EFFECTIVE JULY 1, 2011 (UPDATE 7-1-2012; 7-1-2014) (NAME CHANGE 7-1-2013).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 1, 2011 (update 7-1-2012; name change 7-1-2013). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 6 - 8)

LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * LOS ANGELES RIVER * SILVER LAKE BOULEVARD EXTENDED SOUTHERLY, THEN SOUTHWESTERLY, EAST OF WAVERLY DRIVE AND LOCKSLEY PLACE * SILVER LAKE BOULEVARD AND EXTENSION * SILVER RIDGE AVENUE * GLENDALE BOULEVARD * SILVER LAKE BOULEVARD * FANNING STREET * EFFIE STREET * SILVERWOOD TERRACE (BOTH SIDES EXCLUDED) * ANGELUS AVENUE AND EXTENSIONS (BOTH SIDES EXCLUDED), THROUGH AND EXCLUDING 2810 RESERVOIR STREET, TO AND INCLUDING 2807 SUNSET BOULEVARD * SUNSET BOULEVARD * RAMPART BOULEVARD * MARATHON STREET * MICHELTORENA STREET * BELLEVUE AVENUE * SILVER LAKE BOULEVARD * TEMPLE STREET * BEVERLY BOULEVARD * VERMONT AVENUE * MONROE STREET * HOOVER STREET * ADRIAN STREET AND EXTENSION * LUCILE AVENUE (BOTH SIDES) * DEL MAR AVENUE AND EXTENSION * SANBORN AVENUE * SUNSET BOULEVARD * MANZANITA STREET * FOUNTAIN AVENUE * FOUNTAIN AVENUE * TALMADGE STREET * PROSPECT AVENUE * HILLHURST AVENUE * MELBOURNE AVENUE * RODNEY DRIVE * FRANKLIN AVENUE * RODNEY DRIVE AND EXTENSION TO THE INTERSECTION OF GAINSBOROUGH AVENUE AND HILLHURST AVENUE * HILLHURST AVENUE (BOTH SIDES EXCLUDED) * VERMONT AVENUE (BOTH SIDES EXCLUDED) TO GRIFFITH PARK BOUNDARY * A LINE NORTHERLY FROM GRIFFITH PARK BOUNDARY AT VERMONT AVENUE TO RIVERSIDE DRIVE AT ZOO DRIVE * RIVERSIDE DRIVE.

(GRADES 7 - 8)

AREA I

SOUTH BOUNDARY OF GRIFFITH PARK * VERMONT AVENUE (BOTH SIDES) * HILLHURST AVENUE (BOTH SIDES) TO THE INTERSECTION OF HILLHURST AVENUE AND GAINSBOROUGH AVENUE * RODNEY DRIVE AND EXTENSION FROM THE INTERSECTION OF GAINSBOROUGH AVENUE AND HILLHURST AVENUE * AMBROSE AVENUE * RODNEY DRIVE * FINLEY AVENUE * RODNEY DRIVE * FRANKLIN AVENUE * RODNEY DRIVE * MELBOURNE AVENUE * HILLHURST AVENUE * PROSPECT AVENUE * TALMADGE STREET * FOUNTAIN AVENUE * MANZANITA STREET AND EXTENSION * SUNSET BOULEVARD * SANBORN AVENUE * DEL MAR AVENUE * HYPERION AVENUE (BOTH SIDES) * ADRIAN STREET * HOOVER STREET * MONROE STREET * EDGEMONT STREET * SUNSET BOULEVARD * NORMANDIE AVENUE * HOLLYWOOD BOULEVARD * KINGSLEY DRIVE AND EXTENSION * DE MILLE DRIVE (BOTH SIDES) * LOS FELIZ BOULEVARD (BOTH SIDES) TO LAUGHLIN PARK DRIVE * LOS FELIZ BOULEVARD * FERN DELL DRIVE (BOTH SIDES EXCLUDED).

AREA II

SILVER LAKE BOULEVARD * TEVIOT STREET TO BRIER AVENUE * TEVIOT STREET (BOTH SIDES EXCLUDED) * BANCROFT AVENUE TO HIDALGO AVENUE * BANCROFT AVENUE (BOTH SIDES) * EARL STREET AND EXTENSION (BOTH SIDES) * GLENDALE FREEWAY * OAK GLEN PLACE * ALLESANDRO AVENUE * OAK GLEN PLACE AND EXTENSION (BOTH SIDES EXCLUDED) * LAKESHORE AVENUE (BOTH SIDES) TO THE SOUTH INTERSECTION OF LAKESHORE AVENUE AND RAVINE ROAD * RAVINE ROAD (BOTH SIDES EXCLUDED) * FELLOWSHIP PARK WAY AND EXTENSION (BOTH SIDES) * LANDA STREET AND EXTENSION (BOTH SIDES) INCLUDING ALL OF TWIN OAK STREET * GOLDEN STATE FREEWAY * ELYSIAN PARK (WEST BOUNDARY) * EFFIE STREET EXTENSION EXCLUDING 1698 AND 1699 SARGENT PLACE * MORTON AVENUE (BOTH SIDES) * ECHO PARK AVENUE (BOTH SIDES) * LUCRETIA AVENUE AND EXTENSION WESTERLY EXCLUDING 1698 AND 1699 LUCRETIA AVENUE, 1698 AND 1699 LEMOYNE STREET AND 1872 EFFIE STREET * EFFIE STREET * ALVARADO STREET * SUNSET BOULEVARD TO AND EXCLUDING 2807 SUNSET BOULEVARD * ANGELUS AVENUE (BOTH SIDES) AND EXTENSIONS, INCLUDING 2810 RESERVOIR STREET * SILVERWOOD TERRACE (BOTH SIDES) * EFFIE STREET * FANNING STREET * SILVER LAKE BOULEVARD TO GLENDALE BOULEVARD * GLENDALE BOULEVARD.

OPTIONAL: KING MIDDLE SCHOOL FILM & MEDIA STUDIES MAGNET AND CAMINO NUEVO CHARTER ACADEMY No. 4 SPAN SCHOOL

(GRADES 7 – 8)

SUNSET BOULEVARD * PARK AVENUE * GLENDALE BOULEVARD * MONTROSE STREET * ALVARADO STREET.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION: School
Transportation Branch
Master Planning and Demographics
Office of Environmental Health and Safety
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

LOC. CODE: 8750 COST CENTER: 1875001

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR JOHN MARSHALL HIGH SCHOOL EFFECTIVE JULY 1, 2011 (UPDATED 7-1-2012).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 1, 2011. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 9 - 12)

LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * GLENDALE BOULEVARD * LOS ANGELES RIVER * SILVER LAKE BOULEVARD EXTENDED SOUTHERLY, THEN SOUTHWESTERLY, EAST OF WAVERLY DRIVE AND LOCKSLEY PLACE * SILVER LAKE BOULEVARD AND EXTENSION * SILVER RIDGE AVENUE * GLENDALE BOULEVARD * SILVER LAKE BOULEVARD * TEVIOT STREET TO BRIER AVENUE * TEVIOT STREET (BOTH SIDES EXCLUDED) * BANCROFT AVENUE TO HIDALGO AVENUE * BANCROFT AVENUE (BOTH SIDES) * EARL STREET AND EXTENSION (BOTH SIDES) * GLENDALE FREEWAY * OAK GLEN PLACE * ALLESANDRO AVENUE * OAK GLEN PLACE (BOTH SIDES EXCLUDED) * ALVARADO STREET AND EXTENSION * SUNSET BOULEVARD * RAMPART BOULEVARD * MARATHON STREET * MICHELTORENA STREET * BELLEVUE AVENUE * SILVER LAKE BOULEVARD * TEMPLE STREET * BEVERLY BOULEVARD * VERMONT AVENUE * FOUNTAIN AVENUE * EDGEMONT STREET * SUNSET BOULEVARD * NORMANDIE AVENUE * HOLLYWOOD BOULEVARD * KINGSLEY DRIVE AND EXTENSION * DE MILLE DRIVE (BOTH SIDES) * LOS FELIZ BOULEVARD (BOTH SIDES) TO LAUGHLIN PARK DRIVE * LOS FELIZ BOULEVARD * FERN DELL DRIVE (BOTH SIDES EXCLUDED) * GRIFFITH PARK BOUNDARY TO VERMONT AVENUE * A LINE NORTHERLY FROM GRIFFITH PARK BOUNDARY AT VERMONT AVENUE TO RIVERSIDE DRIVE AT ZOO DRIVE * RIVERSIDE DRIVE.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Interim Chief Facilities Executive, Facilities Services Division

DISTRIBUTION: School
Transportation Branch
Office of Environmental Health and Safety
Department of Transportation, City of L. A.

DEPARTMENT OF RECREATION AND PARKS

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ACTING ASSISTANT GENERAL MANAGER

(213) 202-2633 FAX (213) 202-2614

May 30, 2019

Jim Ries
Craig Lawson & Co., LLC
3221 Hutchison Avenue, Suite D
Los Angeles, CA 90034

EARLY CONSULTATION MEETING VERIFICATION (312-328 North Juanita Avenue, 317-345 North Madison Avenue)

Dear Applicant:

Los Angeles Municipal Code Section 12.33 C.1 requires that applicants participate in an early consultation with the Department of Recreation and Parks staff, and Department of City Planning staff, in advance of submitting a tract map application for a project of more than 50 residential dwelling units. The purpose of this early consultation is to discuss whether the City may require a land dedication for the project and/or to discuss credits available to the applicant, if any.

Los Angeles Municipal Code Section 12.33 D.1 requires the Department of Recreation and Parks provide written verification of this early consultation to the project applicant within ten (10) business days of the meeting. Written verification of the early consultation is required before the Department of City Planning may accept an application for a tentative tract map that is subject to the requirements of Los Angeles Municipal Code Section 12.33 D.1.

This letter serves as verification that, on **May 30, 2019**, the applicant/representative of a proposed residential project located at **312-328 North Juanita Avenue, 317-345 North Madison Avenue** participated in an early consultation meeting with the Department of Recreation and Parks.

As currently conceptualized, the project at **312-328 North Juanita Avenue, 317-345 North Madison Avenue** proposes four new buildings containing a total of 431 residential dwelling units (100% affordable except for managers' units). This project will also include supportive social services on-site and common open space areas. This project is located in the Hollywood area of Los Angeles.

Pursuant to Los Angeles Municipal Code Section 12.33 D, residential subdivision projects with more than 50 residential dwelling units may be required by the City to dedicate land, or pay a fee in-lieu, or provide a combination of land dedication and in-lieu fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents.

The amount of land to be dedicated is calculated pursuant to the formula detailed in Los Angeles Municipal Code Section 12.33 D.2. Based on the project description above, and the formula detailed in Los Angeles Municipal Code Section 12.33 D.2, the project at **312-328 North Juanita Avenue, 317-345 North Madison Avenue** may be required by the City to dedicate a maximum of **3.12** acres of land to the City for park and recreational purposes. Per Los Angeles Municipal Code Section 12.33 D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project location. Any off-site land dedication must be located within a certain radius of the project site.

Following the submission of Tract Map Application for this project to the City, the Advisory Agency will distribute a notification to the Department requesting the Department provide its report and recommendations on the project. Once the Department receives said notification, the Department will prepare a report, with its recommendations for how the project should be required to meet its obligations under Los Angeles Municipal Code Section 12.33 (either though a dedication of park land or the payment of fees in lieu). That report will then be submitted to the Board of Recreation and Park Commissioners for their review and approval. Meetings of the Board of Recreation and Park Commissioners are regularly scheduled and are open to the public (http://www.laparks.org/commission). Once the Board of Recreation and Park Commissioners has approved a recommendation for the project, the Department will prepare and submit its report and recommendations on the project to the Advisory Agency.

If you have any questions or comments regarding this information, please feel free to contact Darryl Ford, of my staff, at (213) 202-2682, at your convenience.

Sincerely,

MICHAEL A. SHULL
General Manager

CATHIE M. SANTO DOMINGO, P.E.
Acting Assistant General Manager

MAS/CSD:wc

Cc: Reading file

APPENDIX H:

NOISE MONITORING DATA AND CALCULATIONS WORKSHEETS

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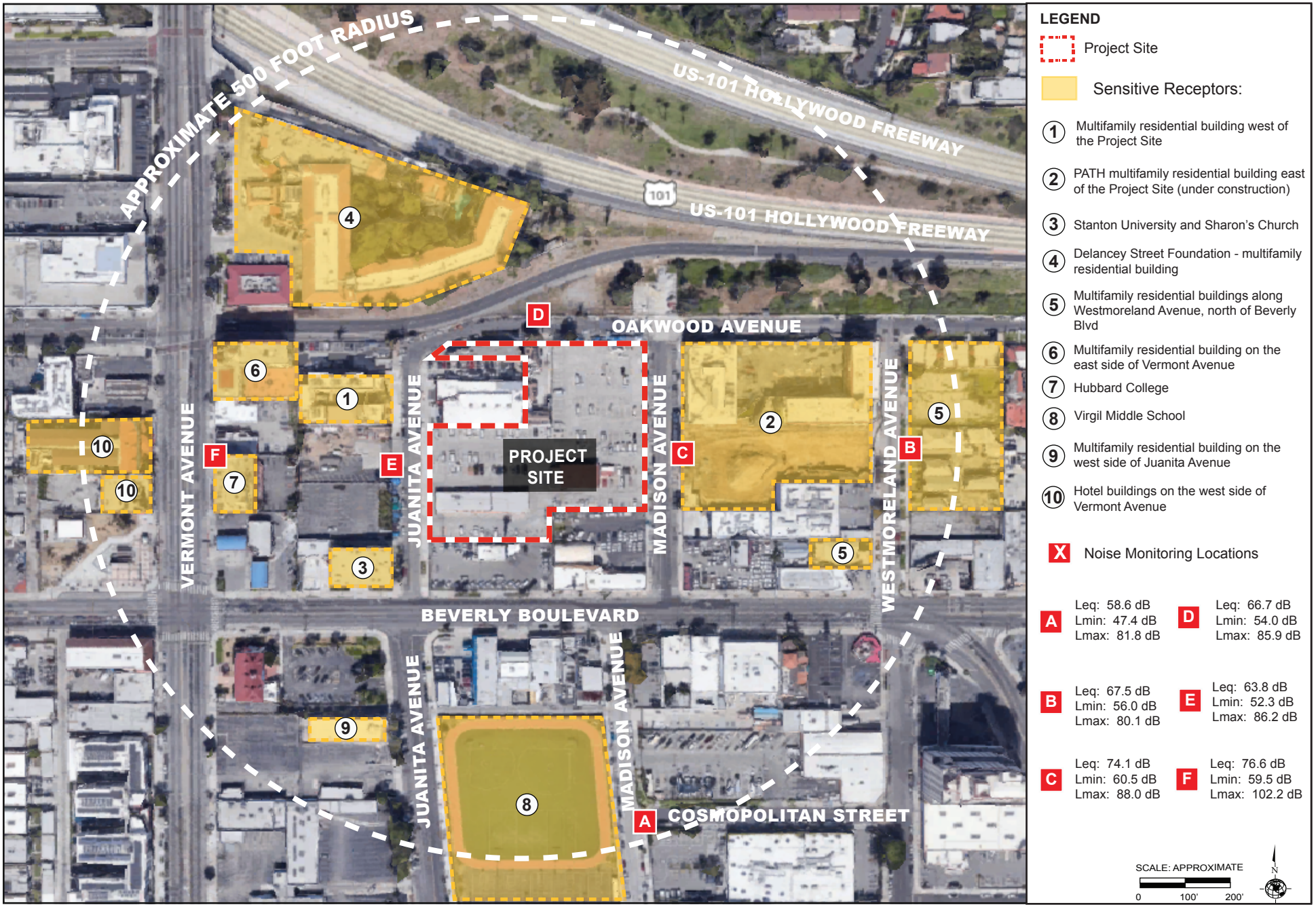


Source: Google Earth, Aerial View, 2019.

PARKER ENVIRONMENTAL CONSULTANTS

Figure 6.2
Noise Monitoring and Sensitive Receptors

June 13, 2019

PARKER ENVIRONMENTAL CONSULTANTS

Summary

File Name on Meter	831_Data.214
Serial Number	0003748
Model	Model 831
Firmware Version	2.311
User	Todd Davis
Job Description	Enlightenment Plaza
Location 1: Southeast corner of Madison Avenue and Cosmopolitan Street	
Noise Source: Light pedestrian and moderate vehicle traffic	

Measurement

Description	
Start	2019-06-13 11:35:00
Stop	2019-06-13 11:50:00
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre Calibration	2019-06-13 11:22:13
Post Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting
Peak Weight	Z Weighting
Detector	Slow
Preamp	PRM831
Microphone Correction	Off
Integration Method	Linear
Gain	0.0 dB
Overload	142.0 dB

	A	C	Z
Under Range Peak	74.4	71.4	**76.4** dB
Under Range Limit	**25.9**	26.1	31.2 dB
Noise Floor	16.8	17.0	22.0 dB

Results

L_{Aeq}	58.6 dB	
LAE	88.2 dB	
EA	73.218 µPa²h	
$LZ_{peak\ (max)}$	2019-06-13 11:47:38	97.3 dB
LAS_{max}	2019-06-13 11:47:38	81.8 dB
LAS_{min}	2019-06-13 11:46:18	47.4 dB
SEA	-99.9 dB	
LAS > 65.0 dB (Exceedance Counts / Duration)	7	32.3 s
LAS > 85.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ_{peak} > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ_{peak} > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ_{peak} > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s

Community Noise	**Ldn**	**LDay 07:00-22:00**	**Lden**	**LDay 07:00-19:00**
	58.6	58.6	58.6	58.6

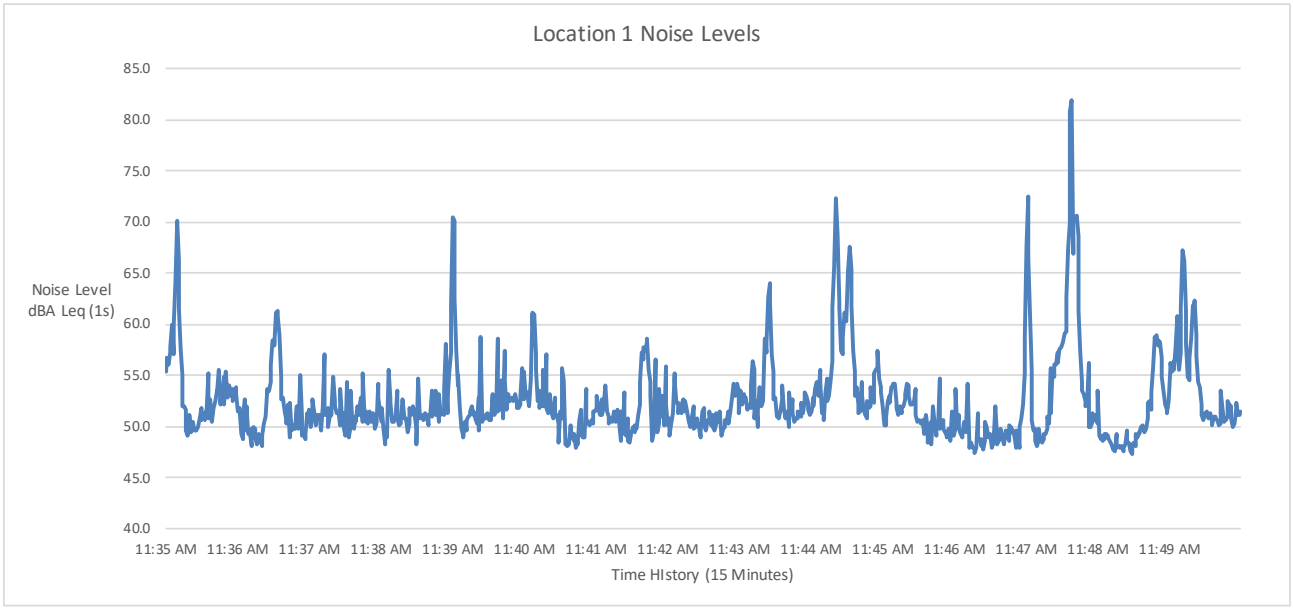
L_{Ceq}	68.8 dB
L_{Aeq}	58.6 dB
L_{Ceq} - L_{Aeq}	10.2 dB
LAI_{eq}	62.9 dB
L_{Aeq}	58.6 dB
LAI_{eq} - L_{Aeq}	4.3 dB

June 13, 2019

	A	
	dB	Time Stamp
L_{eq}	58.6	
$L_{S(max)}$	81.8	2019/06/13 11:47:38
$L_{F(max)}$	85.6	2019/06/13 11:47:38
$L_{I(max)}$	87.6	2019/06/13 11:47:38
$L_{S(min)}$	47.4	2019/06/13 11:46:18
$L_{F(min)}$	46.5	2019/06/13 11:46:25
$L_{I(min)}$	46.9	2019/06/13 11:46:25
$L_{Peak(max)}$	96.2	2019/06/13 11:47:38

# Overloads	0	
Overload Duration	0.0	s

Statistics		
LAS5.00	61.0	dB
LAS10.00	58.0	dB
LAS33.30	52.8	dB
LAS50.00	51.6	dB
LAS66.60	50.8	dB
LAS90.00	49.2	dB



Enlightenment Plaza
Noise Monitoring Location 1

June 13, 2019

PARKER
ENVIRONMENTAL CONSULTANTS

Summary

File Name on Meter	831_Data.215
Serial Number	0003748
Model	Model 831
Firmware Version	2.311
User	Todd Davis
Job Description	Enlightenment Plaza

Location 2: East side of Westmoreland Avenue between Oakwood Avenue and Beverly Blvd
Noise Source: Light pedestrian vehicle and pedestrian use, ongoing construction on the West side of Westmoreland Avenue

Measurement

Description	
Start	2019-06-13 12:06:40
Stop	2019-06-13 12:21:40
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre Calibration	2019-06-13 11:22:09
Post Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting
Peak Weight	Z Weighting
Detector	Slow
Preamp	PRM831
Microphone Correction	Off
Integration Method	Linear
Gain	0.0 dB
Overload	142.0 dB

	A	C	Z
Under Range Peak	74.4	71.4	**76.4** dB
Under Range Limit	**25.9**	26.1	31.2 dB
Noise Floor	16.8	17.0	22.0 dB

Results

L_{Aeq}	67.5 dB	
LAE	97.0 dB	
EA	556.763 µPa²h	
$LZ_{peak\ (max)}$	2019-06-13 12:07:46	107.3 dB
LAS_{max}	2019-06-13 12:07:46	80.1 dB
LAS_{min}	2019-06-13 12:18:30	56.0 dB
SEA	-99.9 dB	
LAS > 65.0 dB (Exceedance Counts / Duration)	24	420.8 s
LAS > 85.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ_{peak} > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ_{peak} > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ_{peak} > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s

Community Noise	**Ldn**	**LDay 07:00-22:00**	**Lden**	**LDay 07:00-19:00**
	67.5	67.5	67.5	67.5

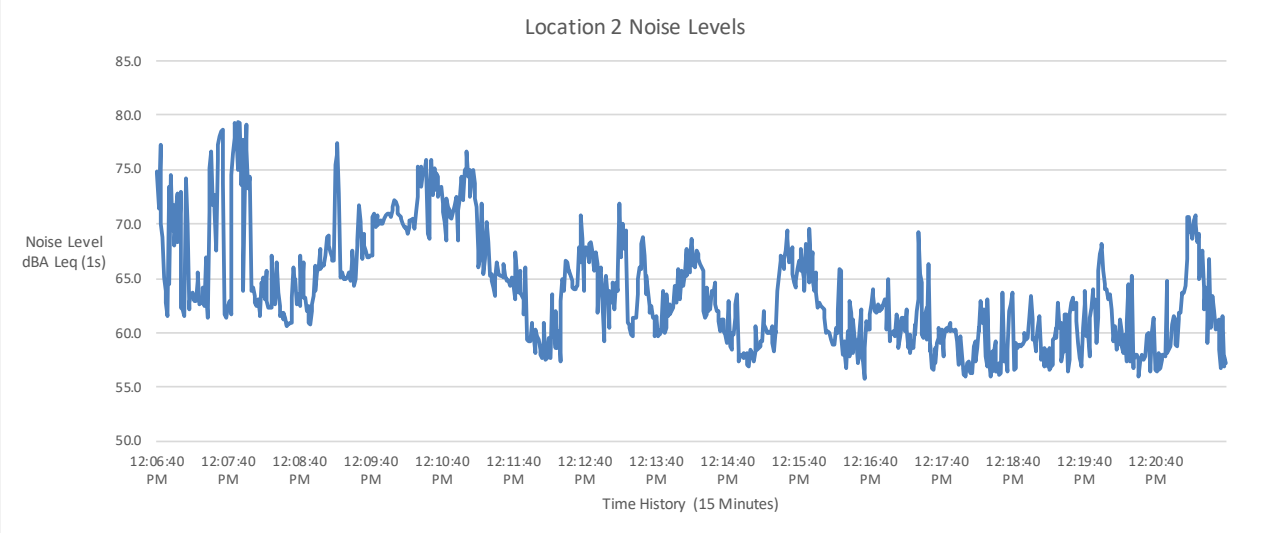
L_{Ceq}	76.5 dB
L_{Aeq}	67.5 dB
L_{Ceq} - L_{Aeq}	9.0 dB
LAI_{eq}	72.5 dB
L_{Aeq}	67.5 dB
LAI_{eq} - L_{Aeq}	5.0 dB

June 13, 2019

	A	
	dB	Time Stamp
L_{eq}	67.5	
$L_{S(max)}$	80.1	2019/06/13 12:07:46
$L_{F(max)}$	85.3	2019/06/13 12:07:46
$L_{I(max)}$	89.6	2019/06/13 12:07:46
$L_{S(min)}$	56.0	2019/06/13 12:18:30
$L_{F(min)}$	55.0	2019/06/13 12:18:30
$L_{I(min)}$	55.5	2019/06/13 12:18:30
$L_{Peak(max)}$	108.8	2019/06/13 12:07:46

# Overloads	0	
Overload Duration	0.0	s

Statistics		
LAS5.00	73.9	dB
LAS10.00	71.3	dB
LAS33.30	65.5	dB
LAS50.00	63.2	dB
LAS66.60	61.0	dB
LAS90.00	58.5	dB



Enlightenment Plaza
Noise Monitoring Location 2

June 13, 2019

PARKER ENVIRONMENTAL CONSULTANTS

Summary

File Name on Meter	831_Data.216
Serial Number	0003748
Model	Model 831
Firmware Version	2.311
User	Todd Davis
Job Description	Enlightenment Plaza

Location 3: East side of Madison Avenue between Oakwood Avenue and Beverly Blvd
Noise Source: Moderate pedestrian and light vehicle traffic. Construction on site is audible.

Measurement

Description	
Start	2019-06-13 12:36:39
Stop	2019-06-13 12:51:39
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre Calibration	2019-06-13 11:22:09
Post Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting
Peak Weight	Z Weighting
Detector	Slow
Preamp	PRM831
Microphone Correction	Off
Integration Method	Linear
Gain	0.0 dB
Overload	142.0 dB

	A	**C**	**Z**
Under Range Peak	74.4	71.4	**76.4** dB
Under Range Limit	**25.9**	26.1	31.2 dB
Noise Floor	16.8	17.0	22.0 dB

Results

L_{Aeq}	74.1 dB	
LAE	103.6 dB	
EA	2.556 mPa^2h	
$LZ_{peak\ (max)}$	2019-06-13 12:39:14	106.1 dB
LAS_{max}	2019-06-13 12:39:15	88.0 dB
LAS_{min}	2019-06-13 12:44:47	60.5 dB
SEA	-99.9 dB	
LAS > 65.0 dB (Exceedance Counts / Duration)	28	689.8 s
LAS > 85.0 dB (Exceedance Counts / Duration)	6	16.3 s
LZ_{peak} > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ_{peak} > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ_{peak} > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s

Community Noise	**Ldn**	**LDay 07:00-22:00**	**Lden**	**LDay 07:00-19:00**
	74.1	74.1	74.1	74.1

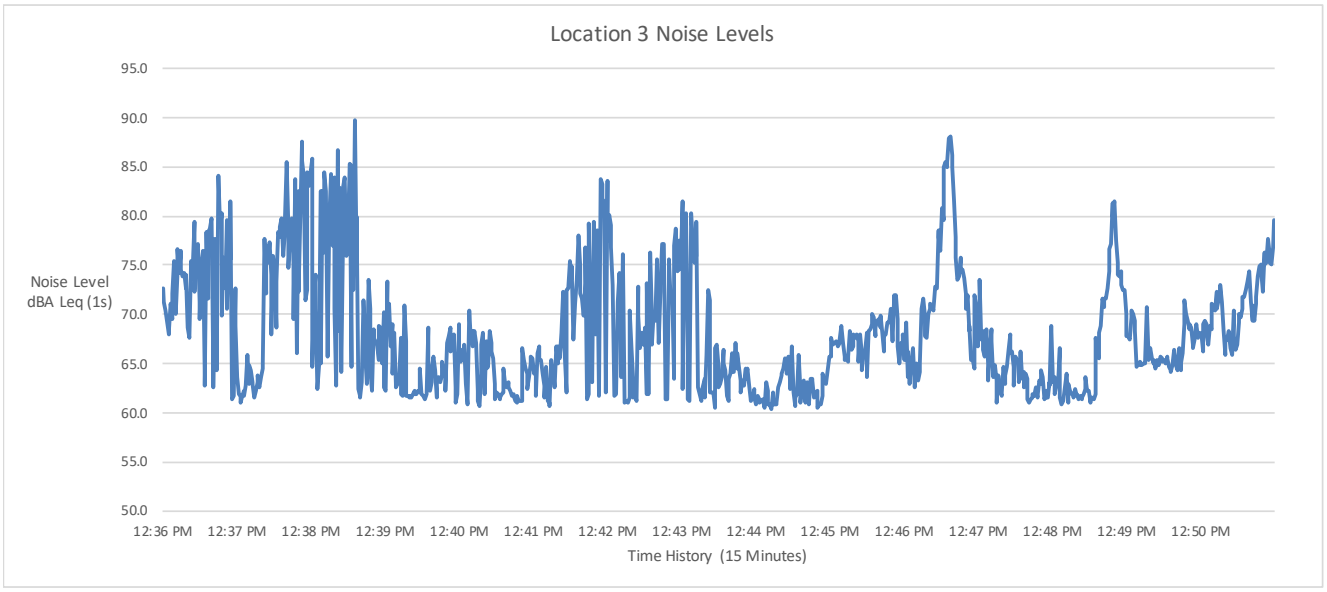
L_{Ceq}	78.2 dB
L_{Aeq}	74.1 dB
L_{Ceq} - L_{Aeq}	4.1 dB
LA_{leq}	80.7 dB
L_{Aeq}	74.1 dB
LA_{leq} - L_{Aeq}	6.6 dB

June 13, 2019

	A	
	dB	Time Stamp
L_{eq}	74.1	
$L_{S(max)}$	88.0	2019/06/13 12:39:15
$L_{F(max)}$	94.3	2019/06/13 12:39:14
$L_{I(max)}$	97.0	2019/06/13 12:39:14
$L_{S(min)}$	60.5	2019/06/13 12:44:47
$L_{F(min)}$	59.5	2019/06/13 12:45:11
$L_{I(min)}$	60.2	2019/06/13 12:44:47
$L_{Peak(max)}$	106.3	2019/06/13 12:39:01

# Overloads	0	
Overload Duration	0.0	s

Statistics		
LAS5.00	80.7	dB
LAS10.00	77.7	dB
LAS33.30	70.4	dB
LAS50.00	67.4	dB
LAS66.60	65.1	dB
LAS90.00	62.0	dB



Enlightenment Plaza
Noise Monitoring Location 3

PARKER
ENVIRONMENTAL CONSULTANTS

Summary

File Name on Meter	831_Data.217
Serial Number	0003748
Model	Model 831
Firmware Version	2.311
User	Todd Davis
Job Description	Enlightenment Plaza

Location 4: North side of Oakwood Avenue, between Juanita Avenue and Madison Avenue
Noise Source: Light vehicle and pedestrian traffic

Measurement

Description	
Start	2019-06-13 12:59:03
Stop	2019-06-13 13:14:03
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre Calibration	2019-06-13 11:22:09
Post Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting
Peak Weight	Z Weighting
Detector	Slow
Preamp	PRM831
Microphone Correction	Off
Integration Method	Linear
Gain	0.0 dB
Overload	142.0 dB

	A	C	Z
Under Range Peak	74.4	71.4	**76.4** dB
Under Range Limit	**25.9**	26.1	31.2 dB
Noise Floor	16.8	17.0	22.0 dB

Results

LAeq	66.7	dB
LAE	96.2	dB
EA	463.337	µPa²h
LZpeak (max)	2019-06-13 13:00:57	107.8 dB
LASmax	2019-06-13 13:00:57	85.9 dB
LASmin	2019-06-13 13:10:31	54.0 dB
SEA	-99.9	dB
LAS > 65.0 dB (Exceedance Counts / Duration)	43	416.4 s
LAS > 85.0 dB (Exceedance Counts / Duration)	1	1.5 s
LZpeak > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZpeak > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZpeak > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s

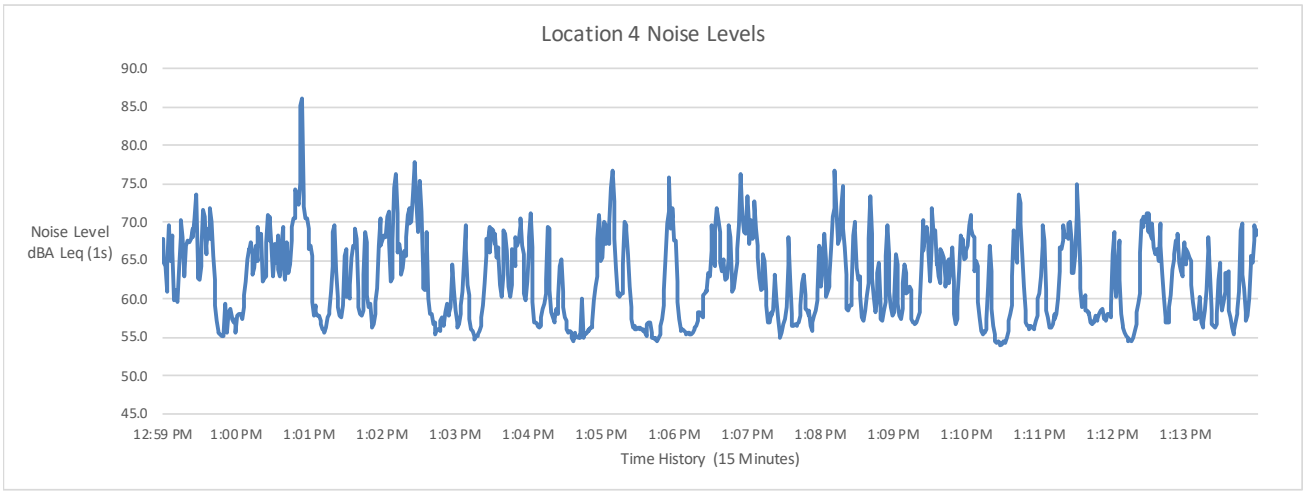
Community Noise	**Ldn**	**LDay 07:00-22:00**	**Lden**	**LDay 07:00-19:00**
	66.7	66.7	66.7	66.7

LCeq	75.6	dB
LAeq	66.7	dB
LCeq - LAeq	8.9	dB
LAleq	68.8	dB
LAeq	66.7	dB
LAleq - LAeq	2.1	dB

	A	
	dB	Time Stamp
L_{eq}	66.7	
$L_{S(max)}$	85.9	2019/06/13 13:00:57
$L_{F(max)}$	88.9	2019/06/13 13:00:57
$L_{I(max)}$	90.4	2019/06/13 13:00:57
$L_{S(min)}$	54.0	2019/06/13 13:10:31
$L_{F(min)}$	53.4	2019/06/13 13:10:31
$L_{I(min)}$	53.9	2019/06/13 13:10:31
$L_{Peak(max)}$	100.5	2019/06/13 13:00:57

# Overloads	0	
Overload Duration	0.0	s

Statistics		
LAS5.00	71.1	dB
LAS10.00	69.4	dB
LAS33.30	65.8	dB
LAS50.00	62.9	dB
LAS66.60	59.2	dB
LAS90.00	56.2	dB



June 13, 2019

Summary

File Name on Meter	831_Data.219
Serial Number	0003748
Model	Model 831
Firmware Version	2.311
User	Todd Davis
Job Description	Enlightenment Plaza

Location 5: West side of Juanita Avenue, between Oakwood Avenue and Beverly Avenue
Noise Source: Light pedestrian and moderate vehicle traffic.

Measurement

Description	
Start	2019-06-13 13:33:34
Stop	2019-06-13 13:48:34
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre Calibration	2019-06-13 11:22:09
Post Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting
Peak Weight	Z Weighting
Detector	Slow
Preamp	PRM831
Microphone Correction	Off
Integration Method	Linear
Gain	0.0 dB
Overload	142.0 dB

	A	C	Z
Under Range Peak	74.4	71.4	**76.4** dB
Under Range Limit	**25.9**	26.1	31.2 dB
Noise Floor	16.8	17.0	22.0 dB

Results

LA_{eq}	63.8 dB			
LAE	93.4 dB			
EA	242.248 μPa^2h			
$LZ_{peak\ (max)}$	2019-06-13 13:40:19	109.4 dB		
LAS_{max}	2019-06-13 13:40:18	86.2 dB		
LAS_{min}	2019-06-13 13:45:19	52.3 dB		
SEA	-99.9 dB			
LAS > 65.0 dB (Exceedance Counts / Duration)	10	49.0 s		
LAS > 85.0 dB (Exceedance Counts / Duration)	1	2.9 s		
LZ_{peak} > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s		
LZ_{peak} > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s		
LZ_{peak} > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s		

Community Noise	**Ldn**	**LDay 07:00-22:00**	**Lden**	**LDay 07:00-19:00**
	63.8	63.8	63.8	63.8

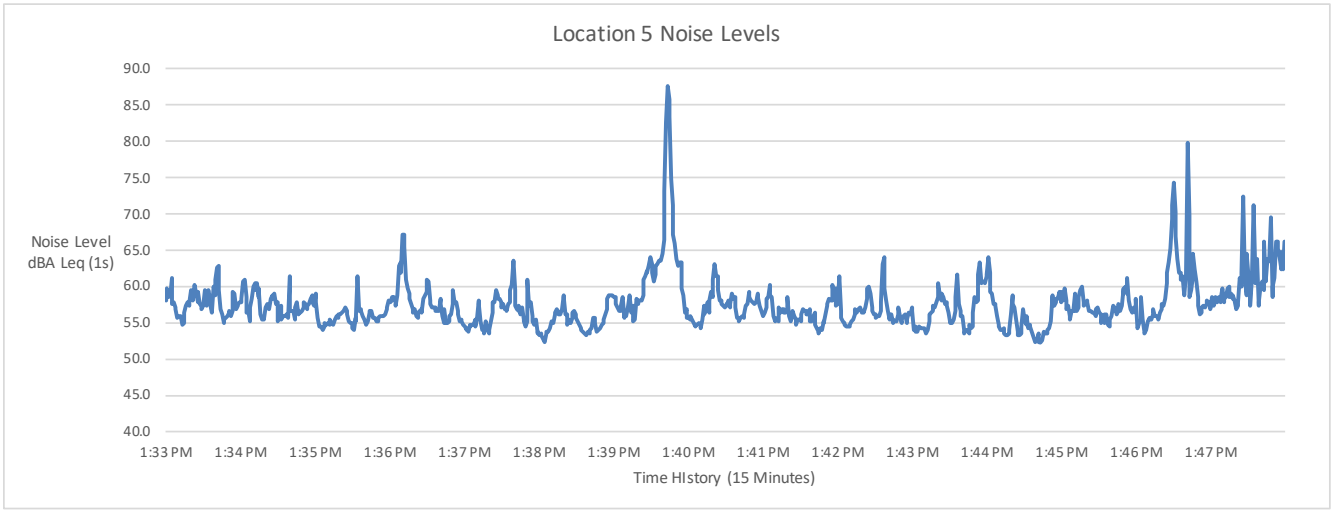
LC_{eq}	76.2 dB
LA_{eq}	63.8 dB
LC_{eq} - LA_{eq}	12.3 dB
LAI_{eq}	66.3 dB
LA_{eq}	63.8 dB
LAI_{eq} - LA_{eq}	2.4 dB

June 13, 2019

	A	
	dB	Time Stamp
L_{eq}	63.8	
$L_{S(max)}$	86.2	2019/06/13 13:40:18
$L_{F(max)}$	88.2	2019/06/13 13:40:18
$L_{I(max)}$	88.8	2019/06/13 13:40:18
$L_{S(min)}$	52.3	2019/06/13 13:45:19
$L_{F(min)}$	51.7	2019/06/13 13:45:14
$L_{I(min)}$	52.0	2019/06/13 13:45:17
$L_{Peak(max)}$	99.5	2019/06/13 13:40:17

# Overloads	0	
Overload Duration	0.0	s

Statistics		
LAS5.00	63.8	dB
LAS10.00	61.6	dB
LAS33.30	57.9	dB
LAS50.00	56.9	dB
LAS66.60	56.1	dB
LAS90.00	54.5	dB



June 13, 2019

PARKER ENVIRONMENTAL CONSULTANTS

Summary

File Name on Meter	831_Data.220
Serial Number	0003748
Model	Model 831
Firmware Version	2.311
User	Todd Davis
Job Description	Enlightenment Plaza

Location 6: East Side of Vermont Avenue, between Oakwood Avenue and Beverly Blvd
Noise Source: Heavy vehicle and light pedestrian traffic

Measurement

Description	
Start	2019-06-13 14:01:56
Stop	2019-06-13 14:16:56
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre Calibration	2019-06-13 11:22:09
Post Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting
Peak Weight	Z Weighting
Detector	Slow
Preamp	PRM831
Microphone Correction	Off
Integration Method	Linear
Gain	0.0 dB
Overload	142.0 dB

	A	C	Z	
Under Range Peak	74.4	71.4	**76.4**	dB
Under Range Limit	**25.9**	26.1	31.2	dB
Noise Floor	16.8	17.0	22.0	dB

Results

L_{Aeq}	76.6	dB	
LAE	106.1	dB	
EA	4.569	mPa^2h	
$LZ_{peak\ (max)}$	2019-06-13 14:11:42	130.7	dB
LAS_{max}	2019-06-13 14:11:42	102.2	dB
LAS_{min}	2019-06-13 14:02:14	59.5	dB
SEA	141.5	dB	
LAS > 65.0 dB (Exceedance Counts / Duration)	7	821.0	s
LAS > 85.0 dB (Exceedance Counts / Duration)	3	9.2	s
LZ_{peak} > 135.0 dB (Exceedance Counts / Duration)	0	0.0	s
LZ_{peak} > 137.0 dB (Exceedance Counts / Duration)	0	0.0	s
LZ_{peak} > 140.0 dB (Exceedance Counts / Duration)	0	0.0	s

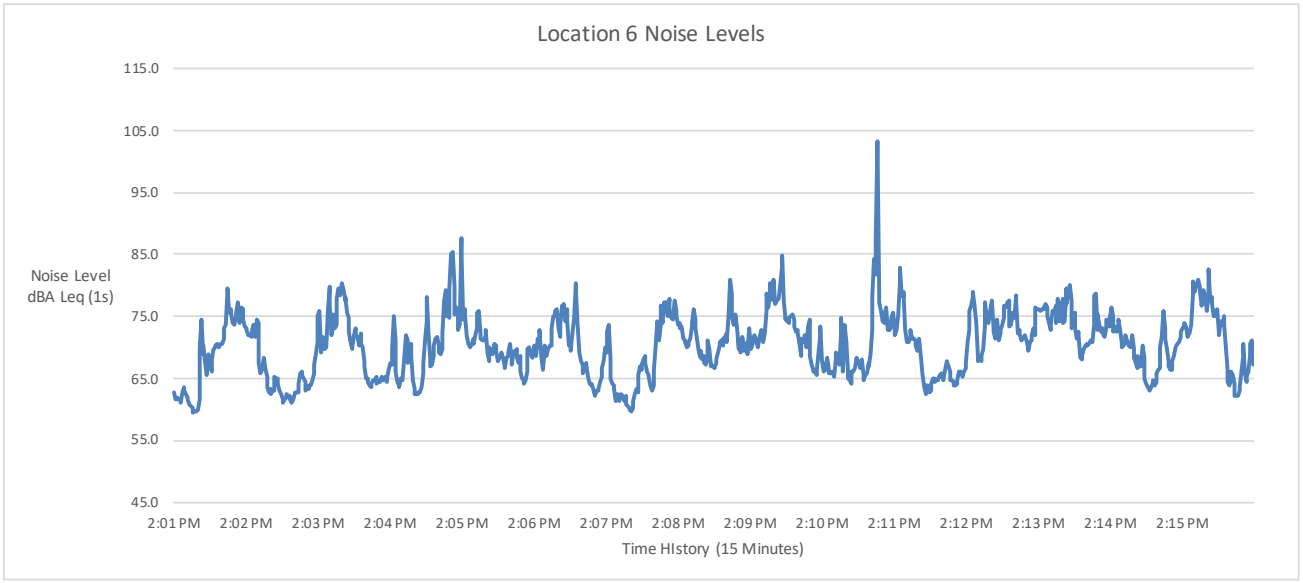
Community Noise	**Ldn**	**LDay 07:00-22:00**	**Lden**	**LDay 07:00-19:00**
	76.6	76.6	76.6	76.6

L_{Ceq}	86.5	dB
L_{Aeq}	76.6	dB
L_{Ceq} - L_{Aeq}	9.9	dB
LA_{leq}	83.9	dB
L_{Aeq}	76.6	dB
LA_{leq} - L_{Aeq}	7.3	dB

	A	
	dB	Time Stamp
L_{eq}	76.6	
$L_{S(max)}$	102.2	2019/06/13 14:11:42
$L_{F(max)}$	108.3	2019/06/13 14:11:42
$L_{I(max)}$	110.9	2019/06/13 14:11:42
$L_{S(min)}$	59.5	2019/06/13 14:02:14
$L_{F(min)}$	59.0	2019/06/13 14:02:14
$L_{I(min)}$	59.3	2019/06/13 14:02:14
$L_{Peak(max)}$	128.5	2019/06/13 14:11:42

# Overloads	0	
Overload Duration	0.0	s

Statistics		
LAS5.00	78.9	dB
LAS10.00	77.1	dB
LAS33.30	72.9	dB
LAS50.00	70.6	dB
LAS66.60	68.2	dB
LAS90.00	63.8	dB



APPENDIX I-1:

TRANSPORTATION STUDY

The Mobility Group,
Enlightenment Plaza Project Transportation Study,
January 2020.

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Enlightenment Plaza Project

Transportation Study

January 2020

Prepared by

The **Mobility** Group

Enlightenment Plaza Project

Transportation Study

Prepared by

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Saeed Kerayehchian

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C 89422

Enlightenment Plaza Project

Transportation Study

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1. Introduction

This report documents a transportation impact analysis for the proposed Enlightenment Plaza Project located at 321 N Madison Avenue[1] in the Hollywood Area of Los Angeles. The Project Site is part of the block bounded by Beverly Boulevard to the south, Juanita Avenue to the west, Madison Avenue to the east and Oakwood Avenue to the north. The Project location is shown in Figure 1.1.

1.1 Project Description and Location

The Project Site is currently occupied by an AT&T Service Yard, with driveways on Juanita Avenue. The site also includes 3812 Oakwood which has 3 multi-family units. In addition, 3838 Oakwood at the corner of Oakwood / Juanita has an existing office building which will remain.

The Proposed Project, referred to as Enlightenment Plaza will consist of 449 units of housing dedicated to Permanent Supportive Housing (Restricted Affordable) for formerly homeless individuals in 5 buildings, including 5,700 sq.ft. of services (mental and physical health, financial, employment) for on-site residents, and 5 managers units.

The main vehicular access (ingress and egress) is to be provided from Madison Avenue. A centralized drop-off and pickup will also be provided on Madison Avenue. Vehicular access will also be provided from Oakwood Avenue and Juanita Avenue. A Site Plan is shown in Figure 1.2.

The Project Site is located close to many other destination land uses in the Hollywood Area, with excellent access to transit, bike lanes, and a pedestrian network with sidewalks on all streets and pedestrian crosswalks at all intersections. The Vermont /Beverly Red Line rail station and a Rapid Bus stop are approximately 500 feet from the subject site.

1.2 Study Scope

The scope and methodology of this analysis was determined in conjunction with the City of Los Angeles Department of Transportation (LADOT), and was conducted in accordance with the LADOT Traffic Study Guidelines, and defined in a Memorandum of Understanding (see Appendix A).

[1] Including 312-328 N Juanita Ave, 3810-3838 W Oakwood Ave, and 317-345 N Madison Avenue

The analysis addresses the following time periods:

- AM peak hour
- PM peak hour

The analysis also addresses the following scenarios:

- Existing Conditions
- Existing Conditions With Project
- Future Conditions Year Without Project
- Future Conditions Year With Project
- Future Conditions Year With Project With Mitigation

The analysis addresses a future year of 2023, which is the projected year of project completion.

1.3 Overview of Methodology

Intersection Analysis

Intersection analysis was conducted using the "Critical Movement Analysis (Planning Method)" as described in "Transportation Research Circular 212, Transportation Research Board, Washington D.C. 1980", and as required by LADOT's Traffic Study Policy and Procedures, to obtain volume/capacity (V/C) ratios for each intersection.

Congestion Management Program Analysis

A congestion management plan analysis was conducted addressing arterial intersections, freeway segments, and transit, as required by the *2010 Los Angeles County Congestion Management Program (Metro, 2010)* guidelines.

Freeway System

Freeway facilities were evaluated according to the MOU between LADOT and Caltrans (*Agreement Between the City of Los Angeles and Caltrans District 7 on Freeway Impact Analysis Procedures (December 2015*)) that sets forth criteria for when a freeway impact analysis should be conducted. This requires an initial evaluation of freeway mainline segments and freeway off-ramps to determine if Project volumes exceed certain thresholds that would require further analysis of the freeway system, The evaluation concluded that the thresholds for analysis were not met (as shown in the MOU in Appendix A), so further freeway analysis was not necessary.

State of California Senate Bill No. 743

State of California Senate Bill 743[1], requires the Governor's Office of Planning and Research to change the California Environmental Quality Act (CEQA) guidelines regarding transportation impact analysis. Under SB 743, the focus of transportation analysis will shift from driver delay – typically measured by traffic level of service (LOS) – to a new measurement that better addresses the state's goals on reduction of greenhouse gas emission (GHG), creation of multimodal transportation and promotion of mixed-use developments. Since 2014, the Governor's Office of Planning and Research has been developing guidelines and has recommended that vehicle-miles traveled (VMT) replace LOS as the primary measure of transportation impacts. Fully implemented guidelines were originally scheduled to be in place by January 1, 2016. However, an extension has allowed cities more time to establish an analysis methodology.

The City of Los Angeles has updated its travel demand model, impact evaluation methodology and transportation impact thresholds based on VMT. The city recently adapted the new CEQA thresholds and methodology for VMT, along with revised Transportation Assessment Guidelines. Because this Project has a signed MOU and submitted its Affordable Housing Referral[2] application to the Department of City Planning (DCP) prior to the City's adoption date, and because this study has already been in substantial progress, this study utilizes the (pervious) guidelines that were in effect when the study commenced. However, a VMT analysis will be prepared as a separate document.

1.4 Organization of this Report

This report is organized as follows. Chapter 2 describes the existing transportation conditions in the area of the Project. Chapter 3 provides a description of the Proposed Project and its transportation characteristics, including trip generation, distribution of project trips, and vehicular access. Chapter 4 analyzes potential transportation impacts for the Existing With Project conditions. Chapter 5 addresses the Future Without Project conditions (year 2023) and sets the future cumulative baseline for analysis of Project impacts at buildout. Chapter 6 addresses the Future With Project Conditions and analyzes the potential transportation impacts of the Project. Chapter 7 identifies proposed transportation measures to mitigate any identified significant impacts caused by the Project. Appendices provide backup technical information, including the LADOT MOU, list of related projects, the Caltrans Freeway Threshold check, traffic counts, and intersection level of service calculations.

[1] SB 743(Steinberg, 2013).
[2] Application submitted July 3, 2019 and its review fee was paid on July 11, 2019.

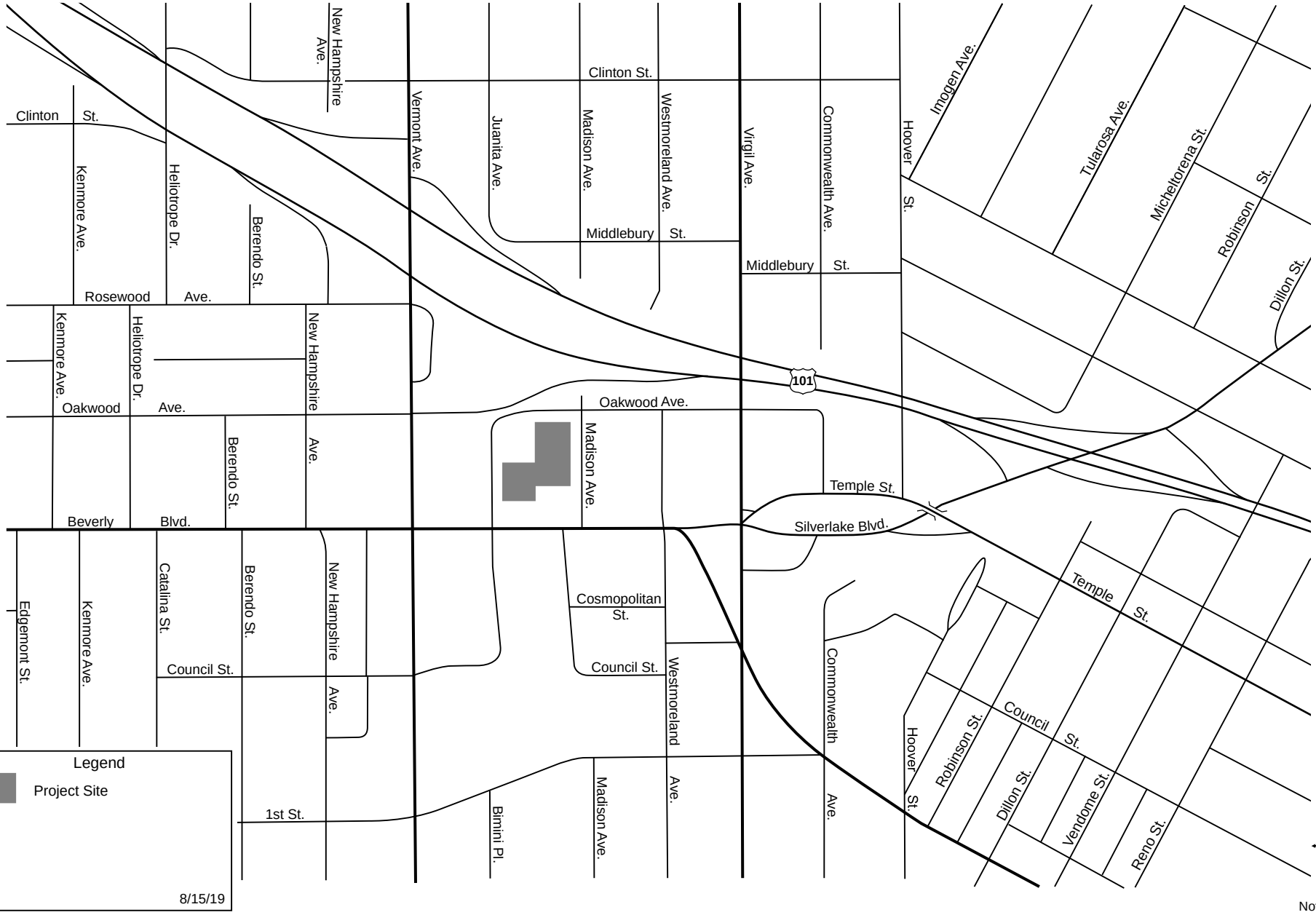

Figure 1.1
Project Location

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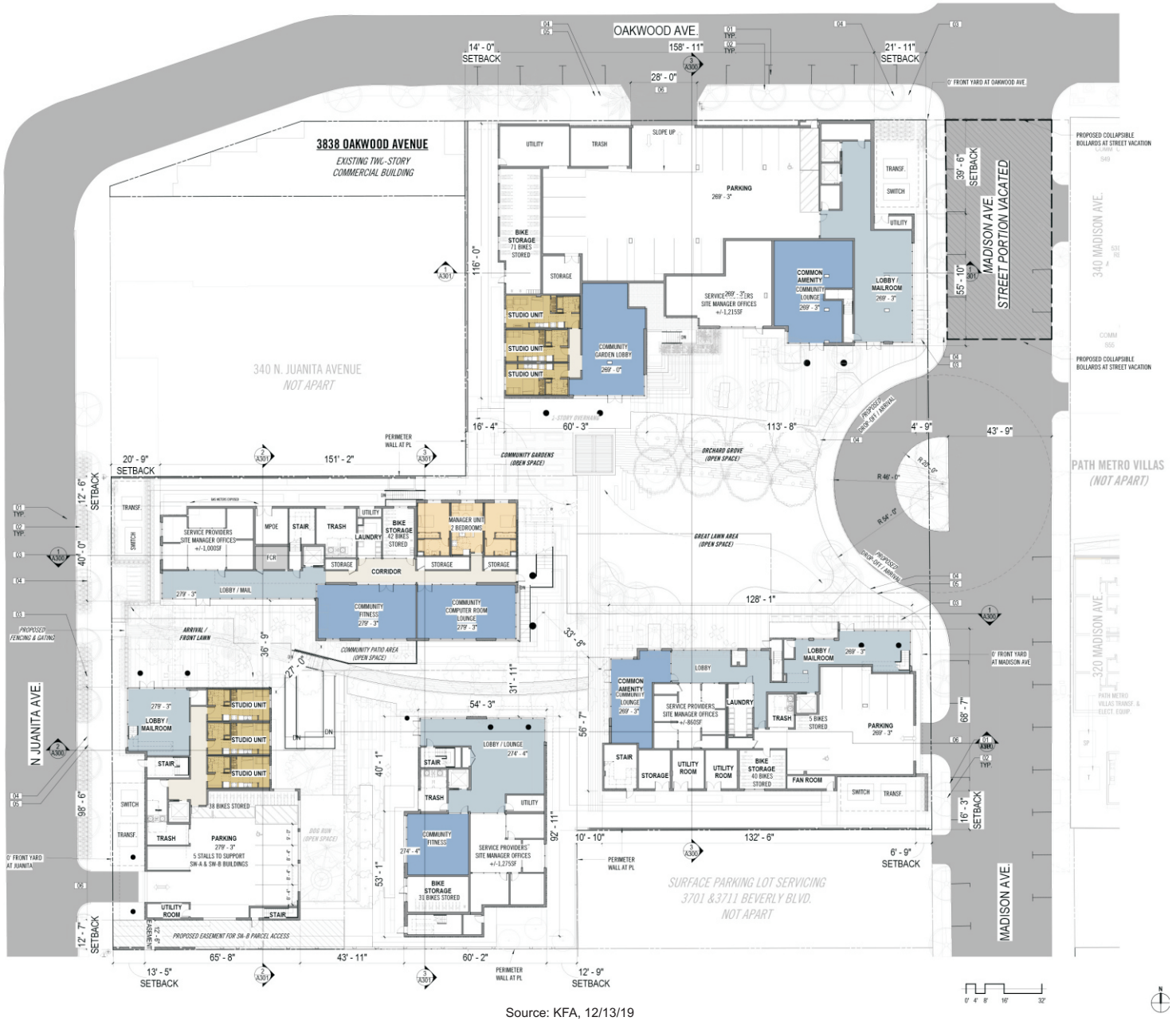

Source: KFA, 12/13/19

2/5/20

Figure 1.2
Project Site Plan

Enlightenment Plaza Project

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2. Existing Conditions

2.1 Roadway System

The proposed project site is located in the Hollywood Area of Los Angeles and bounded by Beverly Boulevard to the south, Juanita Avenue to the west, Madison Avenue to the east and Oakwood Avenue to the north. Regional access to the site is provided primarily by the Hollywood (US-101) Freeway.

A grid system of streets serves the Project area, of which the following are the principal streets, as shown in Figure 2.1. All street classifications are from the City's Mobility Plan 2035.

North-South Streets

Vermont Avenue: Vermont Avenue is a two-way north-south street located to the west of the project site. In the City's Mobility Plan 2035, it is classified as an Avenue I. In the vicinity of the Project Site, Vermont Avenue provides three travel lanes with left-turn lanes at intersections and on-street parking is provided during off-peak hours on the west side of the street with some restrictions.

Virgil Avenue: Virgil Avenue is a two-way north-south street located to the east of the project site. In the City's Mobility Plan 2035, it is classified as an Avenue II. In the vicinity of the Project Site, Virgil Avenue provides two travel lanes with left-turn lanes at intersections and on-street parking is generally allowed with time restriction.

East-West Streets

Rosewood Avenue: Rosewood Avenue is a two-way east-west street located to the west of the Project Site. In the City's Mobility Plan 2035, it is classified as a Collector. In the vicinity of the Project Site, Rosewood Avenue provides one travel lane in each direction and on-street parking is generally provided in off-peak periods with some restrictions.

Beverly Boulevard: Beverly Boulevard is a two-way east-west street located immediately south of the Project Site. In the City's Mobility Plan 2035, it is classified as an Avenue II. In the vicinity of the Project Site, Beverly Boulevard provides three travel lanes in each direction with left turn lanes at major intersections but with no left turn lane at minor streets. On-street parking is provided during off-peak hours on the south side of the street with some restrictions.

1st Street: 1st Street is a two-way street located to the south of the Project Site. In the City's Mobility Plan 2035, it is classified as a Collector. In the vicinity of the Project Site, 1st Street

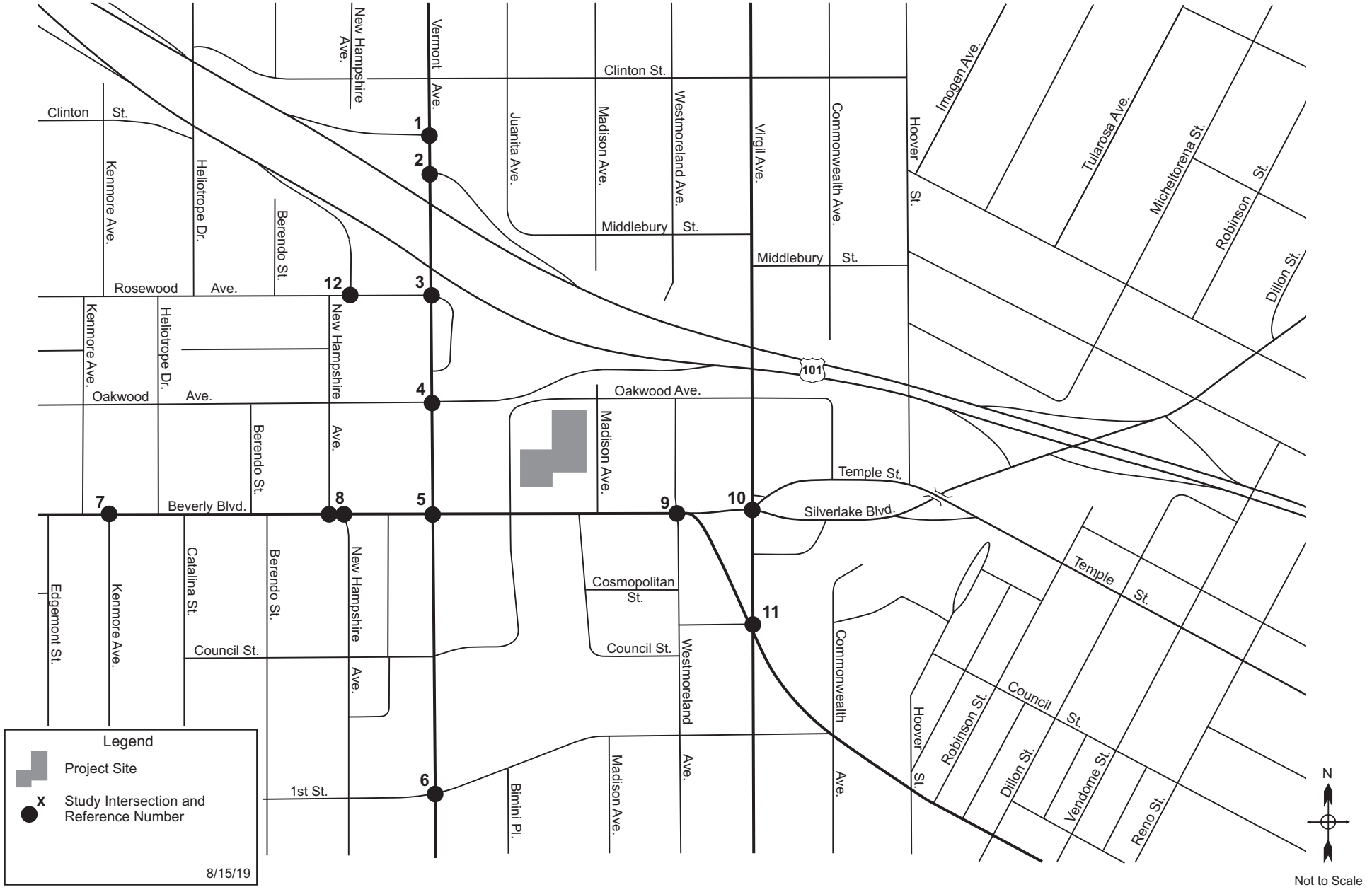

Figure 2.1
Location of Study Intersections

Enlightenment Plaza Project

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provides one travel lane with left-turn lanes at intersections and a bike lane in each direction and on-street parking is generally provided on both sides with some restrictions.

Temple Street: Temple Street is a two-way east-west street located to the east of the Project Site. In the City's Mobility Plan 2035, it is classified as an Avenue II. In the vicinity of the Project Site, Temple Street provides two travel lanes in each direction and on-street parking is generally provided in off-peak periods with some restrictions

Silver Lake Boulevard: Silver Lake Boulevard is a two-way east-west street located to the east of the Project Site. In the City's Mobility Plan 2035, it is classified as an Avenue II. In the vicinity of the Project Site, Silver Lake Boulevard provides two travel lanes in each direction and on-street parking is generally provided in off-peak periods on the west side of the street with some restrictions..

Local Streets

Kenmore Avenue: Kenmore Avenue is a two-way north-south street located to the west of the project site. In the City's Mobility Plan 2035, it is classified as a Local Street – Standard. In the vicinity of the Project Site, Kenmore Avenue provides one travel lane in each direction and on-street parking is generally provided in off-peak periods with some restrictions.

New Hampshire Avenue: New Hampshire Avenue is a two-way north-south street located to the west of the project site. In the City's Mobility Plan 2035, it is classified as a Local Street – Standard. In the vicinity of the Project Site, New Hampshire Avenue provides one travel lane in each direction and on-street parking is generally provided in off-peak periods with some restrictions.

Westmoreland Avenue: Westmoreland Avenue is a two-way north-south street located to the east of the project site. In the City's Mobility Plan 2035, it is classified as a Local Street – Standard. In the vicinity of the Project Site, Westmoreland Avenue provides one travel lane in each direction and on-street parking is generally provided in off-peak periods with some restrictions.

The following local streets serves the Project Site:

Madison Avenue: Madison Avenue is a two-way north-south street located immediately east of the Project Site. In the City's Mobility Plan 2035, it is classified as a Local Street – Standard. In the vicinity of the Project Site, Madison Avenue provides one travel lane in each direction. Adjacent to the Project Site on-street parking is generally allowed.

Juanita Avenue: Juanita Avenue is a two-way north-south street located immediately west of the Project Site. In the City's Mobility Plan 2035, it is classified as a Local Street – Standard. In the vicinity of the Project Site, Juanita Avenue provides one travel lane in each direction. Adjacent to the Project Site on-street parking on the west side of the street is generally provided

Oakwood Avenue: Oakwood Avenue is a two-way east-west street located immediately north of the Project Site. In the City's Mobility Plan 2035, it is classified as a Local Street – Standard. In the vicinity of the Project Site, Oakwood Avenue provides one travel lane in each direction. Adjacent to the Project Site on-street parking is generally allowed.

2.2 Study Intersections

A total of twelve study intersections were identified, in conjunction with LADOT staff, for inclusion in the traffic analysis. The analyzed locations are shown in Figure 2.1 and were identified as locations where the majority of trips associated with the Project would be focused based on the estimated trip distribution for the Project. These locations consist of the intersections through which Project trips would travel before dispersing to multiple routes and therefore were the locations where potential traffic impacts were most likely to occur. The intersections identified for analysis are as follows:

1. Vermont Ave &101 NB on-ramp
2. Vermont Ave & 101 NB off-ramp
3. Vermont Ave & Rosewood Ave
4. Vermont Ave & Oakwood Ave
5. Vermont Ave & Beverly Blvd
6. Vermont Ave & W 1st St
7. Beverly Blvd & Kenmore Ave
8. Beverly Blvd & New Hampshire Ave
9. Beverly Blvd & Temple St & Westmoreland Ave
10. Temple St & Virgil Ave & & Silver Lake Blvd
11. Beverly Blvd & Virgil Ave & Council St
12. 101 SB off-ramp & New Hampshire Ave & Rosewood Ave

All of these intersections are signalized. The existing lane configurations for these twelve analyzed intersections are shown in Figure 2.2.

All study intersections are signalized and currently operate under the City's ATSAC system (Automated Traffic Surveillance and Control) which is a centralized control system that provides for the coordination of traffic signal timing to maximize the street capacities and to minimize traffic delays on City streets. All of these signalized intersections also operate under the City's second generation ATCS (Adaptive Traffic Control System) which utilizes enhanced surveillance and control technologies to adapt traffic signal timings to respond to actual traffic conditions on the ground to further improve the effectiveness of the ATSAC system. LADOT estimates that the effect of the ATSAC system is to improve intersection capacity by an average of 7%, and that the effect of the ATCS system is an additional increase in capacity of 3%. As all intersections in the study area operate under both ATSAC and ATCS, in accordance with LADOT procedures a capacity increase of 10% was applied to all intersections in the analysis and is reflected in the level of service calculations.

2.3 Existing Intersection Conditions

Existing Traffic Volumes

Recent traffic counts were used for all of the analyzed intersections. AM and PM peak period traffic counts were conducted in April 2019. As required by LADOT, counts were collected during the hours of 7:00 – 10:00 AM for the morning peak period and 3:00 – 6:00 PM for the PM peak period, and were conducted when schools were in session and outside of holiday periods. The existing peak hour traffic volumes are illustrated in Figures 2.3 and 2.4 for the AM and PM peak hours respectively.

Level of Service Methodology

Level of service (LOS) is a qualitative measure used to describe the condition of traffic flow, ranging from excellent conditions at LOS A to overloaded conditions at LOS F, with each level defined by a range of volume/capacity (V/C) ratios. Table 2.1 defines the ranges of V/C ratios and their corresponding levels of service for signalized intersections. Intersection analysis was conducted using the "Critical Movement Analysis (Planning Method)" as described in "Transportation Research Circular 212, Transportation Research Board, Washington D.C. 1980", and as required by LADOT's Traffic Study Policy and Procedures, to obtain volume/capacity (V/C) ratios for each intersection.

Existing Peak Hour Levels of Service

Table 2.2 summarizes the existing AM and PM peak hour V/C ratios and corresponding levels of service at the analyzed intersections.

AM Peak Hour

All of the studied intersections currently operate at LOS C or better during the AM peak hour with the majority at LOS A or B, except for the following intersection:

10. Temple St & Virgil Ave & Silver Lake Blvd LOS D

PM Peak Hour

All of the studied intersections currently operate at LOS C or better during the PM peak hour with the majority at LOS A or B, except for the following intersection:

10. Temple St & Virgil Ave & Silver Lake Blvd LOS D

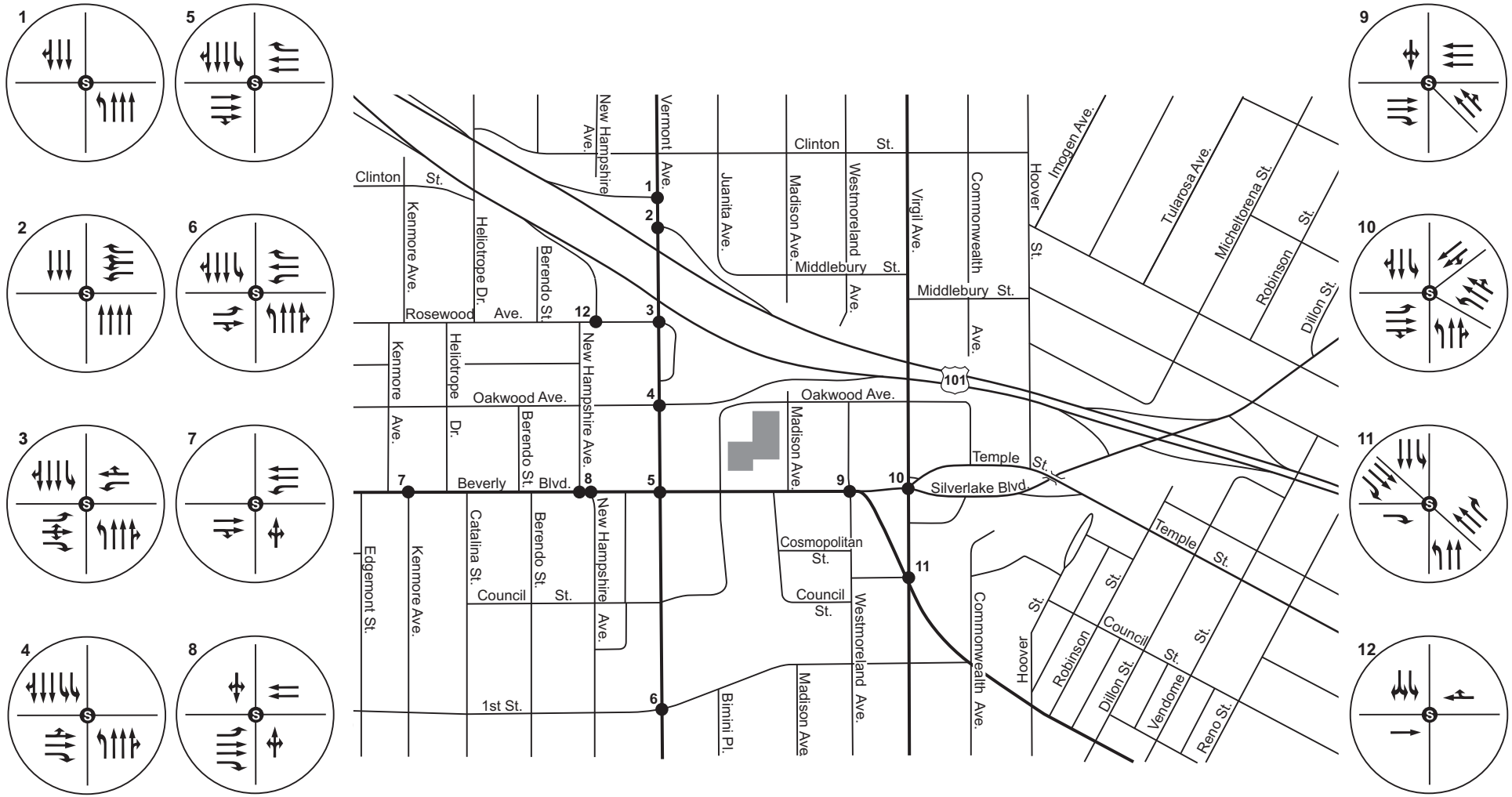

Figure 2.2
Intersection Lane Configuration

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Figure 2.3
Existing Traffic Volumes - AM Peak Hour

Enlightenment Plaza Project

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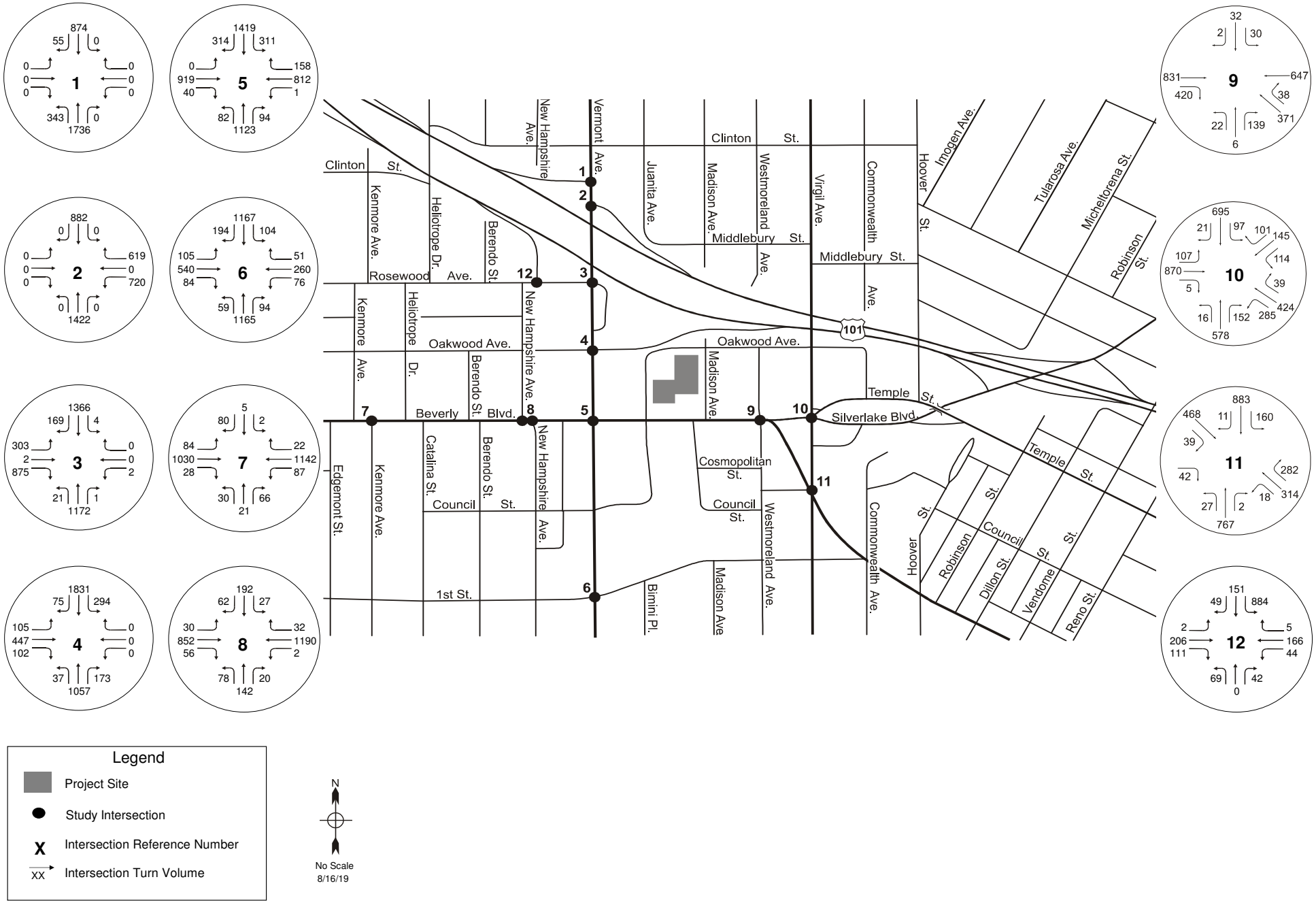

Figure 2.4
Existing Traffic Volumes - PM Peak Hour

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Table 2.1 Level of Service Definitions for Signalized Intersections

Level of Service	Description	Volume to Capacity Ratio
A	Excellent operation. All approaches to the intersection appear quite open, turning movements are easily made, and nearly all drivers find freedom of operation.	<0.600
B	Very good operation. Many drivers begin to feel somewhat restricted within platoons of vehicles. This represents stable flow. An approach to an intersection may occasionally be fully utilized and traffic queues start to form.	0.601 – 0.700
C	Good operation. Occasionally drivers may have to wait for more than 60 seconds, and backups may develop behind turning vehicles. Most drivers feel somewhat restricted.	0.701 – 0.800
D	Fair operation. Cars are sometimes required to wait for more than 60 seconds during short peaks. There is no long-standing traffic queues. This level is typically associated with design practice for peak periods.	0.801 – 0.900
E	Poor operation. Some long-standing vehicular queues develop on critical approaches to intersections. Delays may be up to several minutes.	0.901 – 1.000
F	Forced flow. Represents jammed conditions. Backups from locations downstream or on the cross street may restrict or prevent movement of vehicles out of the intersections approach lanes; therefore, volumes carried are not predictable. Potential for stop-and-go type traffic flow.	Over 1.001

Source: *Highway Capacity Manual*, Special Report 209, Transportation Research Board, Washington, D.C., 1985 and *Interim Materials on Highway Capacity*, MCHRP Circular 212, 1982.

Table 2.2 Existing Conditions - Intersection Level of Service 8/16/2019

No.	Intersection	Existing Conditions			
		AM Peak Hour		PM Peak Hour	
		V/C	LOS	V/C	LOS
1	Vermont Ave & 101 NB on-ramp	0.540	A	0.335	A
2	Vermont Ave & 101 NB off-ramp	0.419	A	0.435	A
3	Vermont Ave & Rosewood Ave	0.583	A	0.584	A
4	Vermont Ave & Oakwood Ave	0.554	A	0.565	A
5	Vermont Ave & Beverly Blvd	0.694	B	0.688	B
6	Vermont Ave & W 1st St	0.597	A	0.716	C
7	Kenmore Ave & Beverly Blvd	0.421	A	0.389	A
8	New Hampshire Ave & Beverly Blvd	0.575	A	0.556	A
9	Beverly Blvd & Temple St & Westmoreland Ave	0.722	C	0.608	B
10	Temple St & Virgil Ave & Silver Lake Blvd	0.852	D	0.856	D
11	Beverly Blvd & Virgil Ave & Council St	0.720	C	0.771	C
12	101 SB off-ramp & Rosewood Ave	0.267	A	0.349	A

2.4 Existing Transit Service

The Project Site is well served by transit. The Metro Red Line subway rail station at Vermont Avenue and Beverly Boulevard is located one block from the Project site. It also located within walking distance of six bus routes – Metro 14, Metro 201, Metro 204, one Metro Rapid Route – Metro 754, as well as one LADOT Commuter Express line – CE422, and one LADOT DASH bus line – Wilshire Center/Koreatown. Figure 2.5 shows transit service provided in the Project Area. Table 2.3 lists the individual rail and bus lines serving the Project Area, and indicates the frequency of service (headways) during the AM and PM peak periods.

Summary of Transit Service on Major Streets In the vicinity of the Project Site

Metro Red Line (Metro Rail) runs between Downtown Los Angeles and North Hollywood via Vermont Avenue in the vicinity of the Project. It operates between approximately 4:20am and 1:20pm on weekdays and weekends. It runs at about 10 minute headways during weekday peak periods and around 15-20 minute headways on weekends.

Metro 754 (Metro Bus Rapid Transit) runs between Athens and Hollywood via Vermont Avenue. It operates between approximately 5:10am and 9:25pm on weekdays and between 6:40am and 9pm on weekends. It runs at about 10 minute headways during weekday peak periods and around 15-20 minute headways on weekends.

Metro 14 runs between Beverly Hills and Downtown Los Angeles via Beverly. It operates between approximately 5:10am and 12:50am on weekdays and between 5:30am and 12:50pm on weekends. It runs at about 10 minute headways during weekday peak periods and around 20 minute headways on weekends. It also operates Owl Schedule, between 1:50am and 4:50pm Monday thru Sunday

Metro 201 runs between Glendale and Koreatown Athens and Hollywood via Vermont Avenue in the vicinity of the Project. It operates between approximately 5:45am and 8:40pm on weekdays and between 7am and 9pm on weekends. It runs at about 55 minute headways during weekday peak periods and around 60 minute headways on weekends.

Metro 204 runs between Athens and Hollywood via Vermont Avenue. It operates between approximately 4:50am and 5AM on weekdays and between 5:40am and 5pm on weekends. It runs at about 10 minute headways during weekday peak periods and around 20 minute headways on weekends.

LADOT Commuter Express 422 runs between Hawthorne and Downtown Los Angeles via Highway 101 in the vicinity of the Project. It operates between approximately 5:25am and 8:30am and between 3:35pm and 7:40pm on weekends only. It runs at about 20 minute headways during weekday peak periods

Source: LA Metro

Figure 2.5
Existing Transit Service

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Table 2.3 Existing Public Transit Services

3/7/2019

Provider, Routes and Service Area	Street	Service Type	Hours of Operation	Average Headway (minutes)			
				AM Peak Hour		PM Peak Hour	
				NB/EB	SB/WB	NB/EB	SB/WB
Metro Rail							
Red Line - Downtown Los Angeles - North Hollywood	Vermont Avenue	Rail	4:50 AM - 1:20 AM (EB) 4:20 AM - 12:30 AM (WB)	10	10	10	10
Metro Bus Service							
754 - Athens - Hollywood	Vermont Avenue	Rapid	5:40 AM - 9:25 PM (NB) 5:10 AM - 8:25 AM (SB)	10	10	10	10
14 - Beverly Hills - Downtown Los Angeles	Beverly Boulevard	Local	5:20 AM - 12:50 AM (EB) 5:10 AM - 12:30 AM (WB)	10	10	10	10
201 - Glendale - Koreatown	Vermont Avenue Silver Lake Boulevard	Local	5:45 AM - 8:10 PM (NB) 6:10 AM - 8:40 AM (SB)	55	55	55	55
204 - Athens - Hollywood	Vermont Avenue	Local	5:30 AM - 5:00 AM (NB) 4:50 AM - 4:20 AM (SB)	10	10	10	10
Commuter Express							
CE 422 - Hawthorne - Downtown Los Angeles	Highway 101	Express	5:25 AM - 8:30 AM (WB) 3:35 PM - 7:40 PM (EB)	N/A	20	20	N/A
DASH							
LDWCK - Wilshire Center - Koreatown	Vermont Avenue	DASH	7:30 AM - 7:10 PM (NB) 7:30 AM - 7:10 PM (SB)	20	20	20	20

LADOT DASH Wilshire Center/Koreatown has a bus stop located on Vermont Avenue at the 1st Street intersection. It operates between approximately 7:30am and 7:10Pm on weekdays and between 9:30am and 6:30pm on weekends. It runs at about 20 minute headways during weekdays and weekends.

Bus Stops In the vicinity of the Project Site

Within three blocks of the Project Site, there are 11 bus stops, which are located at the following locations and shown in Figure 2.6:

- 101 Hwy & Vermont Ave
- Rosewood Ave & Vermont Ave
- Beverly Blvd & Vermont Ave
- 1st St & Vermont Ave
- Temple St & Virgil Ave
- Beverly Blvd & Virgil Ave
- 1st St & Virgil Ave

2.4 Bicycle Facilities

Bicycle Facilities

The Mobility Plan 2035 designates a network of bicycle lanes (Tier 1, Tier 2 and Tier 3) and bicycle paths in the area of project.

Tier 1 Bicycle Lanes are bicycle facilities on arterial roadways with physical separation.

Tier 2 and Tier 3 Bicycle Lanes are bicycle facilities on arterial roadways with striped separation.

Bicycle Paths are facilities outside of the roadway.

Bicycle Routes are identified routes for bikes and are streets signed to alert drivers to bicyclists sharing the roadway spaces – often with the use of "sharrow" symbols painted on the street.

Existing bicycle facilities in the project area comprise a Bicycle Lane or Bicycle Route on the following streets, as shown in Figure 2.7:

- New Hampshire Avenue south of Rosewood Avenue - Bicycle Route
- Rosewood Avenue between New Hampshire Avenue and Serrano Avenue - Bicycle Route
- 1st Street between Vermont Avenue and Beverly Boulevard - Bicycle Lane on both sides
- Hoover Street south of Council Street and north of Temple Street - Bicycle Route

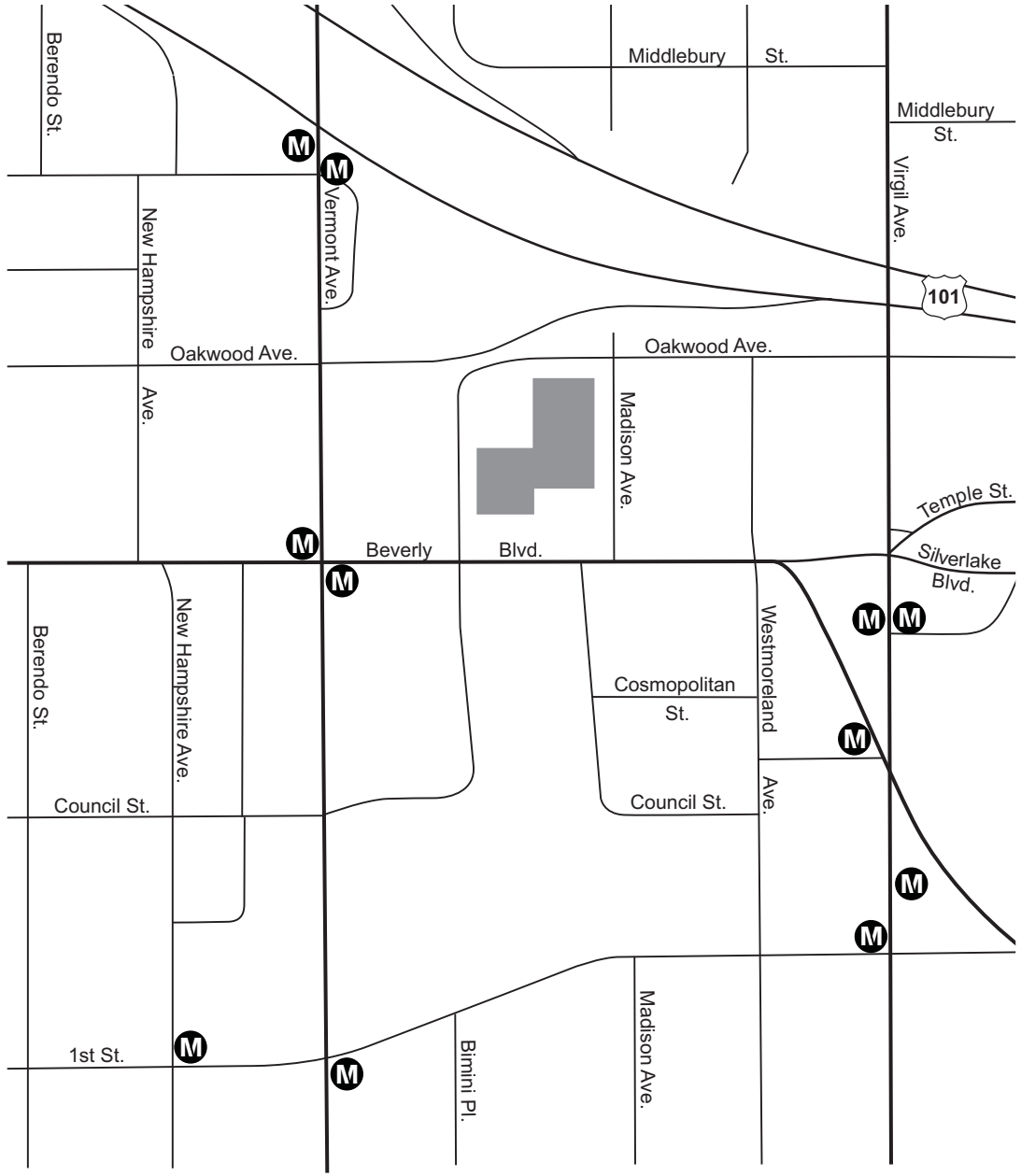

Figure 2.6
Bus Stops Within Three Blocks of Project

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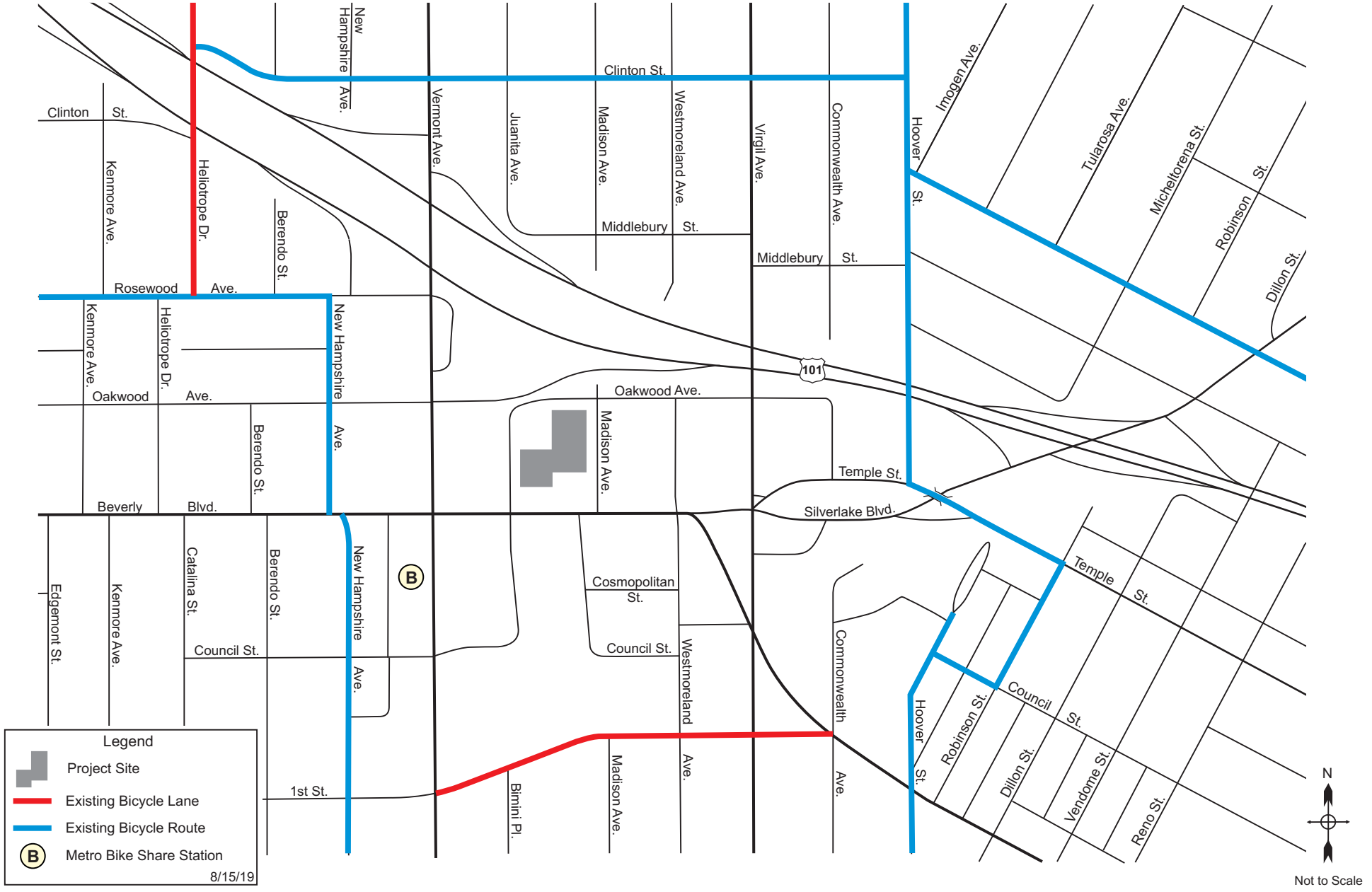

Figure 2.7
Existing Bicycle Facilities

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- Temple Street between Hoover Street and Robinson Street - Bicycle Route
- Robinson Street between Temple Street and Council Street - Bicycle Route
- Council Street between Hoover Street and Robinson Street - Bicycle Route
- Clinton Street between Heliotrope Drive and Hoover Street - Bicycle Route
- Bellevue Avenue east of Hoover Street - Bicycle Route
- Heliotrope Drive between Melrose Avenue and Rosewood Avenue - Bicycle Lane

The Mobility Plan 2035 identifies designated bicycle facilities planned for implementation over the longer term. For the area of the Project, these are discussed in Chapter 5 under Future Conditions.

2.5 Pedestrian Facilities

The Project Site is located in an area with well-developed pedestrian facilities, including sidewalks on all streets and crosswalks at all intersections. On the south side of the Project Site, there is currently a thirteen-foot sidewalk on Beverly Boulevard. Adjacent to the Project site there is a fifteen-foot sidewalk on Juanita Avenue west of the Project site, a twelve-foot sidewalk on Oakwood Avenue north of the Project Site, and an eight-foot sidewalk on Madison Avenue east of the Project Site.

According to Walkscore.com[1], the area of the Project has a walkability score of 96 (out of 100) – which is described as a "Walker's Paradise" where 'most errands can be accomplished on foot'. (Walkscore also allocates a transit score of 100 - 'riders paradise, world class public transportation', and a bike score of 63 – bikeable, flat as pancake, minimal bike lanes') to the area of the Project.

Vision Zero

The City of Los Angeles Department of Transportation is implementing a program called Vision Zero Los Angeles[2], which represents a citywide effort to eliminate traffic deaths in the City of Los Angeles by 2025. Vision Zero has two goals: a 20% reduction in traffic deaths by 2017 and zero traffic deaths by 2025. In order to achieve these goals, LADOT identified a network of streets, called the High Injury Network (HIN), which has a higher incidence of severe and fatal collisions, and where LADOT has determined that pedestrian enhancement improvements will be most effective in meeting these goals. The HIN is comprised of 386 corridors that represent 6% of Los Angeles' street miles, and 65% of all deaths and severe injuries involving people walking and biking occur on these 6% of streets.

[1] Walk Score is a large-scale, public access walkability index that assigns a numerical walkability score to any address in the United States, Canada, and Australia. Walk Score is based on analysis of walking routes to nearby amenities, as well as measuring pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density.
[2] Vision Zero Los Angeles 2015-2025 – Action Plan, January 2017.

Figure 2.8 shows the High Injury Network in the Project area. The Project is located on Beverly Boulevard, which is on the High Injury Network (HIN). Other streets in the vicinity of the Project Site that are located on the High Injury Network are as follows:

- Vermont Avenue
- Temple Street – east of Robinson Street
- Virgil Avenue – north of Middlebury Street

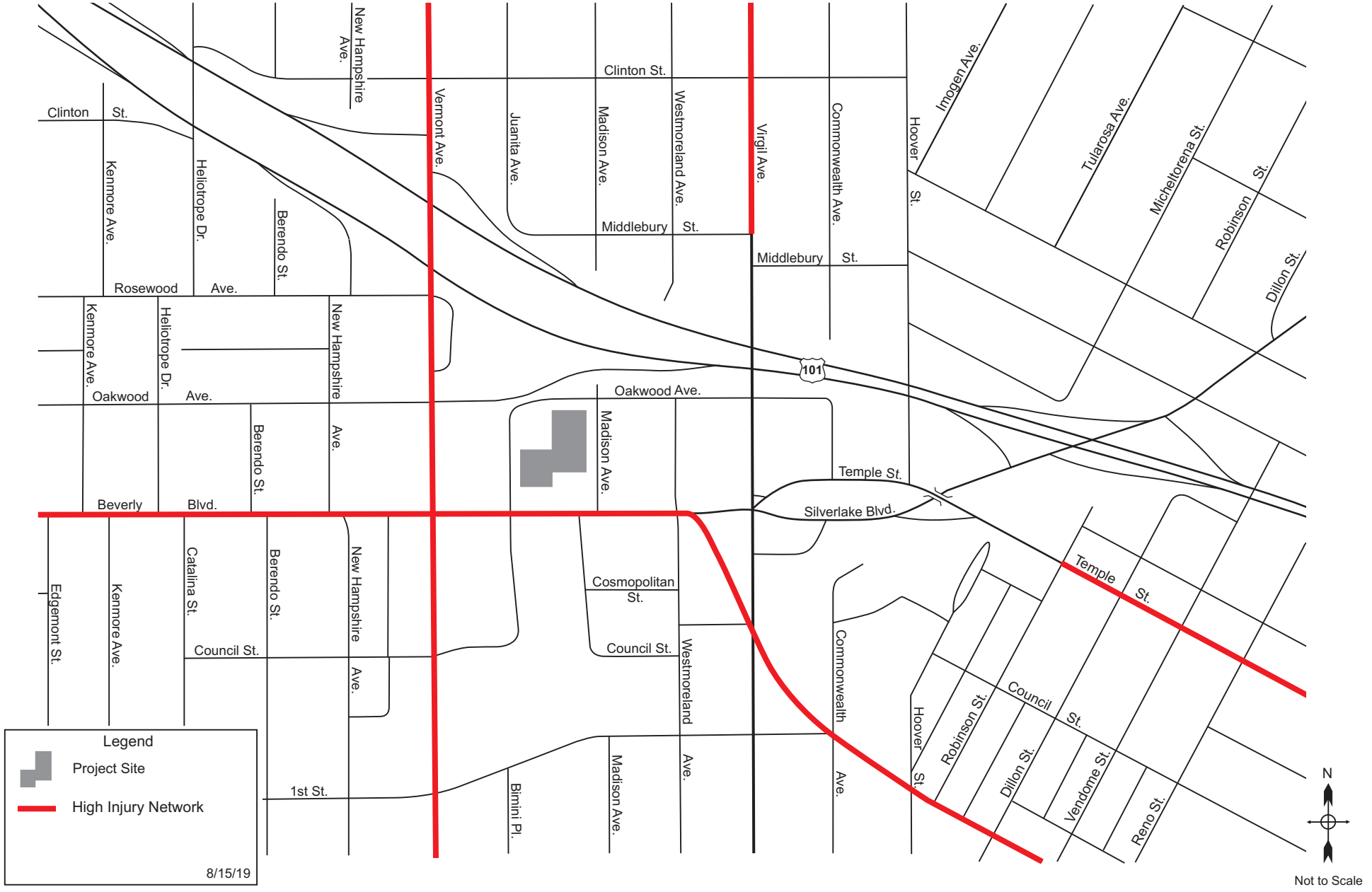

Figure 2.8
High Injury Network

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3. Project Description and Transportation Characteristics

This section of the report provides a description of, and identifies transportation characteristics of, the proposed project including trip generation and trip distribution characteristics.

3.1 Project Description

The Project Site is located at 321 N Madison Avenue in the Hollywood Area of Los Angeles and bounded by private property to the south, Juanita Avenue to the west, Madison Avenue to the east and Oakwood Avenue to the north. The Project location is shown in Figure 1.1 earlier in this report.

The Project Site is currently occupied by an AT&T Service Yard, with driveways on Juanita Avenue. The site also includes 3812 Oakwood which has 3 multi-family units. In addition, 3838 Oakwood at the corner of Oakwood / Juanita has an existing office building which will remain.

The Proposed Project, referred to as Enlightenment Plaza will consist of 449 units of housing dedicated to Permanent Supportive Housing (Restricted Affordable) for formerly homeless individuals in 5 buildings, including 5,700 sq.ft. of services (mental and physical health, financial, employment) for on-site residents, and 5 managers units.

The main vehicular access (ingress and egress) is to be provided from Madison Avenue. A centralized drop-off and pickup will also be provided on Madison Avenue. Vehicular access will also be provided from Oakwood Avenue and Juanita Avenue. A Site Plan is shown in Figure 1.2 earlier in this report.

3.2 Project Trip Generation

The trip generation estimates for the Project are shown in Table 3.1 which summarizes the trip generation estimates for the daily, AM peak & PM peak hour periods respectively. Trips for the existing uses to be removed (the AT&T Service Yard) were obtained from actual driveway counts. Trips estimates for the Proposed Project used trip rates from Table 5 of LADOT's Transportation Impact Study Guidelines, December 2016, for Permanent Supportive Housing. The Project would generate 409 net daily trips, 49 net AM peak hour trips and 37 net PM peak hour trips.

Table 3.1 Enlightenment Plaza Project - Trip Generation Estimates

Daily Trips

Land Use Assumptions	Source & Code	Quantity	Units	Daily			
					Trip Rate		Total Trips
Existing Uses							
AT&T Service Yard [1,2]	-	-	-		-		-170
Total Existing							-170
Proposed Uses							
Permanent Supportive Housing (PSH) [3]	LADOT	449	DU		1.27		570
Apartments [4]	ITE 221	5	DU		2.59		13
(Reduction for internal trips) - 15%							-2
(Reduction for transit trips) - 15%							-2
Net Apartment							9
Total Proposed							579
Total Net							409

AM Peak

Land Use Assumptions	Source & Code	Quantity	Units	AM Peak Hour					
				Trip Rate			Total Trips		
				In	Out	Total	In	Out	Total
Existing Uses									
AT&T Service Yard [1]	-	-	-	-	-	-	-5	0	-5
Total Existing							-5	0	-5
Proposed Uses									
Permanent Supportive Housing (PSH) [3]	LADOT	449	DU	0.05	0.07	0.12	22	31	53
Apartments [4]	ITE 221	5	DU	0.02	0.18	0.20	0	1	1
(Reduction for internal trips) - 15%							0	0	0
(Reduction for transit trips) - 15%							0	0	0
Net Apartment							0	1	1
Total Proposed							22	32	54
Total Net							17	32	49

PM Peak

Land Use Assumptions	Source & Code	Quantity	Units	PM Peak Hour					
				Trip Rate			Total Trips		
				In	Out	Total	In	Out	Total
Existing Uses									
AT&T Service Yard [1]	-	-	-	-	-	-	-10	-7	-17
Total Existing							-10	-7	-17
Proposed Uses									
Permanent Supportive Housing (PSH) [3]	LADOT	449	DU	0.07	0.05	0.12	31	22	53
Apartments [4]	ITE 221	5	DU	0.13	0.05	0.18	1	0	1
(Reduction for internal trips) - 15%							0	0	0
(Reduction for transit trips) - 15%							0	0	0
Net Apartment							1	0	1
Total Proposed							32	22	54
Total Net							22	15	37

Notes:

1. Trips for existing uses (AT&T Service Yard) from driveway traffic counts, 2019.
2. Daily trips for existing uses calculated based on the assumption of 10 times PM peak hour traffic.
3. Trip rates for Permanent Supportive Housing are from Table 5 of LADOT's Transportation Impact Study Guidelines, December 2016.
4. Apartments analyzed as ITE 221 - Multifamily Housing (Mid-Rise). Used trip rates for Dense Multi-Use Urban.

Note : Some numbers may not add up precisely due to rounding.

3.3 Project Trip Distribution

The likely distribution of Project trips was identified based on the type of land uses in the Project, the likely destinations of Project residents based on the local and regional distributions of employment and commercial destinations, existing traffic volumes, and the characteristics of the street system in the area of the Project. The general trip distribution pattern was developed in consultation with LADOT and the following distribution was assumed:

- 20% of the trips towards the north
- 35% of the trips towards the south
- 20% of the trips towards the east
- 25% of the trips towards the west

3.4 Project Traffic Projections

Project traffic was assigned to the roadway network on the basis of the parameters described above. The Proposed Project traffic volumes forecast on the roadway network are shown in Figure 3.1 for the AM peak hour, and in Figure 3.2 for the PM peak hour.

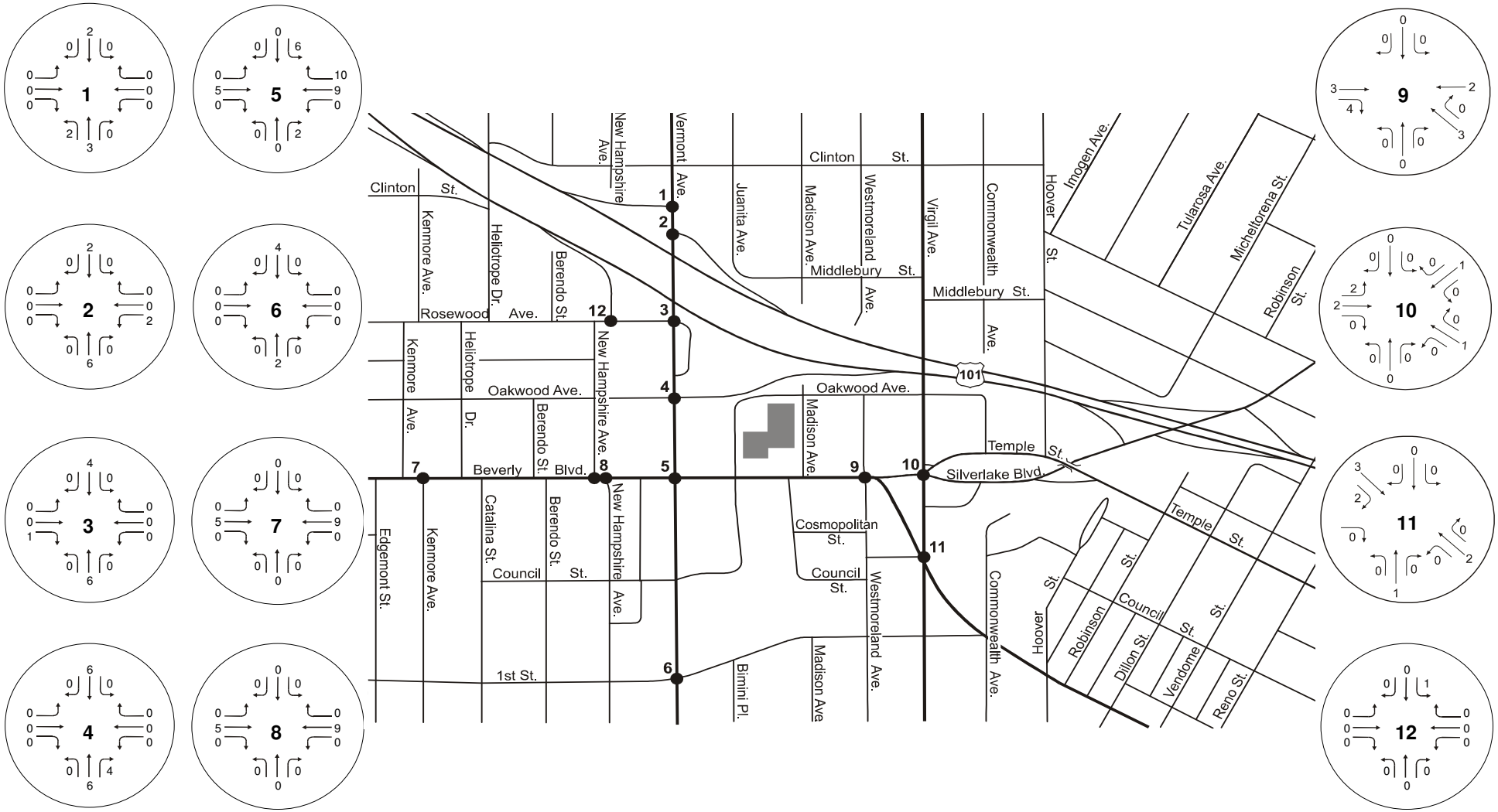

Figure 3.1
Project Only Traffic Volumes - AM Peak Hour

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Figure 3.2
Project Only Traffic Volumes - PM Peak Hour

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4. Existing With Project Conditions

This section of the report documents the analysis of potential Project traffic impacts in the study area for the Existing With Project conditions. Project traffic was added to existing traffic volumes and the potential for impacts evaluated. The total Existing With Project Conditions peak hour traffic volumes are illustrated in Figures 4.1 and 4.2 for the AM and PM peak hours respectively.

4.1 Project Impacts - Intersections

Significant Impact Thresholds

LADOT has established criteria to determine if project impacts are significant at an intersection. These criteria are shown below.

Definition of Significant Impact at Intersection

With Project Traffic		Project-Related Increase
LOS	V/C Ratio	in V/C Ratio
C	0.701 – 0.800	equal to or greater than 0.040
D	0.801 – 0.900	equal to or greater than 0.020
E, F	> 0.900	equal to or greater than 0.010

Using these criteria, for example, a project would not have a significant impact at an intersection if it is operating at LOS C after the addition of project traffic and the incremental change in the volume/capacity (V/C) ratio is less than 0.040. However, in another example, if the intersection is operating at LOS E or LOS F and the incremental change in V/C ratio is 0.010 or greater, then the project would be considered to have a significant impact at that location.

Existing With Project Intersection Level of Service

The total Existing With Project conditions peak hour traffic volumes are illustrated in Figures 4.1 and 4.2 for the AM and PM peak hours. Tables 4.1 and 4.2 summarize the level of service for the Existing With Project conditions at the analyzed intersections for the AM and PM peak hours respectively, as well as the increase in V/C ratio at each intersection, and identify if the increase constitutes a significant impact.

AM Peak Hour

The analysis summarized in Table 4.1 indicates that for the AM peak hour, the addition of project traffic would not cause the level of service to change at any of the study intersections, except at the intersection of Vermont Avenue & Beverly Boulevard where it would change from LOS B to LOS C. All increases in volume/capacity (V/C) ratios would be less than the threshold for a significant impact to occur. It is therefore concluded that the Project would cause no significant traffic impacts in the AM peak hour.

PM Peak Hour

The analysis summarized in Table 4.2 indicates that for the PM peak hour, the addition of project traffic would not cause the level of service to change at any of the study intersections. All increases in volume/capacity (V/C) ratios would be less than the threshold for a significant impact to occur. It is therefore concluded that the Project would cause no significant traffic impacts in the PM peak hour.

Figure 4.1
Existing With Project Traffic Volumes - AM Peak Hour

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Figure 4.2
Existing With Project Traffic Volumes - PM Peak Hour

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Table 4.1 Existing With Project - Intersection Level of Service 8/16/2019
AM Peak Hour

No.	Intersection	Existing Conditions		Existing With Project Conditions		Change in V/C	Significant Impact
		V/C	LOS	V/C	LOS		
1	Vermont Ave & 101 NB on-ramp	0.540	A	0.542	A	0.002	No
2	Vermont Ave & 101 NB off-ramp	0.419	A	0.421	A	0.002	No
3	Vermont Ave & Rosewood Ave	0.583	A	0.584	A	0.001	No
4	Vermont Ave & Oakwood Ave	0.554	A	0.555	A	0.001	No
5	Vermont Ave & Beverly Blvd	0.694	B	0.702	C	0.008	No
6	Vermont Ave & W 1st St	0.597	A	0.597	A	0.000	No
7	Kenmore Ave & Beverly Blvd	0.421	A	0.422	A	0.001	No
8	New Hampshire Ave & Beverly Blvd	0.575	A	0.578	A	0.003	No
9	Beverly Blvd & Temple St & Westmoreland Ave	0.722	C	0.727	C	0.005	No
10	Temple St & Virgil Ave & Silver Lake Blvd	0.852	D	0.853	D	0.001	No
11	Beverly Blvd & Virgil Ave & Council St	0.720	C	0.721	C	0.001	No
12	101 SB off-ramp & Rosewood Ave	0.267	A	0.267	A	0.000	No

Table 4.2 Existing With Project - Intersection Level of Service 8/16/2019
PM Peak Hour

No.	Intersection	Existing Conditions		Existing With Project Conditions		Change in V/C	Significant Impact
		V/C	LOS	V/C	LOS		
1	Vermont Ave & 101 NB on-ramp	0.335	A	0.337	A	0.002	No
2	Vermont Ave & 101 NB off-ramp	0.435	A	0.435	A	0.000	No
3	Vermont Ave & Rosewood Ave	0.584	A	0.586	A	0.002	No
4	Vermont Ave & Oakwood Ave	0.565	A	0.567	A	0.002	No
5	Vermont Ave & Beverly Blvd	0.688	B	0.695	B	0.007	No
6	Vermont Ave & W 1st St	0.716	C	0.717	C	0.001	No
7	Kenmore Ave & Beverly Blvd	0.389	A	0.391	A	0.002	No
8	New Hampshire Ave & Beverly Blvd	0.556	A	0.557	A	0.001	No
9	Beverly Blvd & Temple St & Westmoreland Ave	0.608	B	0.611	B	0.003	No
10	Temple St & Virgil Ave & Silver Lake Blvd	0.856	D	0.856	D	0.000	No
11	Beverly Blvd & Virgil Ave & Council St	0.771	C	0.771	C	0.000	No
12	101 SB off-ramp & Rosewood Ave	0.349	A	0.349	A	0.000	No

5. Future Conditions Without The Project

5.1 Traffic Forecasts

In order to evaluate the potential traffic impacts of the Project, it was necessary to first estimate and then analyze future traffic conditions without the Project. The year selected for this analysis was 2023, which is the expected year of completion of the Project.

Future traffic forecasts were estimated by forecasting two separate components of traffic growth in the study area.

The first component is the ambient growth that represents a general growth in traffic volumes due to minor new developments in the Project Area, and regional growth and development outside the study area. A growth rate of 1.0 percent per year was applied for this ambient traffic growth based on historical trends and in conjunction with LADOT[1]. The existing traffic counts were therefore adjusted upward by a total of 1.0 percent a year for five years to represent the ambient growth to the Project completion year.

The second component of future growth relates to specific development projects located in the study area. These developments are projects located within an approximately 0.65-mile radius from the Project Site (per guidelines in LADOT Memo of November 28, 2018) that are currently under construction, have received formal approval, or are under formal planning consideration and potentially could be in place by the year 2023 when the Project will be completed, and that could add traffic growth to the roadways in the study area. The following section of this chapter describes the process of estimating traffic from these related projects.

This approach is consistent with procedures outlined in Section 15130 of the CEQA Guidelines which provide two options for developing future traffic forecasts:

> "(A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the [lead] agency, or
> "(B) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions

[1] It is noted that the CMP provides growth factors based on regional modeling. For the Central Los Angeles area the CMP estimates an average ambient growth factor of approximately 0.2% per year. between the years of 2018 and 2023 (Exhibit D-1 of the CMP). However. an ambient growth factor of 1% per year, compounded annually, was conservatively used to adjust the existing traffic volumes to reflect the effects of the regional growth and development by year 2023, following agreement with LADOT through the MOU process,. The total ambient growth adjustment applied over the five-year period was 5.1%.

> contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency."

As described above and further below, the methodology used in this study incorporates both Option A – through the incorporation of a related project list, and Option B – through the incorporation of an ambient growth factor. This approach is conservative because the analysis includes both a list of specific related projects and a general background growth factor, and also in that not all of the related projects may be ultimately built, and not all may be built by 2023 (the buildout year of the Project). The analysis therefore likely overstates the future growth in traffic for the horizon year without the Project.

5.2 Related Projects

Project List

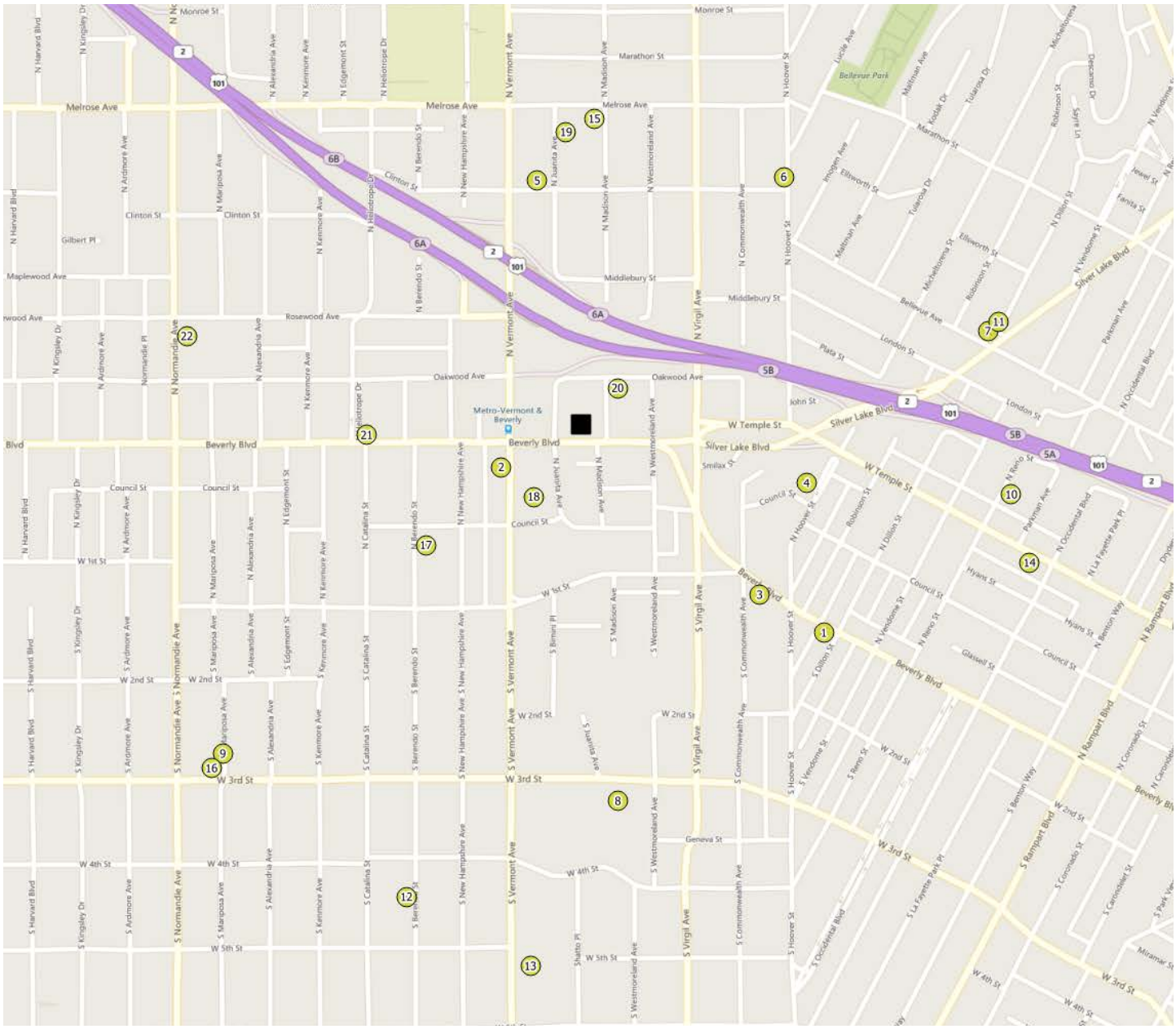
A list of proposed development projects that could affect traffic conditions in the Project Area by adding traffic volumes to study area intersections was prepared based on information obtained from LADOT, Department of City Planning, other studies and reports. A total of 22 potential development projects were identified, the locations of which are shown in Figure 5.1 and are listed in Appendix A. This list was verified and approved by the Department of City Planning and LADOT.

It should also be noted that, again for purposes of preparing a conservative analysis, no potential street improvements or transportation mitigation measures that might be associated with any of the related projects were included in the future conditions traffic analysis.

Project Trip Generation and Distribution

Trip generation estimates for the related projects were prepared, as shown in Appendix B. These were generally taken from the lists provided by the City, and from environmental and/or traffic studies prepared for the individual projects. Where the information was not available from previous reports, the trip generation was estimated using standard trip rates. These estimates are considered conservative in that they do not account for trip interaction between projects, and they do not in every case account for the possible use of non-auto modes such as transit, walk and bicycling.

Similarly, trip distribution estimates were also taken from the environmental/traffic studies conducted for the individual projects where available or were estimated based on an



N

Not to Scale

Figure 5.1
Location of Related Projects

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understanding of the type of the project, its location, the geographic distribution of population and employment from which project trips may be drawn, and the surrounding roadway and circulation system. It should be noted that because of the large geographic distribution of these projects, that not all of the related project trips would travel through the study area and traverse the study intersections.

Future Traffic Forecasts for 2023 Without Project Condition

The trip estimates shown in Appendix B were then added to the roadway network and combined with existing volumes and ambient traffic growth (described earlier) to provide forecasts of future baseline traffic conditions in the study area in 2023, for both the AM and PM peak periods, representing the Future Without Project conditions.

The Future Without Project peak hour traffic volumes are illustrated in Figures 5.2 and 5.3 for the AM and PM peak hours respectively.

Transportation System Changes

Planned Bicycle Facilities

The Mobility Plan 2035 designates approximately 1,200 miles of street in the City's Bicycle Network that includes a Bicycle Enhanced Network and a Bicycle Lane Network. The Bicycle Enhanced Network consists of Bicycle Paths, Tier 1 Bicycle Lane (Protected Bicycle Lane) and Neighborhood Enhanced Network. The Bicycle Lane Network consists of Tier 2 and Tier 3 Bicycle Lanes.

As shown in Figure 5.4, In the area of the Project, the Mobility Plan 2035 recommends Tier 2 bike lanes along Beverly Boulevard east of Westmoreland Avenue, on Silverlake Boulevard east of Virgil Street, on 1st Street between Virgil Street and Beverly Boulevard; Tier 3 bike lanes along Beverly Boulevard west of Westmoreland Avenue, on Temple Street east of Westmoreland Avenue, and along Virgil Avenue. These are in addition to, or change to the existing bicycle facilities shown in Figure 2.7.

Figure 5.2
Future Without Project Traffic Volumes - AM Peak Hour

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Legend

- Project Site
- Study Intersection
- X — Intersection Reference Number
- XX → Intersection Turn Volume

N

No Scale
8/16/19

Figure 5.3
Future Without Project Traffic Volumes - PM Peak Hour

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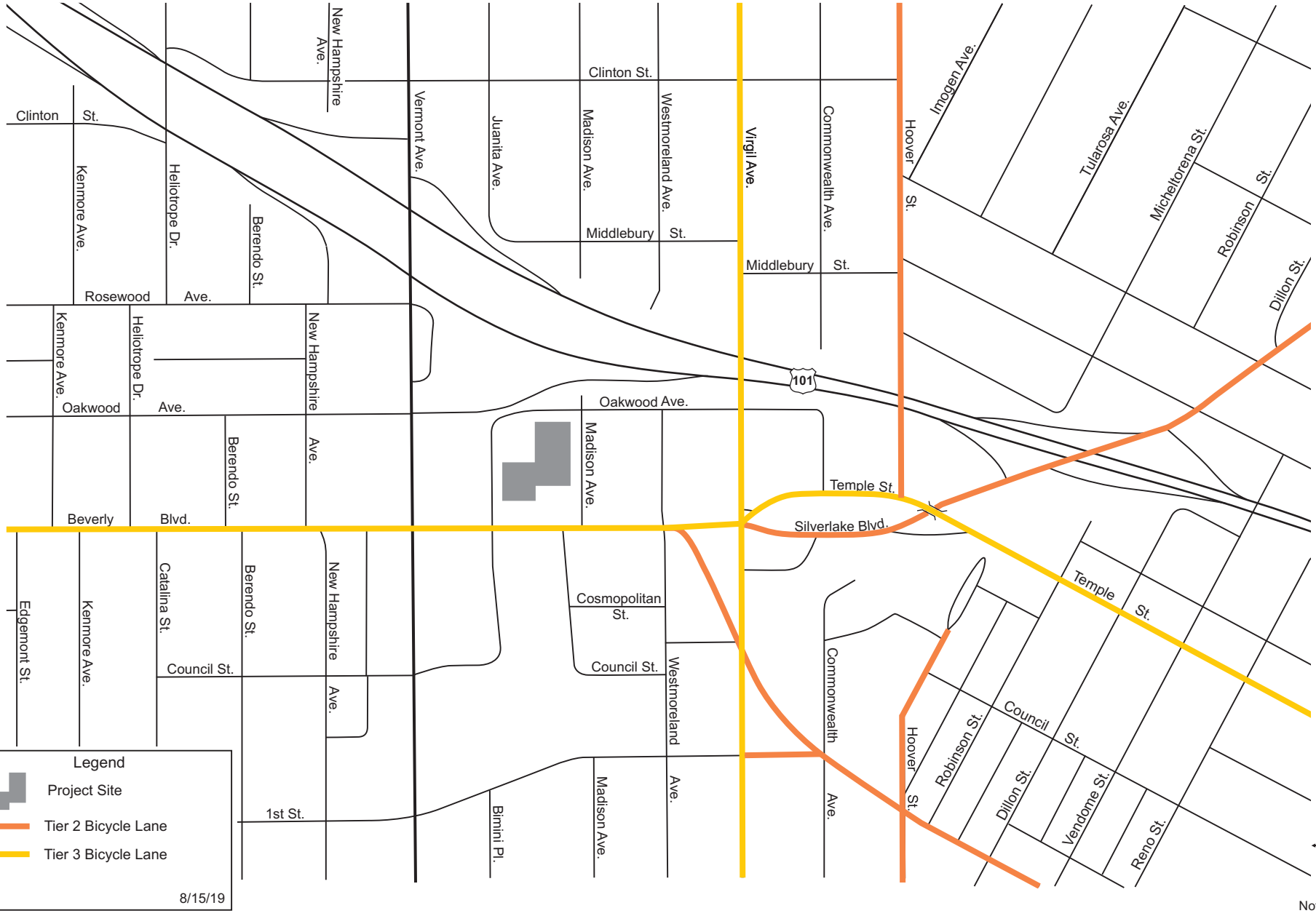

Figure 5.4
Designated Bicycle Facilities (In addition to or changes from Existing Facilities)

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For the remaining facilities, the Mobility Plan 2035 will implement the overall list of improvements in phases over many years, and in many cases the proposals are conceptual and the plan does not identify the specific street configurations or geometries that will be necessary to accommodate the proposed bike lanes on those streets – which are details to be worked out in the future.

At the time of preparing this report, none of the designated planned facilities in the area as identified above and shown in Figure 5.4 are programmed for completion before the Project design year of 2023 so there are no definitive details on roadway layouts to accommodate the improvements, and they are not included in the following analysis. These facilities will be evaluated by LADOT over time as the Mobility Plan 2035 is implemented in future phases.

Pedestrian Network

The Mobility Plan 2035 defines Pedestrian Enhanced Districts to identify "where pedestrian improvements on arterial streets could be prioritized to provide better walking connections to/from manor destinations within communities." The Mobility Plan 2035 aims to promote walking and reduce reliance on other modes for shorter trips by providing more attractive and wider sidewalks, and adding pedestrian signalization, street trees, and other design features that encourage people to take trips on foot instead of by car.

The Mobility Plan 2035, in identifying Pedestrian Enhanced Districts, has designated the following arterial streets in the area of the Project as Pedestrian Street Segments:

- Beverly Boulevard
- Virgil Avenue
- Hoover Street
- Temple Street
- Silver Lake Boulevard
- 3rd Street

5.3 Future Intersection Conditions Without the Project

Future Without Project Intersection Level of Service

The Future Without Project traffic forecasts were evaluated to determine the V/C ratio and LOS for the analyzed intersections for both the AM peak hour and the PM peak hour. The results are shown in Table 5.1 and Table 5.2, which summarize the intersection levels of service calculated for the Future Without Project conditions, and compares them to existing conditions levels of service.

AM Peak Hour

All studied intersections would operate at LOS D or better during the AM peak hour.

PM Peak Hour

All of the studied intersections would operate at LOS D or better during the PM peak hour, except the following intersection that would operate at LOS E:

10. Temple St & Virgil Ave & Silver Lake Blvd LOS E

Table 5.1 Future Without Project - Intersection Level of Service 8/16/2019
AM Peak Hour

No.	Intersection	Existing Conditions		Future Without Project Conditions	
		V/C	LOS	V/C	LOS
1	Vermont Ave & 101 NB on-ramp	0.540	A	0.593	A
2	Vermont Ave & 101 NB off-ramp	0.419	A	0.452	A
3	Vermont Ave & Rosewood Ave	0.583	A	0.624	B
4	Vermont Ave & Oakwood Ave	0.554	A	0.592	A
5	Vermont Ave & Beverly Blvd	0.694	B	0.762	C
6	Vermont Ave & W 1st St	0.597	A	0.643	B
7	Kenmore Ave & Beverly Blvd	0.421	A	0.449	A
8	New Hampshire Ave & Beverly Blvd	0.575	A	0.624	B
9	Beverly Blvd & Temple St & Westmoreland Ave	0.722	C	0.786	C
10	Temple St & Virgil Ave & Silver Lake Blvd	0.852	D	0.899	D
11	Beverly Blvd & Virgil Ave & Council St	0.720	C	0.770	C
12	101 SB off-ramp & Rosewood Ave	0.267	A	0.285	A

Table 5.2 Future Without Project - Intersection Level of Service 8/16/2019
PM Peak Hour

No.	Intersection	Existing Conditions		Future Without Project Conditions	
		V/C	LOS	V/C	LOS
1	Vermont Ave & 101 NB on-ramp	0.335	A	0.373	A
2	Vermont Ave & 101 NB off-ramp	0.435	A	0.468	A
3	Vermont Ave & Rosewood Ave	0.584	A	0.637	B
4	Vermont Ave & Oakwood Ave	0.565	A	0.615	B
5	Vermont Ave & Beverly Blvd	0.688	B	0.757	C
6	Vermont Ave & W 1st St	0.716	C	0.771	C
7	Kenmore Ave & Beverly Blvd	0.389	A	0.434	A
8	New Hampshire Ave & Beverly Blvd	0.556	A	0.601	B
9	Beverly Blvd & Temple St & Westmoreland Ave	0.608	B	0.704	C
10	Temple St & Virgil Ave & Silver Lake Blvd	0.856	D	0.916	E
11	Beverly Blvd & Virgil Ave & Council St	0.771	C	0.836	D
12	101 SB off-ramp & Rosewood Ave	0.349	A	0.380	A

6. Future With Project Conditions

This section of the report documents the analysis of potential Project traffic impacts in the study area for the Future With Project conditions. Traffic generated by the Project was added to the Future Without Project traffic volumes and the potential for impacts evaluated. The total Future With Project conditions peak hour traffic volumes are illustrated in Figures 6.1 and 6.2 for the AM and PM peak hours, respectively. These traffic forecasts were then used to evaluate potential Project traffic impacts, as described in the following sections.

6.1 Project Impacts - Intersections

Significant Impact Thresholds

LADOT has established criteria to determine if project impacts are significant at an intersection. These criteria are shown below.

Definition of Significant Impact at Intersection

With Project Traffic		Project-Related Increase in V/C Ratio
LOS	V/C Ratio	
C	0.701 – 0.800	equal to or greater than 0.040
D	0.801 – 0.900	equal to or greater than 0.020
E, F	> 0.900	equal to or greater than 0.010

Using these criteria, for example, a project would not have a significant impact at an intersection if it is operating at LOS C after the addition of project traffic and the incremental change in the volume/capacity (V/C) ratio is less than 0.040. However, in another example, if the intersection is operating at LOS E or LOS F and the incremental change in V/C ratio is 0.010 or greater, then the project would be considered to have a significant impact at that location.

Project Impact Analysis - Future With Project Intersection Level of Service

The intersection level of service analysis for the Future With Project conditions is summarized in Table 6.1 for the AM peak hour and in Table 6.2 for the PM peak hour. These tables also compare the level of service for Without Project and With Project conditions, show the increase in V/C ratios at each intersection due to the Project, and identify if the increase constitutes a significant impact.

Figure 6.1
Future With Project Traffic Volumes - AM Peak Hour

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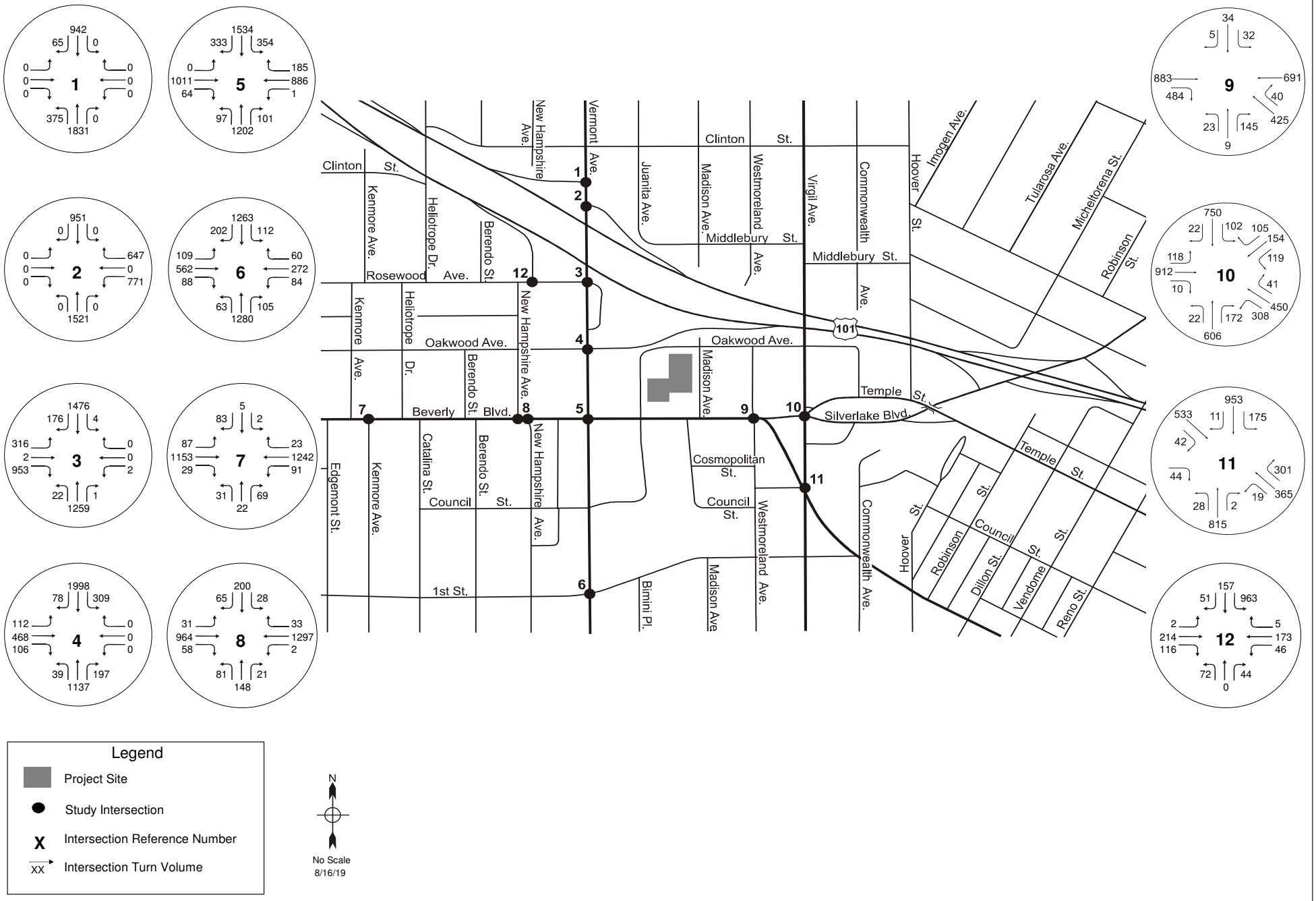

Figure 6.2
Future With Project Traffic Volumes - PM Peak Hour

Enlightenment Plaza Project

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Table 6.1 Future With Project - Intersection Level of Service 8/16/2019
AM Peak Hour

No.	Intersection	Future Without Project Conditions		Future With Project Conditions		Change in V/C	Significant Impact
		V/C	LOS	V/C	LOS		
1	Vermont Ave & 101 NB on-ramp	0.593	A	0.595	A	0.002	No
2	Vermont Ave & 101 NB off-ramp	0.452	A	0.453	A	0.001	No
3	Vermont Ave & Rosewood Ave	0.624	B	0.625	B	0.001	No
4	Vermont Ave & Oakwood Ave	0.592	A	0.593	A	0.001	No
5	Vermont Ave & Beverly Blvd	0.762	C	0.770	C	0.008	No
6	Vermont Ave & W 1st St	0.643	B	0.643	B	0.000	No
7	Kenmore Ave & Beverly Blvd	0.449	A	0.451	A	0.002	No
8	New Hampshire Ave & Beverly Blvd	0.624	B	0.627	B	0.003	No
9	Beverly Blvd & Temple St & Westmoreland Ave	0.786	C	0.792	C	0.006	No
10	Temple St & Virgil Ave & Silver Lake Blvd	0.899	D	0.900	D	0.001	No
11	Beverly Blvd & Virgil Ave & Council St	0.770	C	0.771	C	0.001	No
12	101 SB off-ramp & Rosewood Ave	0.285	A	0.286	A	0.001	No

Table 6.2 Future With Project - Intersection Level of Service 8/16/2019
PM Peak Hour

No.	Intersection	Future Without Project Conditions		Future With Project Conditions		Change in V/C	Significant Impact
		V/C	LOS	V/C	LOS		
1	Vermont Ave & 101 NB on-ramp	0.373	A	0.374	A	0.001	No
2	Vermont Ave & 101 NB off-ramp	0.468	A	0.469	A	0.001	No
3	Vermont Ave & Rosewood Ave	0.637	B	0.639	B	0.002	No
4	Vermont Ave & Oakwood Ave	0.615	B	0.616	B	0.001	No
5	Vermont Ave & Beverly Blvd	0.757	C	0.764	C	0.007	No
6	Vermont Ave & W 1st St	0.771	C	0.772	C	0.001	No
7	Kenmore Ave & Beverly Blvd	0.434	A	0.436	A	0.002	No
8	New Hampshire Ave & Beverly Blvd	0.601	B	0.603	B	0.002	No
9	Beverly Blvd & Temple St & Westmoreland Ave	0.701	C	0.704	C	0.003	No
10	Temple St & Virgil Ave & Silver Lake Blvd	0.915	E	0.916	E	0.001	No
11	Beverly Blvd & Virgil Ave & Council St	0.836	D	0.836	D	0.000	No
12	101 SB off-ramp & Rosewood Ave	0.380	A	0.381	A	0.001	No

AM Peak Hour

As shown in Table 6.1 the intersection levels of service would not change between the Future Without Project and Future With Project conditions. The analysis summarized in Table 6.1 indicates that for the AM peak hour, all increases in volume/capacity (V/C) ratios would be less than the threshold for a significant impact to occur.

It is therefore concluded that the Project would cause no significant impacts in the AM peak hour.

PM Peak Hour

As shown in Table 6.2 the intersection levels of service would not change between the Future Without Project and Future With Project conditions. The analysis summarized in Table 6.2 indicates that for the PM peak hour, all increases in volume/capacity (V/C) ratios would be less than the threshold for a significant impact to occur.

It is therefore concluded that the Project would cause no significant impacts in the PM peak hour.

Unsignalized Intersection Analysis

LADOT Traffic Study guidelines indicate that unsignalized intersections adjacent to the Project or integral to the Project's site access and circulation that are expected to operate at LOS E or F in the "Future With Project" scenario should be evaluated solely to determine the need for installation of a traffic signal or other traffic control device. Level of service analysis for the Future With Project scenario was conducted at the following unsignalized intersections in the vicinity of the Project:

- Juanita Avenue & Beverly Boulevard
- Madison Avenue (South) & Beverly Boulevard
- Madison Avenue (North) & Beverly Boulevard
- Oakwood Avenue & Virgil Avenue

These locations were chosen as the closest unsignalized intersections to the Project Site that would provide vehicular access to the Project Site.

The analysis results are shown in Appendix B. As shown in Table B.1, in the Future With Project scenario, the following intersection controlled approaches would operate at LOS E or LOS F in the AM peak hour.

- Juanita Avenue southbound at Beverly Boulevard LOS F
- Juanita Avenue northbound at Beverly Boulevard LOS F
- Madison Avenue northbound at Beverly Boulevard LOS E

- Oakwood Avenue eastbound at Virgil Avenue LOS F

Also, the following controlled approaches would operate at LOS E or LOS F in the PM peak hour.

- Juanita Avenue southbound at Beverly Boulevard LOS F
- Juanita Avenue northbound at Beverly Boulevard LOS F
- Oakwood Avenue eastbound at Virgil Avenue LOS F
- Oakwood Avenue westbound at Virgil Avenue LOS E

All the above approaches would also operate at the same LOS condition under Future Without Project conditions (as shown in Table B.2) except Juanita Avenue southbound at Beverly Boulevard which would operate at LOS D in the AM peak hour and PM peak hour, and Madison Avenue northbound at Beverly Boulevard which would operate at LOS D in the AM peak hour.

All the above approaches also currently operate at the same LOS condition under Existing Conditions (as shown in Table B.3) except Juanita Avenue southbound at Beverly Boulevard which currently operates at LOS D in the AM peak hour and LOS C in the PM peak hour, and Madison Avenue northbound at Beverly Boulevard which currently operates at LOS D in the AM peak hour.

With the Proposed Project, the Madison Avenue southbound approach at Beverly Boulevard, and the eastbound and westbound left turns on Beverly Boulevard at Juanita Avenue and Madison Avenue, would all operate at LOS D or better in both peak hours, as shown in Table B.1 in Appendix B. The Madison Avenue northbound approach at Beverly Boulevard would operate at LOS C in the PM peak hour.

A traffic signal warrant analysis was conducted at the intersections operating at LOS E and LOS F based on the peak hour traffic volumes and level of service. As shown in Appendix B Table B.4, the analysis showed that the future volumes with the Project would not warrant a traffic signal at the Juanita Avenue & Beverly Boulevard, Madison Avenue (North) & Beverley, Madison Avenue (South) & Beverly or Oakwood Avenue & Virgil Avenue intersections, in either peak hour. The project therefore does not cause the need for a new traffic signal.

6.2 Project Impacts – CMP Analysis

The Los Angeles County Congestion Management Program (CMP) requires that new development projects analyze potential project impacts on CMP monitoring locations if an EIR is prepared for the Project. When a CMP analysis is needed, the CMP methodology requires that the Traffic Study analyze traffic conditions at all CMP arterial monitoring intersections where the Project will add 50 or more trips during either the AM or PM weekday peak hours of adjacent street traffic. The CMP also requires that traffic studies analyze mainline freeway monitoring stations where the Project will add 150 or more trips in either direction during either AM or PM weekday peak hours. If, based on these criteria, the Traffic Study identifies no facilities for study then no further traffic analysis is required.

6.3 Driveway and Site Circulation

As previously described in Chapter 3, the main vehicular access (ingress and egress) is to be provided from Madison Avenue. A centralized drop-off and pickup will also be provided on Madison Avenue. Vehicular access will also be provided via driveways on Oakwood Avenue and Juanita Avenue to parking for those components of the Project. Project traffic will therefore use Madison Avenue, Juanita Avenue and Oakwood Avenue to access the Project.

All Project driveways will be designed according to LADOT standards, so there will be no significant impacts due to roadway design hazards.

6.4 Pedestrian Circulation

The Project introduces various streetscape improvements to encourage more pedestrian-friendly street edges along Juanita and Madison Avenues. Along Madison Avenue, a new on-site passenger loading zone with turn-around will be centrally located between Enlightenment Plaza & PATH Metro Villas on the east side of the street. The sidewalk on Madison Avenue adjacent to the Project, will be widened to up to 12ft wide in most locations. On Juanita Avenue existing 12ft sidewalks will be retained. Existing sidewalk widths will also be maintained on Oakwood Avenue. Utility poles fronting the property along Madison, Oakwood & Juanita Avenues will be relocated underground creating more continuous sidewalks. Additionally, nine new street trees will be placed along these three street frontages. Fourteen new bike racks will be strategically located along both Juanita & Madison Avenues. These streetscape improvements will aid in all streets adjacent to the Project becoming more pedestrian oriented. These improvements, along with the vacation of part of Madison Avenue will also help seamlessly engage the campuses of PATH Metro Villas and Enlightenment Plaza.

6.5 Freeway Analysis

An MOU between LADOT and Caltrans (Agreement Between the City of Los Angeles and Caltrans District 7 on Freeway Impact Analysis Procedures (December 2015)) sets forth criteria for when a freeway impact analysis should be conducted. This requires an initial evaluation of freeway mainline segments and freeway off-ramps to determine if Project volumes exceed certain thresholds that would require further analysis of the freeway system. A freeway evaluation of Project volumes against these thresholds was conducted according to the procedures in the MOU and is included in the MOU in Appendix A. The initial evaluation concluded that neither the freeway mainline thresholds nor the freeway off-ramp threshold were met by Project traffic volumes, so no further analysis of the freeway system was necessary.

7. Future Conditions With Potential Street Vacations

7.1 Description of Potential Street Vacations

The Applicant may also desire to vacate sections of the following two streets, as shown in Figure 7.1:

- Madison Avenue – the northern portion of Madison Avenue between the project main entrance turnaround and Oakwood Avenue
- Oakwood Avenue - from Juanita Avenue to Westmoreland Avenue.

The approval of the Proposed Project is not contingent upon, and does not require, these street vacations. The following analysis is being provided for informational purposes.

It is anticipated that the vacated portions of Madison Avenue and Oakwood Avenue would not be available for general public use, and would be controlled by a control arm type device. Access would be retained for the Proposed Project and for land uses adjacent to the vacated street sections. Project residents and employees would pass through the vacated street sections with use of key card or similar device to operate the control barrier. A similar option would be provided for the adjacent PATH project on the east side of Madison Avenue to Oakwood Avenue. These would be the only two properties affected by the vacations. The public would not however be able to use these sections of Madison Avenue or Oakwood Avenue.

Other than traffic from the Proposed Project and from the adjacent PATH project, traffic volumes currently using this segment of Madison Avenue are negligible, and as Juanita Avenue and Oakwood Avenue offer alternate access routes to Beverly Boulevard and Virgil Avenue, the street vacation is not expected to cause significant traffic impacts.

7.2 Traffic Forecasts

The analysis addressed the same horizon year, 2023, as the traffic analysis for the Proposed Project. It also included the same list of related projects, and traffic from the Proposed Project. The future conditions therefore represent the Future with Proposed Project as analyzed in Chapter 6, but with the potential partial street vacations.

As discussed above, the Potential Street Vacations would not affect traffic access to the Proposed Enlightenment Plaza Project or to the PATH Project and would not cause traffic diversion of traffic to/from these projects. However, traffic using these street segments but not

stopping at adjacent land uses (i.e. traffic passing through) would divert to alternate routes – to Virgil Avenue, Westmoreland Avenue, and Beverly Boulevard.

Based on existing traffic counts at intersections and driveways along Oakwood Avenue, likely traffic diversions were estimated for the Potential Street Vacations. A growth rate of 1.0 percent a year for five years was applied to traffic diversion volumes to represent the future horizon year of analysis. No traffic diversions for related projects were necessary (there would be no related project trips on the street segments to be vacated), and as described above no diversions would occur for the Proposed Project or for adjacent projects. The estimated traffic volumes for the Potential Street Vacations are shown in Figure 7.2 for the AM peak hour and Figure 7.3 for the PM peak hour. The traffic diversions would only affect traffic volumes at Intersection #9 – Beverly Blvd & Temple St & Westmoreland Ave, and Intersection #10 – Temple St & Virgil Avenue & Council Street. Traffic volumes at the other studied intersections would remain the same.

7.3 Impacts - Intersections

Future With Partial Street Vacations - Intersection Level of Service

The intersection level of service analysis for the Future With Potential Street Vacation conditions is summarized in Table 7.1 for the AM peak hour and in Table 7.2 for the PM peak hour. These tables also compare the level of service for Without and With the Potential Street Vacation conditions, show the increase in V/C ratios at each intersection due to the Project, and identify if the increase constitutes a significant impact. The Without Street Vacation condition represents the Future With (Development) Project condition discussed in Chapter 6.

AM Peak Hour

As shown in Table 7.1 the intersection levels of service would not change between the Future Without Project and Future With Project conditions. The analysis summarized in Table 7.1 also indicates that for the AM peak hour, there would be no changes in the volume/capacity (V/C) ratios. This is because the volume of diverted traffic is very small, and diverted traffic would be added to the non-critical movements at the affected intersection (i.e. those movements not affecting the V/C ratio).

It is therefore concluded that the Potential Street Vacations would cause no significant impacts in the AM peak hour.

PM Peak Hour

As shown in Table 7.2 the intersection levels of service would not change between the Future Without Project and Future With Street Vacation conditions. The analysis summarized in Table

7.2 indicates that for the PM peak hour, all increases in volume/capacity (V/C) ratios would be less than the threshold for a significant impact to occur.

It is therefore concluded that the Potential Street Vacations would cause no significant impacts in the PM peak hour.

Unsignalized Intersection Analysis

LADOT Traffic Study guidelines indicate that unsignalized intersections adjacent to the Project or integral to the Project's site access and circulation that are expected to operate at LOS E or F in the "Future With Street Vacation" scenario should be evaluated solely to determine the need for installation of a traffic signal or other traffic control device. The following analysis used the same procedures and methodology as was used for the Proposed Project analysis and shown in Section 6.1 of Chapter 6. Level of service analysis for the Future With Potential Street Vacation scenario was conducted at the following unsignalized intersections in the vicinity of the Project:

- Juanita Avenue & Beverly Boulevard
- Madison Avenue (South) & Beverly Boulevard
- Madison Avenue (North) & Beverly Boulevard
- Oakwood Avenue & Virgil Avenue

These locations were chosen as the closest unsignalized intersections to the Project Site that would provide vehicular access to the Project Site.

The analysis results are shown in Appendix E. As shown in Table E.1, in the Future With Street Vacation scenario, the following intersection controlled approaches would operate at LOS E or LOS F in the AM peak hour.

- Juanita Avenue southbound at Beverly Boulevard LOS F
- Juanita Avenue northbound at Beverly Boulevard LOS F
- Madison Avenue northbound at Beverly Boulevard LOS E
- Oakwood Avenue eastbound at Virgil Avenue LOS F

Also, the following controlled approaches would operate at LOS E or LOS F in the PM peak hour.

- Juanita Avenue southbound at Beverly Boulevard LOS F
- Juanita Avenue northbound at Beverly Boulevard LOS F
- Oakwood Avenue eastbound at Virgil Avenue LOS F
- Oakwood Avenue westbound at Virgil Avenue LOS F

All the above approaches would also operate at the same LOS under Future Without Street Vacations conditions (as shown in Table E.2).

All the above approaches also currently operate at the same LOS condition under Existing Conditions (as shown in Table E.3) except Juanita Avenue southbound at Beverly Boulevard which currently operates at LOS D in the AM peak hour and LOS C in the PM peak hour, and Madison Avenue northbound at Beverly Boulevard which currently operates at LOS D in the AM peak hour, and Oakwood westbound at Virgil Avenue which currently operates at LOS E in the PM peak hour.

With the Potential Street Vacations, the Madison Avenue southbound approach at Beverly Boulevard, and the eastbound and westbound left turns on Beverly Boulevard at Juanita Avenue and Madison Avenue, would all operate at LOS D or better in both peak hours, as shown in Table E.1 in Appendix E. The Madison Avenue northbound approach at Beverly Boulevard would operate at LOS C in the PM peak hour.

A traffic signal warrant analysis was conducted at the intersections operating at LOS E and LOS F based on the peak hour traffic volumes and level of service. As shown in Appendix E Table E.4, the analysis showed that the future volumes with the Potential Street Vacations would not warrant a traffic signal at the Juanita Avenue & Beverly Boulevard, Madison Avenue (North) & Beverley, Madison Avenue (South) & Beverly or Oakwood Avenue & Virgil Avenue intersections, in either peak hour. The Potential Street Vacations therefore would not cause the need for a new traffic signal.

7.4 CMP Analysis

The potential street vacations would not change any traffic volumes at the CMP locations described in Chapter 6. The CMP analysis in Chapter 6 would remain unchanged and the potential street vacations would therefore not have any significant CMP impacts.

7.5 Driveway and Site Circulation

All vehicular access to the Proposed Project would remain the same with the potential street vacations. As previously described in Chapter 3, the main vehicular access (ingress and egress) is to be provided from Madison Avenue. A centralized drop-off and pickup will also be provided on Madison Avenue. Vehicular access will also be provided via driveways on Oakwood Avenue and Juanita Avenue to parking for those components of the Project. Project traffic will therefore use Madison Avenue, Juanita Avenue and Oakwood Avenue to access the Project.

It is anticipated that the vacated portions of Madison Avenue and Oakwood Avenue would not be available for general public use, and would be controlled by a control arm type device. Project residents and employees would pass through the vacated street section with use of key

card or similar device to operate the control barrier. A similar option would be provided for the adjacent PATH project on the east side of Madison Avenue to Oakwood Avenue. The public would not however be able to use the vacated sections of Madison Avenue and Oakwood Avenue.

Access and circulation for the Proposed Project would there remain unchanged with the potential street vacations.

7.5 Pedestrian Circulation

The potential street vacations would not change any pedestrian facilities, so pedestrian circulation would not be affected and would be unchanged.

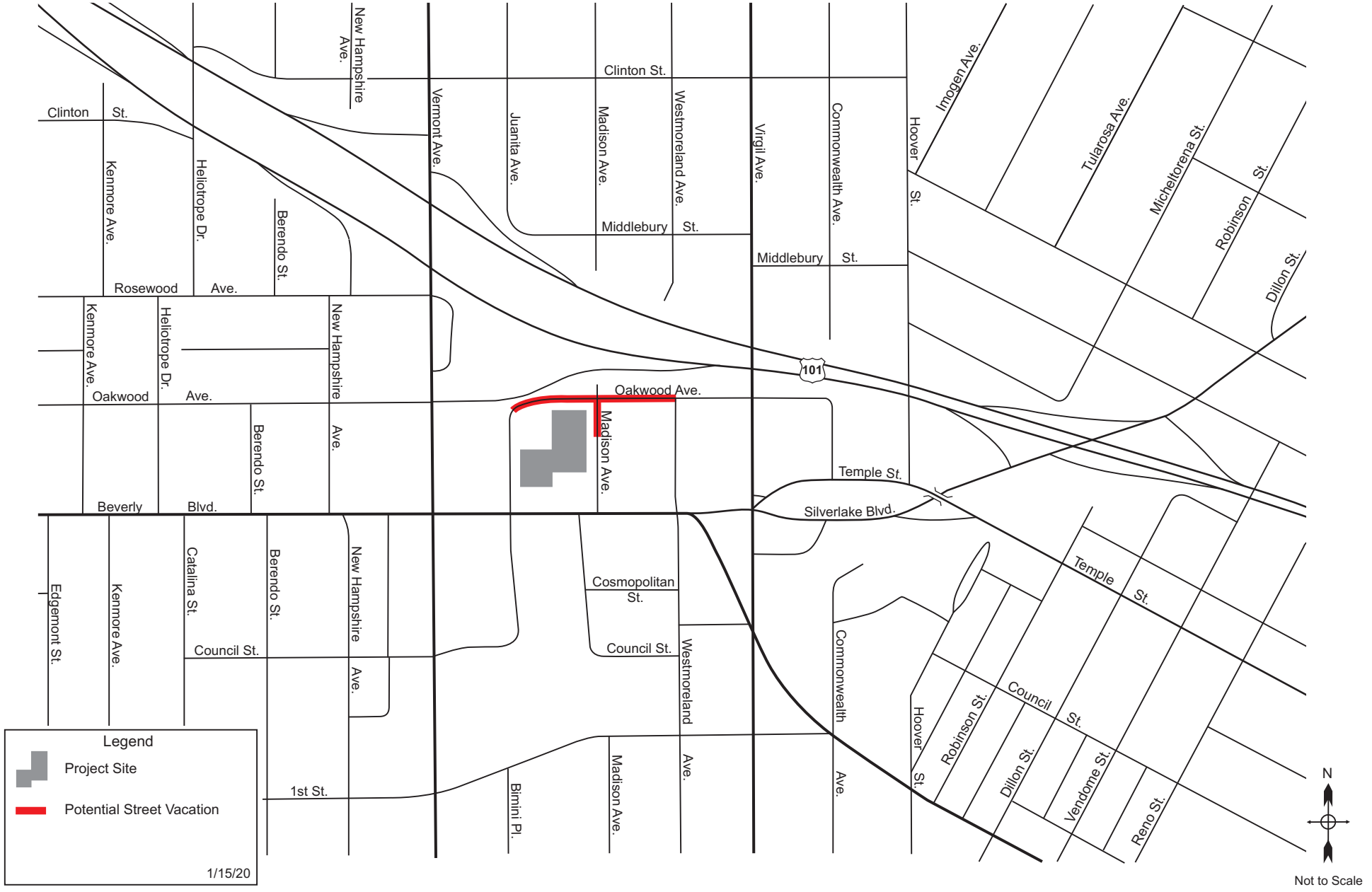

Figure 7.1
Project Location - Potential Street Vacation

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Figure 7.2
Future With Street Vacation Volumes - AM Peak Hour

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Figure 7.3
Future With Street Vacation Volumes - PM Peak Hour

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Table 7.1 Future With Street Vacation - Intersection Level of Service 1/8/2020
AM Peak Hour

No.	Intersection	Future Without Street Vacation Conditions		Future With Street Vacation Conditions		Change in V/C	Significant Impact
		V/C	LOS	V/C	LOS		
1	Vermont Ave & 101 NB on-ramp	0.595	A	0.595	A	0.000	No
2	Vermont Ave & 101 NB off-ramp	0.453	A	0.453	A	0.000	No
3	Vermont Ave & Rosewood Ave	0.625	B	0.625	B	0.000	No
4	Vermont Ave & Oakwood Ave	0.593	A	0.593	A	0.000	No
5	Vermont Ave & Beverly Blvd	0.770	C	0.770	C	0.000	No
6	Vermont Ave & W 1st St	0.643	B	0.643	B	0.000	No
7	Kenmore Ave & Beverly Blvd	0.451	A	0.451	A	0.000	No
8	New Hampshire Ave & Beverly Blvd	0.627	B	0.627	B	0.000	No
9	Beverly Blvd & Temple St & Westmoreland Ave	0.792	C	0.792	C	0.000	No
10	Temple St & Virgil Ave & Silver Lake Blvd	0.900	D	0.900	D	0.000	No
11	Beverly Blvd & Virgil Ave & Council St	0.771	C	0.771	C	0.000	No
12	101 SB off-ramp & Rosewood Ave	0.286	A	0.286	A	0.000	No

Table 7.2 Future With Street Vacation - Intersection Level of Service 1/8/2020
PM Peak Hour

No.	Intersection	Future Without Street Vacation Conditions		Future With Street Vacation Conditions		Change in V/C	Significant Impact
		V/C	LOS	V/C	LOS		
1	Vermont Ave & 101 NB on-ramp	0.374	A	0.374	A	0.000	No
2	Vermont Ave & 101 NB off-ramp	0.469	A	0.469	A	0.000	No
3	Vermont Ave & Rosewood Ave	0.639	B	0.639	B	0.000	No
4	Vermont Ave & Oakwood Ave	0.616	B	0.616	B	0.000	No
5	Vermont Ave & Beverly Blvd	0.764	C	0.764	C	0.000	No
6	Vermont Ave & W 1st St	0.772	C	0.772	C	0.000	No
7	Kenmore Ave & Beverly Blvd	0.436	A	0.436	A	0.000	No
8	New Hampshire Ave & Beverly Blvd	0.603	B	0.603	B	0.000	No
9	Beverly Blvd & Temple St & Westmoreland Ave	0.704	C	0.704	C	0.000	No
10	Temple St & Virgil Ave & Silver Lake Blvd	0.916	E	0.916	E	0.000	No
11	Beverly Blvd & Virgil Ave & Council St	0.836	D	0.836	D	0.000	No
12	101 SB off-ramp & Rosewood Ave	0.381	A	0.381	A	0.000	No

8. Mitigation Measures

As the preceding analysis has determined that there would be no significant traffic impacts at intersections, no access impacts, no CMP or freeway impacts, and no CMP transit impacts caused by the Project, no mitigation measures are necessary.

The analysis has further determined that the potential street vacations would not cause any significant traffic impacts, so no mitigations would be necessary.

Enlightenment Plaza Project

Appendices A-E

January 2020

Prepared by

The **Mobility** Group

Appendix A

Memorandum of Understanding (MOU)

LADOT

Transportation Impact Study Memorandum of Understanding (MOU)

This MOU acknowledges that the Transportation Impact Study for the following Project will be prepared in accordance with the latest version of LADOT's Transportation Impact Study Guidelines:

I. PROJECT INFORMATION

Project Name: Flexible Enlightenment Plaza Project

Project Address: 321 N Madison Avenue, Los Angeles, CA 90013

Project Description: See Attachment A

LADOT Project Case Number: _____ Project Site Plan attached? *(Required)* ■ Yes ☐ No

II. TRIP GENERATION

Geographic Distribution: N 20.00 % S 35.00 % E 20.00 % W 25.00 %

Illustration of Project trip distribution percentages at Study intersections attached? *(Required)* ☐ Yes ☐ No

Trip Generation Adjustments *(Exact amount of credit subject to approval by LADOT)*

	Yes	No
Transit Usage	■	☐
Transportation Demand Management	☐	■
Existing Active Land Use	■	☐
Previous Land Use	☐	■
Internal Trip	☐	■
Pass-By Trip	☐	■

Source of Trip Generation Rate(s)? ☐ ITE 9th Edition ■ Other: ITE 10th Edition & LADOT Guidelines, See Attachment B

Trip generation table including a description of the proposed land uses, ITE rates, estimated morning and afternoon peak hour volumes (ins/outs/totals), proposed trip credits, etc. attached? *(Required)* ■ Yes ☐ No

	IN	OUT	TOTAL
AM Trips	18	31	49
PM Trips	22	15	37

III. STUDY AREA AND ASSUMPTIONS

Project Buildout Year: 2023 Ambient or CMP Growth Rate: 1 % Per Yr.

Related Projects List, researched by the consultant and approved by LADOT, attached? *(Required)* ■ Yes ☐ No

Subject to Freeway Impact Analysis, in addition to CMP Analysis? *(Freeway analysis screening filter must be included in this MOU; selecting "yes" implies that at least one criteria was satisfied)* ☐ Yes ■ No

Map of Study Intersections attached? *(May be subject to LADOT revision after initial impact analysis)* ■ Yes ☐ No

Is this Project located on a street within the High Injury Network? ■ Yes ☐ No

IV. CONTACT INFORMATION

	CONSULTANT	DEVELOPER
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Approved by:				
X Saeed Kerayehchian Digitally signed by Sseed Kerayehchian Date: 2019.06.24 16:31:56 -07'00'	6/24/2019	X		7/24/2019
Consultant's Representative	Date	LADOT Representative		Date

Attachment A

Project Description & Site Plan

Flexible Enlightenment Plaza Project - Project Description

The proposed project site is located in the Hollywood Area of Los Angeles and bounded by Beverly Boulevard to the south, Juanita Avenue to the west, Madison Avenue to the east and Oakwood Avenue to the north.

The Project, referred to as Enlightenment Plaza Apartments will consist of 454 units of housing dedicated to Permanent Supportive Housing (Restricted Affordable) for formerly homeless individuals in 5 buildings, including 5,127 sq.ft. of services (mental and physical health, financial, employment) for on-site residents. The main vehicular access (ingress and egress) is to be provided from Madison Avenue. A centralized drop-off and pickup will also be provided on Madison Avenue. Vehicular access will also be provided from Oakwood Avenue and Juanita Avenue.

The project will include the following street vacations: The northern portion of Madison Avenue between Oakwood Avenue and the project turnaround; Oakwood Avenue between Juanita Avenue and Westmoreland Avenue

The site is currently occupied by an AT&T Service Yard, with driveways on Juanita Avenue. The project site plan is shown in Figure A.2. The site also includes 3812 Oakwood which has 3 multi-family units. In addition, 3838 Oakwood at the corner of Oakwood / Juanita has an existing office building which will remain.

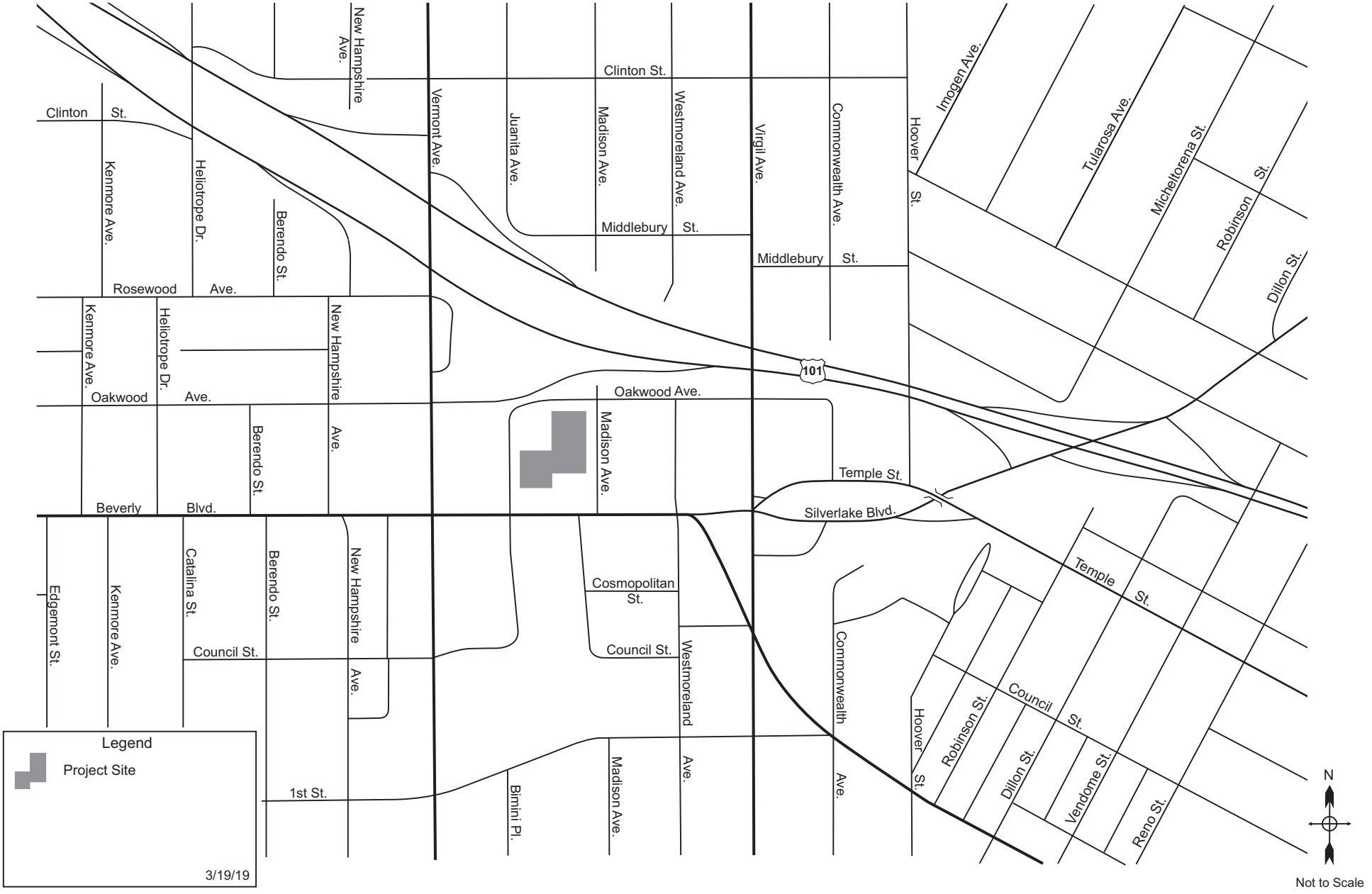


Figure A.1
Project Location

Flexible Enlightenment Plaza Project

The **Mobility** Group
Transportation Strategies & Solutions

Source:
KFA Architects, 2019

Not to Scale

Figure A.2
Project Site Plan

Flexible Enlightenment Plaza Project

The **Mobility** Group
Transportation Strategies & Solutions

Attachment B

Trip Generation Estimates

Table B-1 Flexible Enlightenment Plaza Project - Trip Generation

5/30/2019

Daily Trips

Land Use Assumptions	Source & Code	Quantity	Units	Daily			
					Trip Rate		Total Trips
Existing Uses							
AT&T Service Yard [1,2]	-	-	-		-		-170
Total Existing							-170
Proposed Uses							
Permanent Supportive Housing (PSH) [3]	LADOT	454	DU		1.27		577
Total Proposed							577
Total Net							407

AM Peak

Land Use Assumptions	Source & Code	Quantity	Units	AM Peak Hour					
				Trip Rate			Total Trips		
				In	Out	Total	In	Out	Total
Existing Uses									
AT&T Service Yard [1]	-	-	-	-	-	-	-5	0	-5
Total Existing							-5	0	-5
Proposed Uses									
Permanent Supportive Housing (PSH) [3]	LADOT	454	DU	0.05	0.07	0.12	23	31	54
Total Proposed							23	31	54
Total Net							18	31	49

PM Peak

Land Use Assumptions	Source & Code	Quantity	Units	PM Peak Hour					
				Trip Rate			Total Trips		
				In	Out	Total	In	Out	Total
Existing Uses									
AT&T Service Yard [1]	-	-	-	-	-	-	-10	-7	-17
Total Existing							-10	-7	-17
Proposed Uses									
Permanent Supportive Housing (PSH) [3]	LADOT	454	DU	0.07	0.05	0.12	32	22	54
Total Proposed							32	22	54
Total Net							22	15	37

Notes:

1. Trips for existing uses (AT&T Service Yard) from driveway traffic counts, 2019.
2. Daily trips for existing uses calculated based on the assumption of 10 times PM peak hour traffic.
3. Trip rates for Permanent Supportive Housing are from Table 5 of LADOT's Transportation Impact Study Guidelines, December 2016.

Note : Some numbers may not add up precisely due to rounding.

Attachment C

Trip Distribution

Flexible Enlightenment Plaza Project – Trip Distribution

The likely distribution of Project trips was identified based on the type of land uses in the Project, the likely origins and destinations of Project users, and the characteristics of the street system in the area of the Project. The following distribution was assumed:

- 20% of the trips towards the north
- 35% of the trips towards the south
- 20% of the trips towards the east
- 25% of the trips towards the west

Attachment D

Related Projects

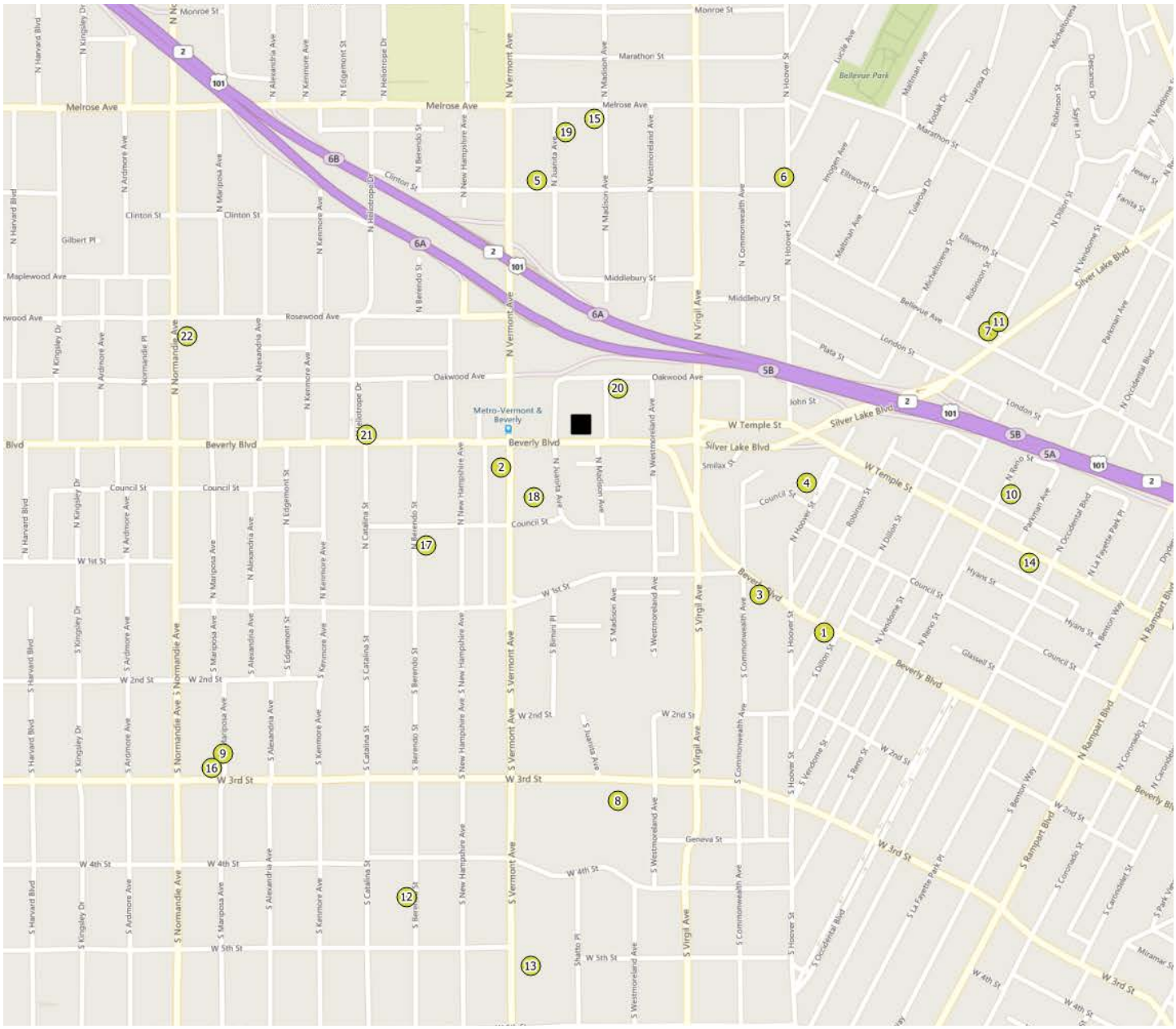
Flexible Enlightenment Plaza Project – Related Projects

The attached list represents the most currently available information (as of mid-April 2019). The list has been coordinated with LADOT's project list of 4-9-2019, previous related projects lists from other projects in the area, and with coordination with DCP through 4-13-2019, regarding project application submittals and information.

The following criteria were also followed regarding inclusion of projects in the list, based on LADOT guidelines and previous direction from DCP:

- Projects within a 0.65 mile radius from the Project Site. (per guidelines in LADOT Memo of November 28, 2018)
- Only includes projects resulting in a net increase in floor area and which meet/exceed DOT threshold criteria.
- Projects comprising a standalone change of use have not be included, however adaptive reuse projects requiring a planning application have been included.
- Projects comprising a standalone CUB for alcohol have not been included.
- Projects that have been constructed and have a Certificate of Occupancy have not been included.
- Projects that have been withdrawn or terminated have not been included.
- Trip generation from LADOT's project list. For projects where more recent trip generation data is available, this has been used instead of the trip generation data in LADOT's project list.

The list was coordinated with and reviewed by DCP.



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Not to Scale

Figure D.1
Location of Related Projects

Flexible Enlightenment Plaza Project

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Table D.1 Flexible Enlightenment Plaza Project - Draft Related Project List

8/2/2019

Project ID	Project Name	Location/Address	Project Description	Daily Trips	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
1	Mixed-Use	3200 W Beverly Blvd.	32 DU Apartments 5,866 sf Retail	632	4	16	20	39	32	71
2	AMCAL - Meridian Apartments	241 N Vermont Ave.	100 DU Apartments 5,000 sf Retail	510	7	38	45	33	16	49
3	Apartment & Child Care	3330 W Beverly Blvd.	40 DU Apartments 4,237 sf Day Care	495	26	34	60	35	32	67
4	Apartments	235 N Hoover St.	214 DU Apartments	1,423	22	87	109	86	47	133
5	Mixed-Use	600 N Vermont Ave.	120 DU Apartments 14,600 sf Retail	320	8	46	54	12	18	30
6	District Maintenance Yard	611 N Hoover St.	20 Employees Office 80 Employees Office (Fleet Staff) 40 Vehicles Other	136	0	-19	-19	0	99	99
7	Dillion Mixed-Use	609 N Dillon St.	52 DU Apartments 18,600 sf Retail	985	17	20	37	50	45	95
8	Charter School Relocation	3400 W 3rd St.	N/A	764	146	120	266	43	45	88
9	Postpartum Extended Care & Retail	257 Mariposa Ave	140 Unit Postpartum Care 3,490 sf Retail	1,036	14	58	72	61	33	94
10	Apartments	326 N Reno St.	65 DU Apartments	168	2	11	13	9	3	12
11	Apartments	617 Dillon St.	49 DU Apartments	127	1	9	10	6	3	9
12	Apartments	427 S Berendo St	85 DU Apartments	220	2	15	17	11	4	15
13	Mixed-Use	510 S Vermont Ave	2,166 sf Office 17,500 sf Retail 318 DU Apartments 13,200 sf Community Center	1,449	25	68	93	66	46	112
14	Apartments	2812 W Temple St	42 DU Apartments	109	1	7	8	6	2	8
15	Apartments	4100 W Melrose Ave	34 DU Apartments	88	1	6	7	4	2	6
16	Restaurant	269 S Mariposa Ave	4,656 sf Restaurant	390	2	1	3	24	12	36

Table D.1 Flexible Enlightenment Plaza Project - Draft Related Project List

8/2/2019

Project ID	Project Name	Location/Address	Project Description	Daily Trips	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
17	Apartments	146 N Berendo St	15 DU Apartments	110	2	5	7	5	3	8
18	Apartments	200 N Vermont Ave	490 DU Apartments 35,000 sf Retail	1,480	13	90	103	74	35	109
19	Apartments	642 N Juanita Ave	31 DU Apartments	80	1	5	6	4	2	6
20	Affordable Housing (PATH II)	320/330 N Madison	190 DU Affordable Housing	379	6	23	29	23	12	35
21	Mixed-Use	3977 W Beverly Blvd	67 DU Apartments 8,450 sf Retail	493	6	15	21	24	20	44
22	Apartments	432 N Normandie Ave	14 DU Apartments	62	2	3	5	3	2	5
		Total		**11,456**	**308**	**658**	**966**	**618**	**513**	**1,131**

Attachment E

Study Intersections

Flexible Enlightenment Plaza Project – Study Intersections

After a review of the project location, surrounding street network and location of signalized intersections, the following study intersections are proposed for the impact analysis:

1. 101 NB off-ramp & Vermont Ave
2. 101 NB on-ramp & Vermont Ave
3. Rosewood Ave & Vermont Ave
4. Oakwood Ave & Vermont Ave
5. Beverly Blvd & Vermont Ave
6. W 1st St & Vermont Ave
7. Beverly Blvd & Kenmore Ave
8. Beverly Blvd & New Hampshire Ave
9. Beverly Blvd & Temple St & Westmoreland Ave
10. Temple St & Virgil Ave
11. Beverly Blvd & Virgil Ave
12. 101 SB off-ramp & New Hampshire Ave & Rosewood Ave

We believe it may be necessary to evaluate the following unsignalized intersections to see if they meet signal warrants:

1. Juanita Ave & Beverly Blvd
2. Madison Ave & Beverly Blvd
3. Oakwood Ave & Virgil Ave

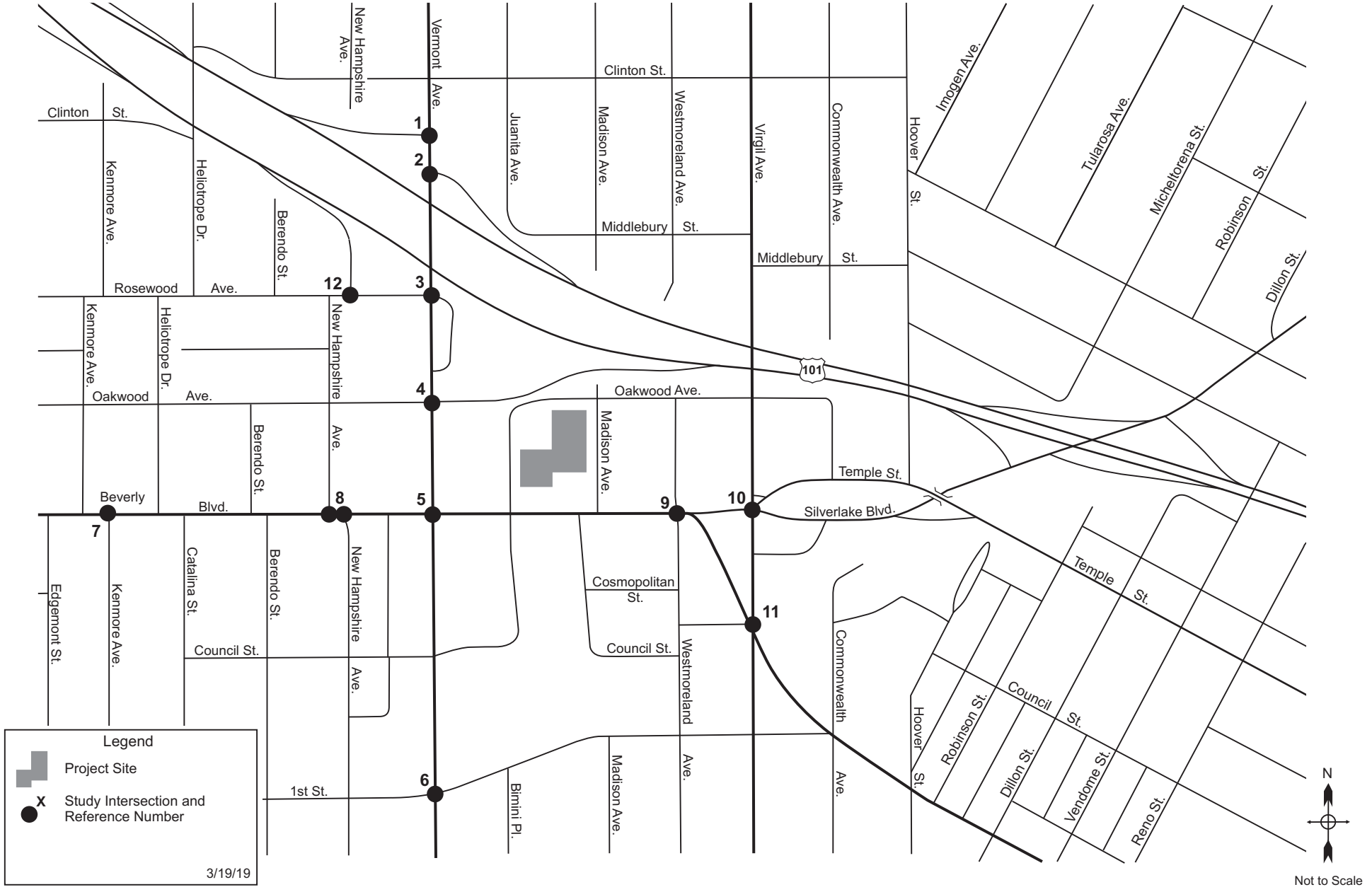


Figure 2
Location of Study Intersections

Flexible Enlightenment Plaza Project

The **Mobility** Group
Transportation Strategies & Solutions

Attachment F

Freeway Threshold Check

Flexible Enlightenment Plaza Project – Freeway Threshold Check

The following freeway mainline and off-ramp locations were evaluated as part of the Freeway Threshold Check required by the December 2015 LADOT/Caltrans MOU.

This MOU between LADOT and Caltrans (Agreement Between the City of Los Angeles and Caltrans District 7 on Freeway Impact Analysis Procedures, December 2015) sets forth criteria for when a freeway impact analysis should be conducted, including that if certain thresholds are exceeded then analysis of the freeway system is required.

The Agreement outlines the specific criteria and thresholds designed to identify if a Project is required to conduct the additional freeway analysis. Per the Agreement executed by LADOT and Caltrans, if a Project exceeds any of the following thresholds then the additional freeway analysis would be required:

Freeway Mainline

- The Project's peak hour trips would result in a 1 percent or more increase to the freeway mainline capacity of a freeway segment operating at LOS E or F (based on an assumed capacity of 2,000 vehicles per hour per lane); or

- The Project's peak hour trips would result in a 2 percent or more increase to the freeway mainline capacity of a freeway segment operating at LOS D (based on an assumed capacity of 2,000 vehicles per hour per lane); or

Freeway Ramps

- The Project's peak hour trips would result in a 1 percent or more increase to the capacity of a freeway off-ramp operating at LOS E or F (based on an assumed ramp capacity of 850 vehicles per hour per lane); or

- The Project's peak hour trips would result in a 2 percent or more increase to the capacity of a freeway off-ramp operating at LOS D (based on an assumed ramp capacity of 850 vehicles per hour per lane).

An evaluation threshold check was conducted for the two freeway mainline locations and two freeway off-ramp locations closest to the Project. The evaluation tables are included in the following pages.

Freeway Mainline Locations:

The freeway mainline check was conducted at the following locations.

- US-101 west of Vermont Avenue
- US-101 east of Vermont Avenue

The number of Project vehicle trips expected to travel along these freeway mainline segments was estimated based on the Project trip generation and Project trip distribution. The freeway mainline volume increase that would be created by Project vehicle trips was compared against the thresholds provided in the LADOT/Caltrans Agreement.

The analysis shown in Table F-1 and Table F-2 for the AM and PM peak hours respectively, shows that the threshold would not be exceeded at any of the freeway segments in either peak hour. It is concluded that no further analysis is necessary.

Freeway Ramp Locations:

The freeway ramp check was conducted for the following off-ramps.

- US-101 SB off-ramp at New Hampshire Avenue
- US-101 NB off-ramp at Vermont Avenue

The number of Project vehicle trips expected to travel on these freeway off-ramps was estimated based on the Project trip generation and Project trip distribution. A simple check compared the increase in ramp volumes to the threshold at LOS E for a conservative analysis. The analysis shown in Table F-3 shows that the increase would not exceed the thresholds at any of the freeway off-ramps.

It is therefore concluded that a freeway analysis will not be necessary.

Table F-1 **Flexible Enlightenment Plaza Project - Freeway Segment - Threshold Check**
AM Peak Hour

3/13/2019

No.	Location	DIR	No of Lanes	Capacity	Project Trips	Project Trip %	Threshold %	Exceed Threshold ?
1	US-101 west of Vermont Avenue	NB	4G	8,000	3	0.0%	1%	No
		SB	4G	8,000	2	0.0%	1%	No
2	US-101 east of Vermont Avenue	NB	4G	8,000	4	0.1%	1%	No
		SB	4G	8,000	5	0.1%	1%	No

Note: The freeway segment analysis shown in the above table was conducted assuming the subject freeway segments were operating at LOS E or F. This methodology was chosen to represent the most conservative conditions.

Table F-2 **Flexible Enlightenment Plaza Project - Freeway Segment - Threshold Check** 3/13/2019
PM Peak Hour

No.	Location	DIR	No of Lanes	Capacity	Project Trips	Project Trip %	Threshold %	Exceed Threshold ?
1	US-101 west of Vermont Avenue	NB	4G	8,000	2	0.0%	1%	No
		SB	4G	8,000	3	0.0%	1%	No
2	US-101 east of Vermont Avenue	NB	4G	8,000	5	0.1%	1%	No
		SB	4G	8,000	4	0.1%	1%	No

Note: The freeway segment analysis shown in the above table was conducted assuming the subject freeway segments were operating at LOS E or F. This methodology was chosen to represent the most conservative conditions.

Table F-3 Flexible Enlightenment Plaza Project - Prelinery Freeway Off-Ramp Threshold Check Analysis 3/13/2019

AM & PM Peak Hour

No.	Location	Time Period	No. of Lanes	Capacity	Project Trips	Project Trips as % of Capacity	Threshold [1] Trips	Threshold %	Exceed Threshold ?
3	US-101 SB off-ramp at New Hampshire Avenue	AM	1 L	850	2	0.2%	9	1%	No
		PM	1 L	850	3	0.4%	9	1%	No
4	US-101 NB off-ramp at Vermont Avenue	AM	2 L	1,700	4	0.2%	17	1%	No
		PM	2 L	1,700	5	0.3%	17	1%	No

Note: The freeway Off-Ramp analysis shown in the above table was conducted assuming the subject freeway Off-Ramps were operating at LOS E or F. This methodology was chosen to represent the most conservative conditions.

Attachment G

CMP Analysis Locations

Flexible Enlightenment Plaza Project - CMP Analysis Locations

The Los Angeles County Congestion Management Program (CMP) requires that new development projects analyze potential project impacts on CMP monitoring locations if an EIR is prepared for the Project. When a CMP analysis is needed, the CMP methodology requires that the Traffic Study analyze traffic conditions at all CMP arterial monitoring intersections where the Project will add 50 or more trips during either the AM or PM weekday peak hours of adjacent street traffic. The CMP also requires that traffic studies analyze mainline freeway monitoring stations where the Project will add 150 or more trips in either direction during either AM or PM weekday peak hours. If, based on these criteria, the Traffic Study identifies no facilities for study then no further traffic analysis is required.

Based on the estimated project trip generation from Table B-1, the number of Project vehicle trips expected to pass through any individual CMP arterial monitoring location or CMP freeway monitoring station are well below the CMP thresholds, so by definition no CMP analysis is required.

Appendix B

Unsignalized Intersections Analyses

Table B.1 Future With Project (FWP) Conditions 2/5/20
Unsignalized Intersection Analysis

Unsignalized Intersections[1]	FWP Conditions AM Peak			FWP Conditions PM Peak		
	Delay	LOS	Queue[2]	Delay	LOS	Queue[2]
Beverly Blvd. & Juanita Ave.						
Westbound Left	19.7	C	1	25.6	D	1
Eastbound Left	17.9	C	1	15.5	C	1
Northbound Left/Through/Right	116.8	F	4	Overflow	F	8
Southbound Left/Through/Right	101	F	5	108.9	F	3
Beverly Blvd. & Madison Ave. (N)						
Southbound Left/Right	27.9	D	1	20.6	C	1
Eastbound Left	17.9	C	1	15.5	C	1
Beverly Blvd. & Madison Ave. (S)						
Northbound Left/Right	35.1	E	1	18.0	C	1
Westbound Left	23.0	C	1	24.3	C	1
Virgil Ave. & Oakwood Ave.						
Eastbound Left/Through/Right	93.7	F	2	Overflow	F	7
Westbound Left/Through/Right	29.2	D	1	48.6	E	1
Northbound Left	10.4	B	1	10.1	B	0
Southbound Left	10.8	B	1	11.7	B	2

[1] Delay and LOS for unsignalized intersections are shown for the minor stopped approaches.

[2] HCM 95th Percentile Queue (veh)

Table B.2 Future Without Project (FWOP) Conditions 2/5/20
Unsignalized Intersection Analysis

Unsignalized Intersections[1]	FWOP Conditions AM Peak			FWOP Conditions PM Peak		
	Delay	LOS	Queue[2]	Delay	LOS	Queue[2]
Beverly Blvd. & Juanita Ave.						
Westbound Left	19.5	C	1	25.1	D	1
Eastbound Left	17.6	C	1	15.3	C	1
Northbound Left/Through/Right	74.3	F	3	238.8	F	7
Southbound Left/Through/Right	32.9	D	2	31.2	D	1
Beverly Blvd. & Madison Ave. (N)						
Southbound Left/Right	14.8	B	1	13.8	B	1
Eastbound Left	17.3	C	1	15.3	C	1
Beverly Blvd. & Madison Ave. (S)						
Northbound Left/Right	33.5	D	1	18.7	C	1
Westbound Left	22.7	C	1	25.9	D	1
Virgil Ave. & Oakwood Ave.						
Eastbound Left/Through/Right	84.3	F	2	overflow	F	7
Westbound Left/Through/Right	29.2	D	1	48.6	E	1
Northbound Left	10.4	B	1	10.1	B	0
Southbound Left	10.8	B	1	11.7	B	2

[1] Delay and LOS for unsignalized intersections are shown for the minor stopped approaches.

[2] HCM 95th Percentile Queue (veh)

Table B.3 Existing Conditions 2/5/20
Unsignalized Intersection Analysis

Unsignalized Intersections[1]	Existing Conditions AM Peak			Existing Conditions PM Peak		
	Delay	LOS	Queue[2]	Delay	LOS	Queue[2]
Beverly Blvd. & Juanita Ave.						
Westbound Left	18.5	C	1	23.5	C	1
Eastbound Left	16.9	C	1	14.7	B	1
Northbound Left/Through/Right	53.8	F	3	122.7	F	5
Southbound Left/Through/Right	27.8	D	2	24.8	C	1
Beverly Blvd. & Madison Ave. (N)						
Southbound Left/Right	14.5	B	1	13.5	B	1
Eastbound Left	16.6	C	1	14.8	B	1
Beverly Blvd. & Madison Ave. (S)						
Northbound Left/Right	28.3	D	1	17.2	C	1
Westbound Left	21.2	C	1	22.5	C	1
Virgil Ave. & Oakwood Ave.						
Eastbound Left/Through/Right	65.0	F	1	Overflow	F	6
Westbound Left/Through/Right	24.9	C	1	37.9	E	1
Northbound Left	10.2	B	1	9.9	A	0
Southbound Left	10.5	B	1	11.4	B	2

[1] Delay and LOS for unsignalized intersections are shown for the minor stopped approaches.

[2] HCM 95th Percentile Queue (veh)

Table B.4 Unsignalized Intersections - Signal Warrant Analysis - Future With Project Conditions [1] 2/6/2020

Intersection	Major Street	Minor Street	Peak Hour	Major Street		Minor Street		Minor Street Warrant Threshold Volume [3]	Signal Warranted
				Volume [2] (both approaches)	# of Lanes per Direction	Volume [2] (high volume approach)	# of Lanes per Direction		
Beverly Blvd. & Juanita Ave.	Beverly Blvd.	Juanita Ave.	AM	2,523	3	75	1	100	No
			PM	2,591	3	83	1	100	No
Virgil Ave. & Oakwood Ave.	Virgil Ave.	Oakwood Ave.	AM	1,868	2	41	1	100	No
			PM	1,906	2	52	1	100	No
Beverly Blvd. & Madison Ave. (S)	Beverly Blvd.	Madison Ave. (S)	AM	2,538	3	21	1	100	No
			PM	-	-	-	-	-	-

Note:

1. Warrant analysis for intersections at LOS E or LOS F in Future With Project conditions.
2. Future With Project volumes.
3. Caltrans Traffic Manual - Figure 9-8 Peak Hour Volume Warrant (Urban Areas).

Warrant 3: Peak Hour

13: Beverly Blvd. & Juanita Ave. - FWP AM

Intersection Information

	Major Street	Minor Street
Street Name	Beverly Blvd.	Juanita Ave.
Direction	EB/WB	NB/SB
Number of Lanes	3	1
Approch Speed	30	30

Warrant 3 Met? **No**

Details

Low Population? No

Condition A Met? No

Notes 0 Hours met (1 required)

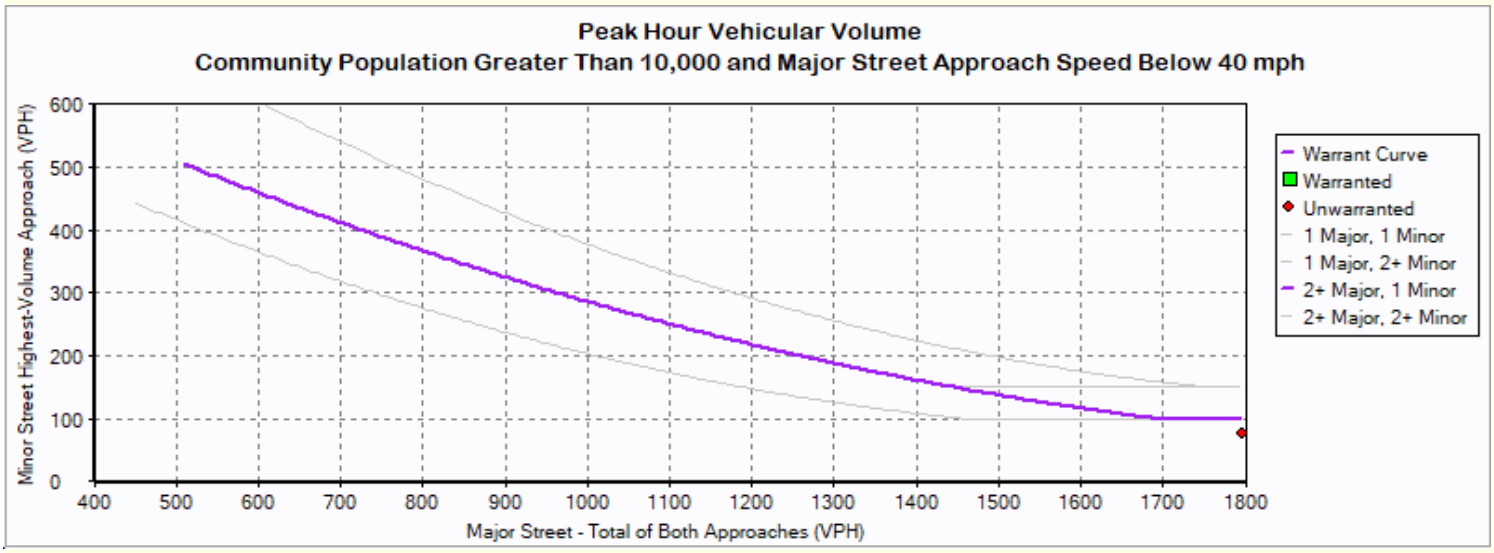
Condition B Met? No

Notes 0 Hours met (1 required)

Minor Approach Time Delay Condition Met? Not Met

Minor Approach Volume Condition Met? Not Met

Total Entering Intersection Volume Condition Met? Not Met



Warrant 3: Peak Hour

13: Beverly Blvd. & Juanita Ave. - FWP AM

Hour	Major Street Total All Approaches (vph)	Minor Street Highest Volume Approach (vph)
7:45	2,523	75

Warrant 3: Peak Hour

13: Beverly Blvd. & Juanita Ave. - FWP PM

Intersection Information

	Major Street	Minor Street
Street Name	Beverly Blvd.	Juanita Ave.
Direction	EB/WB	NB/SB
Number of Lanes	3	1
Approch Speed	30	30

Warrant 3 Met? **No**

Details

Low Population? No

Condition A Met? No

Notes 0 Hours met (1 required)

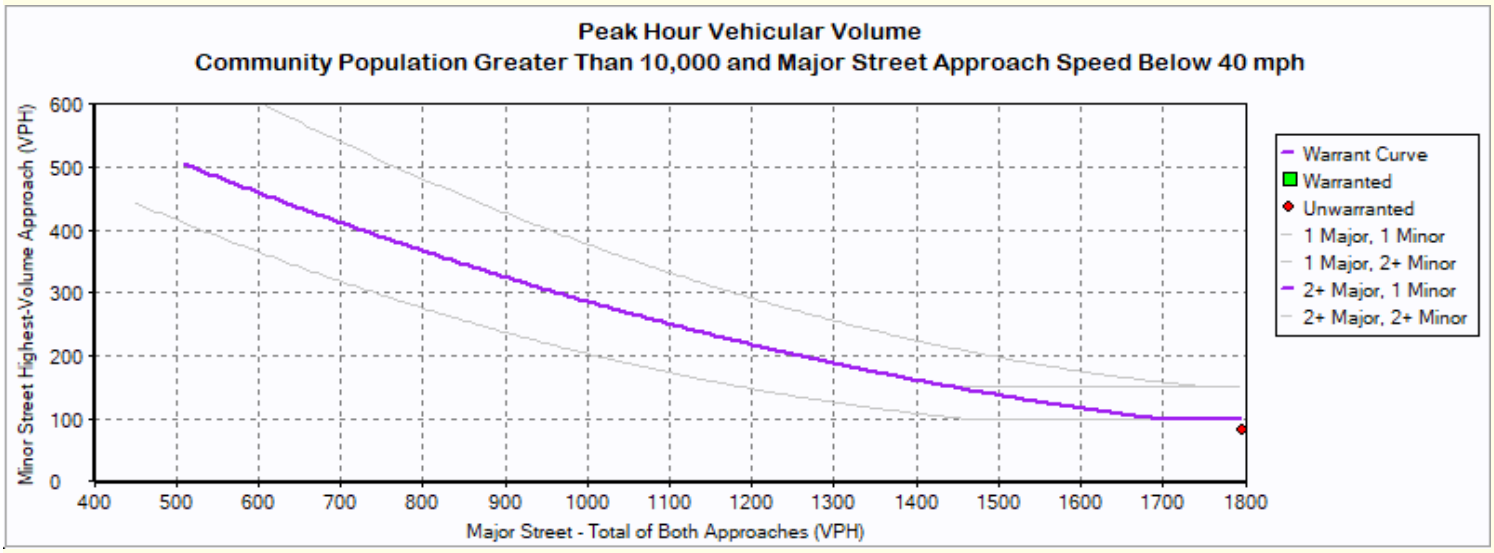
Condition B Met? No

Notes 0 Hours met (1 required)

Minor Approach Time Delay Condition Met? Not Met

Minor Approach Volume Condition Met? Not Met

Total Entering Intersection Volume Condition Met? Not Met



Warrant 3: Peak Hour

13: Beverly Blvd. & Juanita Ave. - FWP PM

Hour	Major Street Total All Approaches (vph)	Minor Street Highest Volume Approach (vph)
15:30	2,591	83

Warrant 3: Peak Hour

14: Beverly Blvd. & Madison Ave. (S) - FWP AM

Intersection Information

	Major Street	Minor Street
Street Name	Beverly Blvd.	Madison Ave.
Direction	EB/WB	NB
Number of Lanes	3	1
Approch Speed	30	30

Warrant 3 Met? **No**

Details

Low Population? No

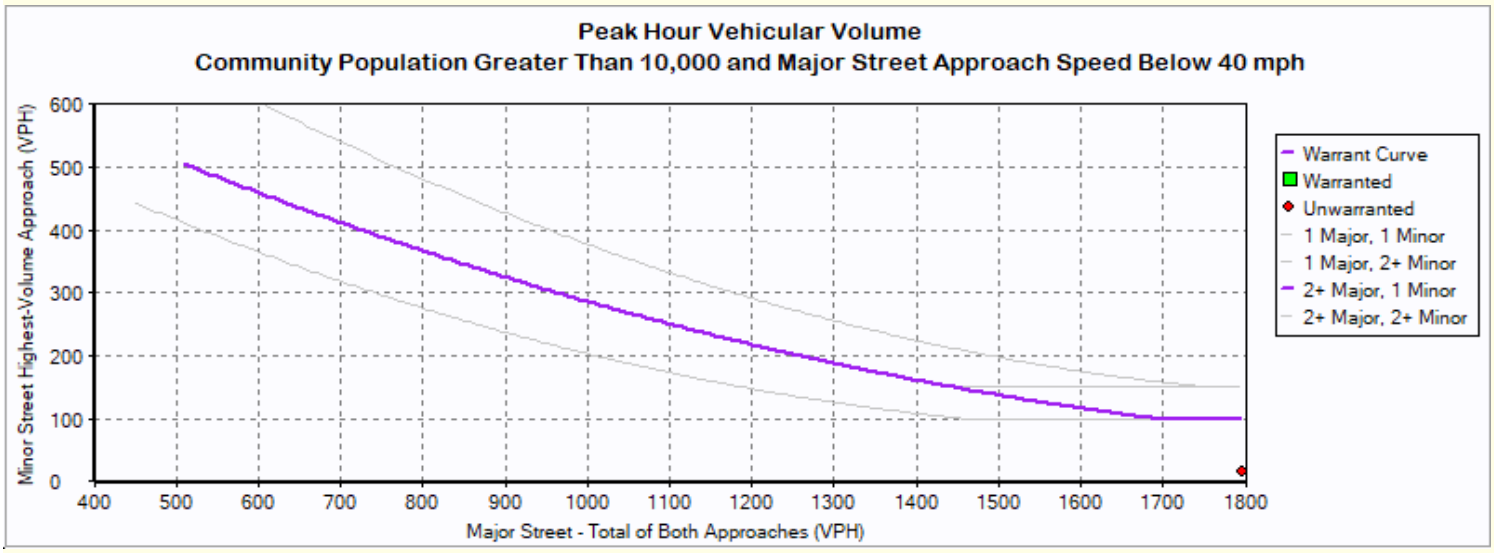
Condition A Met? No

Notes 0 Hours met (1 required)

Condition B Met? No

Notes 0 Hours met (1 required)

Minor Approach Time Delay Condition Met?	Not Met
Minor Approach Volume Condition Met?	Not Met
Total Entering Intersection Volume Condition Met?	Not Met



Warrant 3: Peak Hour

14: Beverly Blvd. & Madison Ave. (S) - FWP AM

Hour	Major Street Total All Approaches (vph)	Minor Street Highest Volume Approach (vph)
7:30	2,538	21

Warrant 3: Peak Hour

15: Virgil Ave. & Oakwood Ave. - FWP AM

Intersection Information

	Major Street	Minor Street
Street Name	Virgil Ave.	Oakwood Ave.
Direction	NB/SB	EB/WB
Number of Lanes	2	1
Approch Speed	30	30

Warrant 3 Met? No

Details

Low Population? No

Condition A Met? No

Notes 0 Hours met (1 required)

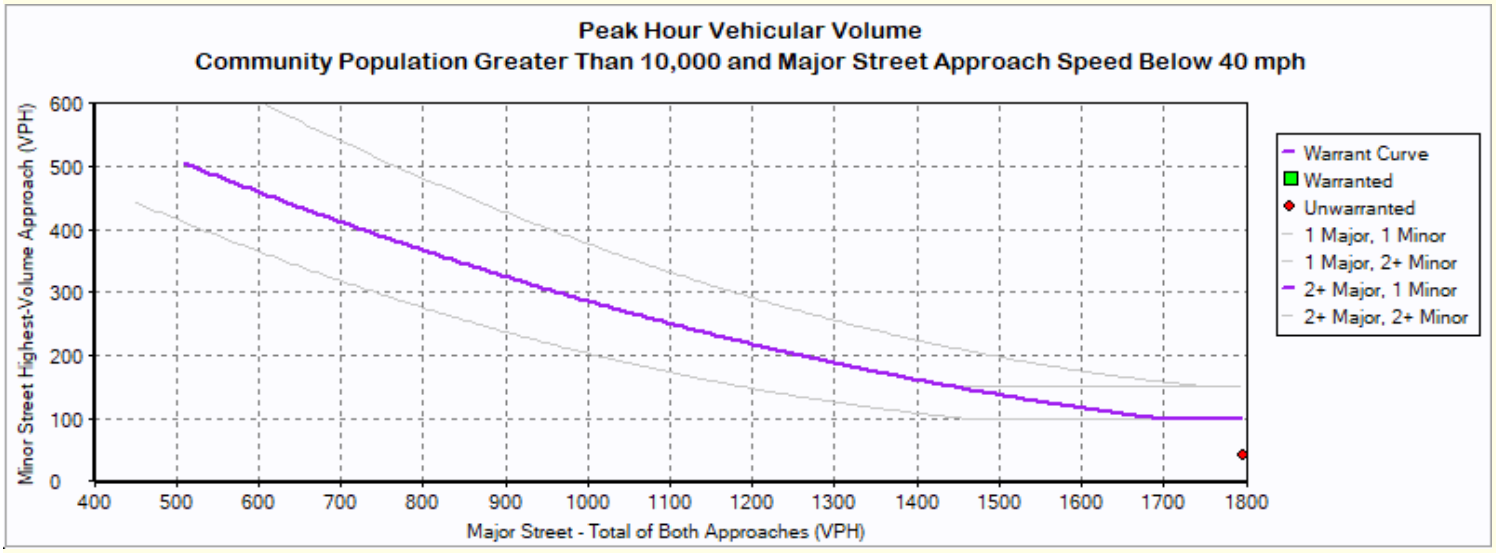
Condition B Met? No

Notes 0 Hours met (1 required)

Minor Approach Time Delay Condition Met? Not Met

Minor Approach Volume Condition Met? Not Met

Total Entering Intersection Volume Condition Met? Not Met



Warrant 3: Peak Hour

15: Virgil Ave. & Oakwood Ave. - FWP AM

Hour	Major Street Total All Approaches (vph)	Minor Street Highest Volume Approach (vph)
7:30	1,868	41

Warrant 3: Peak Hour

15: Virgil Ave. & Oakwood Ave. - FWP PM

Intersection Information

	Major Street	Minor Street
Street Name	Virgil Ave.	Oakwood Ave.
Direction	NB/SB	EB/WB
Number of Lanes	2	1
Approch Speed	30	30

Warrant 3 Met? No

Details

Low Population? No

Condition A Met? No

Notes 0 Hours met (1 required)

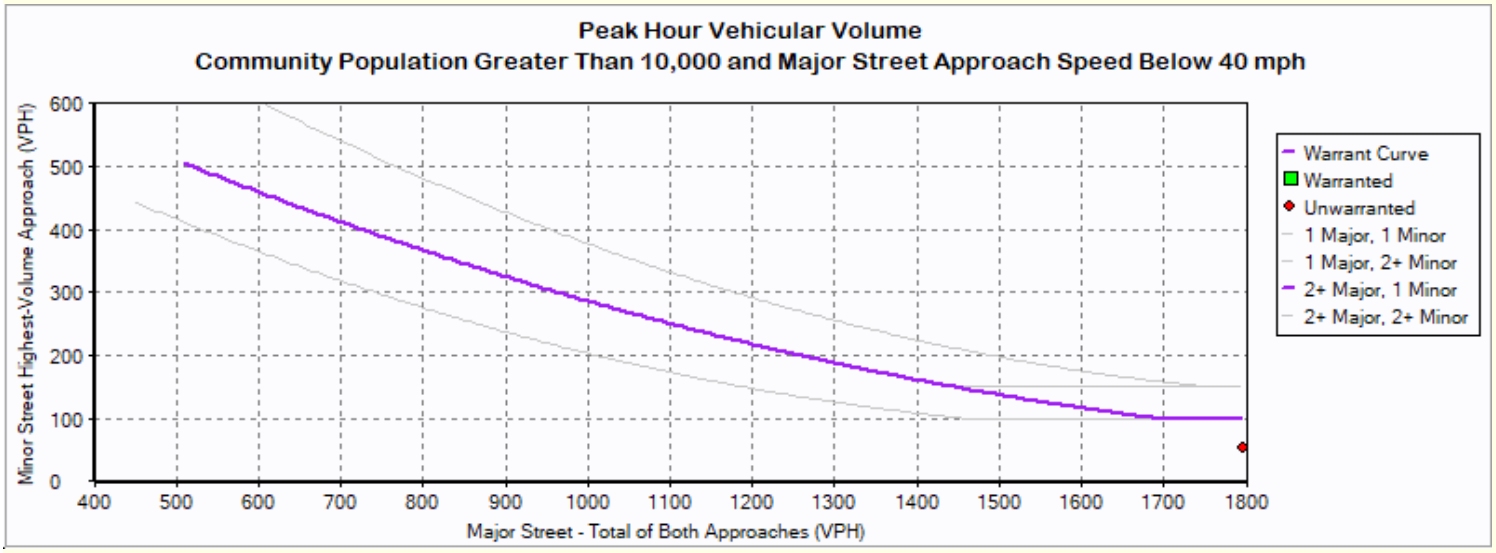
Condition B Met? No

Notes 0 Hours met (1 required)

Minor Approach Time Delay Condition Met? Not Met

Minor Approach Volume Condition Met? Not Met

Total Entering Intersection Volume Condition Met? Not Met



Warrant 3: Peak Hour

15: Virgil Ave. & Oakwood Ave. - FWP PM

Hour	Major Street Total All Approaches (vph)	Minor Street Highest Volume Approach (vph)
16:30	1,906	52

Appendix C
Traffic Counts

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South Vermont Avenue

East/West US-101 Northbound On Ramp

Day: Wednesday **Date:** April 24, 2019 **Weather:** CLEAR

Hours: 7-10AM 3-6PM **Staff:** CUI

School Day: YES **District:** Hollywood I/S CODE 57815

	N/B	S/B	E/B	W/B
DUAL-WHEELED	175	100	0	0
BIKES	0	0	0	0
BUSES	133	151	0	0

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	601	7.45	349	9.00	0	7.00	0	7.00
PM PK 15 MIN	587	5.30	289	4.15	0	3.00	0	3.00
AM PK HOUR	2181	7.15	1327	7.30	0	7.00	0	7.00
PM PK HOUR	2146	5.00	1093	3.45	0	3.00	0	3.00

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	555	1592	0	2147
8-9	522	1467	0	1989
9-10	493	1313	0	1806
3-4	453	1342	0	1795
4-5	412	1440	0	1852
5-6	302	1844	0	2146
TOTAL	2737	8998	0	11735

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	908	261	1169
8-9	0	1014	264	1278
9-10	0	1032	267	1299
3-4	0	921	103	1024
4-5	0	1012	70	1082
5-6	0	787	63	850
TOTAL	0	5674	1028	6702

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
3316	0	0	0	0
3267	0	0	0	0
3105	0	0	0	0
2819	0	0	0	0
2934	0	0	0	0
2996	0	0	0	0
18437	0	0	0	0

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	0	0	0
8-9	0	0	0	0
9-10	0	0	0	0
3-4	0	0	0	0
4-5	0	0	0	0
5-6	0	0	0	0
TOTAL	0	0	0	0

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	0	0	0
8-9	0	0	0	0
9-10	0	0	0	0
3-4	0	0	0	0
4-5	0	0	0	0
5-6	0	0	0	0
TOTAL	0	0	0	0

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
0	10	22	0	0
0	14	13	0	0
0	8	19	0	0
0	16	29	0	0
0	11	17	0	0
0	23	42	0	0
0	82	142	0	0

(Rev Oct 06)

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South Vermont Avenue

East/West US-101 Northbound Off Ramp

Day: Wednesday **Date:** April 24, 2019 **Weather:** CLEAR

Hours: 7-10AM 3-6PM **Staff:** CUI

School Day: YES **District:** Hollywood I/S CODE 57816

	N/B	S/B	E/B	W/B
DUAL-WHEELED	133	97	0	139
BIKES	0	0	0	0
BUSES	122	149	0	18

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	391	7.45	280	9.00	0	7.00	337	7.45
PM PK 15 MIN	394	5.30	278	4.00	0	3.00	374	5.30
AM PK HOUR	1492	7.00	1058	7.30	0	7.00	1228	7.30
PM PK HOUR	1422	4.45	1037	4.00	0	3.00	1419	5.00

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	1492	0	1492
8-9	0	1406	0	1406
9-10	0	1342	0	1342
3-4	0	1225	0	1225
4-5	0	1300	0	1300
5-6	0	1411	0	1411
TOTAL	0	8176	0	8176

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	911	0	911
8-9	0	1012	0	1012
9-10	0	1033	0	1033
3-4	0	925	0	925
4-5	0	1037	0	1037
5-6	0	794	0	794
TOTAL	0	5712	0	5712

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
2403	0	0	2	0
2418	0	0	5	0
2375	0	0	2	0
2150	0	0	2	0
2337	0	0	0	0
2205	0	0	0	0
13888	0	0	11	0

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	0	0	0
8-9	0	0	0	0
9-10	0	0	0	0
3-4	0	0	0	0
4-5	0	0	0	0
5-6	0	0	0	0
TOTAL	0	0	0	0

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	490	0	640	1130
8-9	537	0	568	1105
9-10	445	0	463	908
3-4	463	0	544	1007
4-5	614	0	548	1162
5-6	779	0	640	1419
TOTAL	3328	0	3403	6731

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
1130	0	0	19	2
1105	0	0	7	0
908	0	0	19	3
1007	0	0	26	5
1162	0	0	12	6
1419	0	0	22	3
6731	0	0	105	19

(Rev Oct 06)

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South Vermont Avenue

East/West Rosewood Avenue

Day: Wednesday **Date:** April 24, 2019 **Weather:** CLEAR

Hours: 7-10AM 3-6PM **Staff:** CUI

School Day: YES **District:** Hollywood I/S CODE 51164

	N/B	S/B	E/B	W/B
DUAL-WHEELED	97	147	94	5
BIKES	0	0	0	0
BUSES	119	156	29	0

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	332	7.15	429	8.15	299	8.00	5	7.45
PM PK 15 MIN	314	5.30	426	4.30	335	5.45	2	3.15
AM PK HOUR	1286	7.00	1577	8.15	1089	7.30	12	8.45
PM PK HOUR	1194	4.45	1644	4.00	1228	5.00	5	3.00

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	22	1264	0	1286
8-9	11	1236	1	1248
9-10	16	1186	1	1203
3-4	18	1053	1	1072
4-5	23	1119	0	1142
5-6	24	1130	1	1155
TOTAL	114	6988	4	7106

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	2	1242	157	1401
8-9	11	1344	176	1531
9-10	10	1275	166	1451
3-4	6	1205	129	1340
4-5	5	1477	162	1644
5-6	3	1324	189	1516
TOTAL	37	7867	979	8883

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
2687	0	0	6	15
2779	1	0	4	5
2654	0	0	10	6
2412	0	0	6	2
2786	1	2	5	11
2671	0	0	7	5
15989	2	2	38	44

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	219	0	786	1005
8-9	174	3	838	1015
9-10	135	4	831	970
3-4	171	3	848	1022
4-5	185	2	833	1020
5-6	357	0	871	1228
TOTAL	1241	12	5007	6260

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	6	0	2	8
8-9	5	0	1	6
9-10	4	1	6	11
3-4	3	1	1	5
4-5	0	0	2	2
5-6	4	0	0	4
TOTAL	22	2	12	36

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
1013	21	32	6	25
1021	24	13	7	5
981	17	25	6	9
1027	22	18	14	15
1022	11	11	7	18
1232	39	16	14	19
6296	134	115	54	91

(Rev Oct 06)

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South Vermont Avenue

East/West Oakwood Avenue

Day: Wednesday **Date:** April 24, 2019 **Weather:** CLEAR

Hours: 7-10AM 3-6PM **Staff:** CUI

School Day: YES **District:** Hollywood I/S CODE 18575

	N/B	S/B	E/B	W/B
DUAL-WHEELED	124	189	37	0
BIKES	0	0	0	0
BUSES	101	134	9	0

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	359	7.15	569	9.00	186	7.45	0	7.00
PM PK 15 MIN	320	5.15	573	5.15	177	5.00	0	3.00
AM PK HOUR	1353	7.00	2192	8.15	671	7.30	0	7.00
PM PK HOUR	1267	5.00	2209	3.45	654	5.00	0	3.00

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	36	1183	134	1353
8-9	20	1143	99	1262
9-10	29	1129	136	1294
3-4	30	864	170	1064
4-5	31	886	186	1103
5-6	37	1057	173	1267
TOTAL	183	6262	898	7343

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	264	1682	82	2028
8-9	321	1796	67	2184
9-10	243	1674	77	1994
3-4	318	1743	70	2131
4-5	259	1854	72	2185
5-6	294	1831	75	2200
TOTAL	1699	10580	443	12722

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
3381	13	0	0	0
3446	8	0	1	0
3288	20	0	0	0
3195	10	0	0	0
3288	3	0	0	0
3467	20	1	0	0
20065	74	1	1	0

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	114	408	89	611
8-9	96	370	81	547
9-10	77	229	69	375
3-4	106	406	60	572
4-5	90	445	74	609
5-6	105	447	102	654
TOTAL	588	2305	475	3368

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	0	0	0
8-9	0	0	0	0
9-10	0	0	0	0
3-4	0	0	0	0
4-5	0	0	0	0
5-6	0	0	0	0
TOTAL	0	0	0	0

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
611	40	0	24	0
547	35	1	17	0
375	33	3	29	0
572	51	0	40	5
609	44	2	23	2
654	48	0	38	0
3368	251	6	171	7

(Rev Oct 06)

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South Vermont Avenue

East/West Beverly Boulevard

Day: Wednesday **Date:** April 24, 2019 **Weather:** CLEAR

Hours: 7-10AM 3-6PM **Staff:** CUI

School Day: YES **District:** Hollywood I/S CODE 18576

	N/B	S/B	E/B	W/B
DUAL-WHEELED	95	166	75	83
BIKES	0	0	0	0
BUSES	112	130	58	67

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	361	7.30	517	8.00	250	8.30	330	8.30
PM PK 15 MIN	344	4.45	544	5.15	260	3.00	267	5.30
AM PK HOUR	1410	7.15	1932	7.45	957	8.15	1141	7.45
PM PK HOUR	1307	4.00	2065	4.30	959	4.45	1001	5.00

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	92	1239	75	1406
8-9	66	1131	61	1258
9-10	39	1136	58	1233
3-4	82	1014	136	1232
4-5	84	1098	125	1307
5-6	86	1097	86	1269
TOTAL	449	6715	541	7705

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	223	1314	226	1763
8-9	231	1415	268	1914
9-10	287	1320	247	1854
3-4	419	1172	248	1839
4-5	350	1427	284	2061
5-6	326	1351	340	2017
TOTAL	1836	7999	1613	11448

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
3169	46	206	99	141
3172	64	58	116	40
3087	65	24	97	10
3071	117	84	179	102
3368	73	38	161	40
3286	81	70	188	19
19153	446	480	840	352

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	1	863	48	912
8-9	0	907	33	940
9-10	0	863	40	903
3-4	0	853	35	888
4-5	0	896	33	929
5-6	0	908	37	945
TOTAL	1	5290	226	5517

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	1	921	139	1061
8-9	0	944	166	1110
9-10	0	925	156	1081
3-4	2	747	149	898
4-5	1	793	148	942
5-6	1	854	146	1001
TOTAL	5	5184	904	6093

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
1973	137	178	78	124
2050	161	57	62	29
1984	103	35	59	6
1786	148	119	113	104
1871	152	86	119	7
1946	162	72	143	1
11610	863	547	574	271

(Rev Oct 06)

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South Vermont Avenue

East/West 1st Street

Day: Wednesday **Date:** April 24, 2019 **Weather:** CLEAR

Hours: 7-10AM 3-6PM **Staff:** CUI

School Day: YES **District:** Hollywood I/S CODE 18661

	N/B	S/B	E/B	W/B
DUAL-WHEELED	116	120	27	27
BIKES	0	0	0	0
BUSES	139	123	33	27

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	368	7.30	414	8.15	154	7.45	192	8.00
PM PK 15 MIN	343	4.30	391	4.15	193	5.15	119	5.45
AM PK HOUR	1401	7.15	1488	8.00	551	7.15	682	7.30
PM PK HOUR	1343	4.30	1465	4.45	729	4.45	424	5.00

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	28	1283	81	1392
8-9	45	1030	77	1152
9-10	43	1106	50	1199
3-4	60	1038	107	1205
4-5	50	1140	89	1279
5-6	67	1158	91	1316
TOTAL	293	6755	495	7543

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	78	1177	85	1340
8-9	126	1239	123	1488
9-10	142	1149	102	1393
3-4	113	976	137	1226
4-5	105	1188	162	1455
5-6	104	1117	189	1410
TOTAL	668	6846	798	8312

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
2732	28	133	59	277
2640	47	33	70	76
2592	61	10	15	4
2431	94	136	63	212
2734	75	27	17	25
2726	101	36	23	21
15855	406	375	247	615

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	148	305	34	487
8-9	132	317	52	501
9-10	111	188	62	361
3-4	149	297	65	511
4-5	146	424	66	636
5-6	123	506	80	709
TOTAL	809	2037	359	3205

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	92	288	177	557
8-9	63	327	113	503
9-10	52	222	57	331
3-4	76	208	97	381
4-5	62	203	58	323
5-6	70	303	51	424
TOTAL	415	1551	553	2519

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
1044	45	76	18	287
1004	57	18	26	50
692	27	5	28	6
892	43	80	75	274
959	47	27	53	28
1133	63	12	36	24
5724	282	218	236	669

(Rev Oct 06)

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South Kenmore Avenue

East/West Beverly Boulevard

Day: Wednesday **Date:** April 24, 2019 **Weather:** CLEAR

Hours: 7-10AM 3-6PM **Staff:** CUI

School Day: YES **District:** Hollywood I/S CODE 18983

	N/B	S/B	E/B	W/B
DUAL-WHEELED	5	9	79	74
BIKES	0	0	0	0
BUSES	2	1	62	59

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	38	7.30	41	7.45	325	8.15	366	7.00
PM PK 15 MIN	31	5.15	32	4.15	322	5.30	316	4.30
AM PK HOUR	135	7.00	118	7.30	1228	7.30	1307	8.15
PM PK HOUR	117	5.00	97	3.30	1180	4.00	1251	5.00

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	39	30	66	135
8-9	27	13	58	98
9-10	22	7	50	79
3-4	31	17	37	85
4-5	31	19	43	93
5-6	30	21	66	117
TOTAL	180	107	320	607

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	8	3	81	92
8-9	1	2	79	82
9-10	1	3	41	45
3-4	4	3	71	78
4-5	2	4	79	85
5-6	2	5	80	87
TOTAL	18	20	431	469

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
227	16	0	29	1
180	3	0	42	1
124	5	0	28	1
163	34	0	71	3
178	17	0	57	4
204	17	0	52	0
1076	92	0	279	10

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	51	1030	28	1109
8-9	53	1124	17	1194
9-10	39	1019	18	1076
3-4	60	997	27	1084
4-5	84	1059	37	1180
5-6	84	1030	28	1142
TOTAL	371	6259	155	6785

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	45	1172	31	1248
8-9	81	1173	21	1275
9-10	60	1153	18	1231
3-4	72	994	24	1090
4-5	85	1056	22	1163
5-6	87	1142	22	1251
TOTAL	430	6690	138	7258

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
2357	75	0	40	0
2469	48	1	32	0
2307	40	1	28	0
2174	71	3	26	0
2343	89	0	23	0
2393	83	0	39	0
14043	406	5	188	0

(Rev Oct 06)

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South New Hampshire Avenue

East/West Beverly Boulevard

Day: Wednesday **Date:** April 24, 2019 **Weather:** CLEAR

Hours: 7-10AM 3-6PM **Staff:** CUI

School Day: YES **District:** Hollywood I/S CODE 0

	N/B	S/B	E/B	W/B
DUAL-WHEELED	8	19	46	79
BIKES	0	0	0	0
BUSES	5	4	59	68

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	92	7.45	76	9.00	263	7.30	359	8.30
PM PK 15 MIN	75	5.00	83	5.00	267	5.30	323	4.30
AM PK HOUR	302	7.30	235	9.00	1000	7.30	1273	7.45
PM PK HOUR	240	5.00	281	4.15	956	4.45	1224	5.00

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	58	148	35	241
8-9	57	158	35	250
9-10	30	95	23	148
3-4	47	102	24	173
4-5	37	117	24	178
5-6	78	142	20	240
TOTAL	307	762	161	1230

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	50	109	36	195
8-9	43	105	33	181
9-10	38	133	64	235
3-4	22	131	59	212
4-5	31	179	62	272
5-6	27	192	62	281
TOTAL	211	849	316	1376

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
436	43	53	71	56
431	60	2	82	12
383	55	1	78	4
385	54	31	67	31
450	68	8	83	26
521	62	3	109	5
2606	342	98	490	134

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	60	834	49	943
8-9	53	879	47	979
9-10	46	845	25	916
3-4	51	812	55	918
4-5	37	840	71	948
5-6	30	852	56	938
TOTAL	277	5062	303	5642

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	1	1174	29	1204
8-9	3	1208	44	1255
9-10	8	1150	23	1181
3-4	14	975	31	1020
4-5	1	1111	40	1152
5-6	2	1190	32	1224
TOTAL	29	6808	199	7036

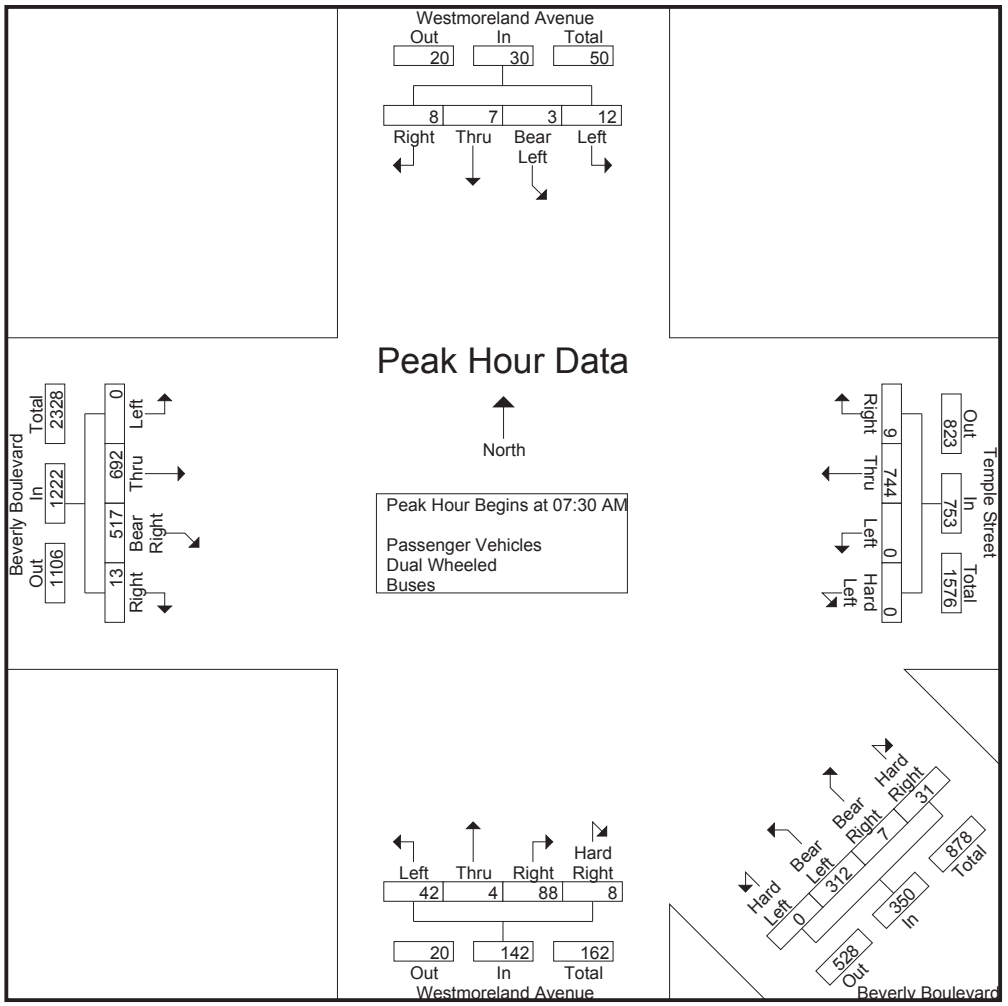
TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
2147	7	11	42	28
2234	21	1	64	5
2097	22	5	26	2
1938	24	9	32	14
2100	21	2	35	3
2162	27	2	32	0
12678	122	30	231	52

(Rev Oct 06)

Counts Unlimited
PO Box 1178
Corona, CA 92878
(951) 268-6268

City of Los Angeles
N/S: Westmoreland Avenue
E/W: Beverly Boulevard/Temple Street
Weather: Clear

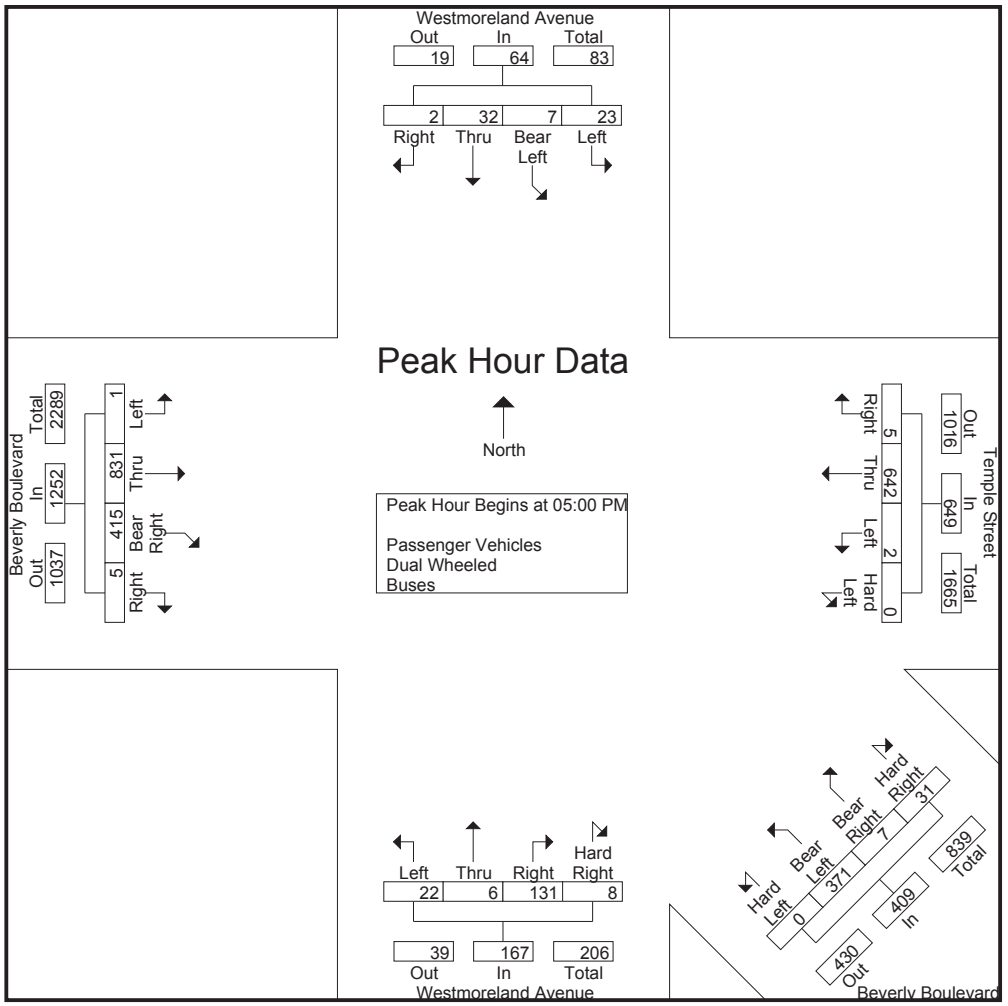
File Name : 09_LAC_Westmoreland_Beverly_Temple AM
Site Code : 12819251
Start Date : 5/23/2019
Page No : 2



Counts Unlimited
PO Box 1178
Corona, CA 92878
(951) 268-6268

City of Los Angeles
N/S: Westmoreland Avenue
E/W: Beverly Boulevard/Temple Street
Weather: Clear

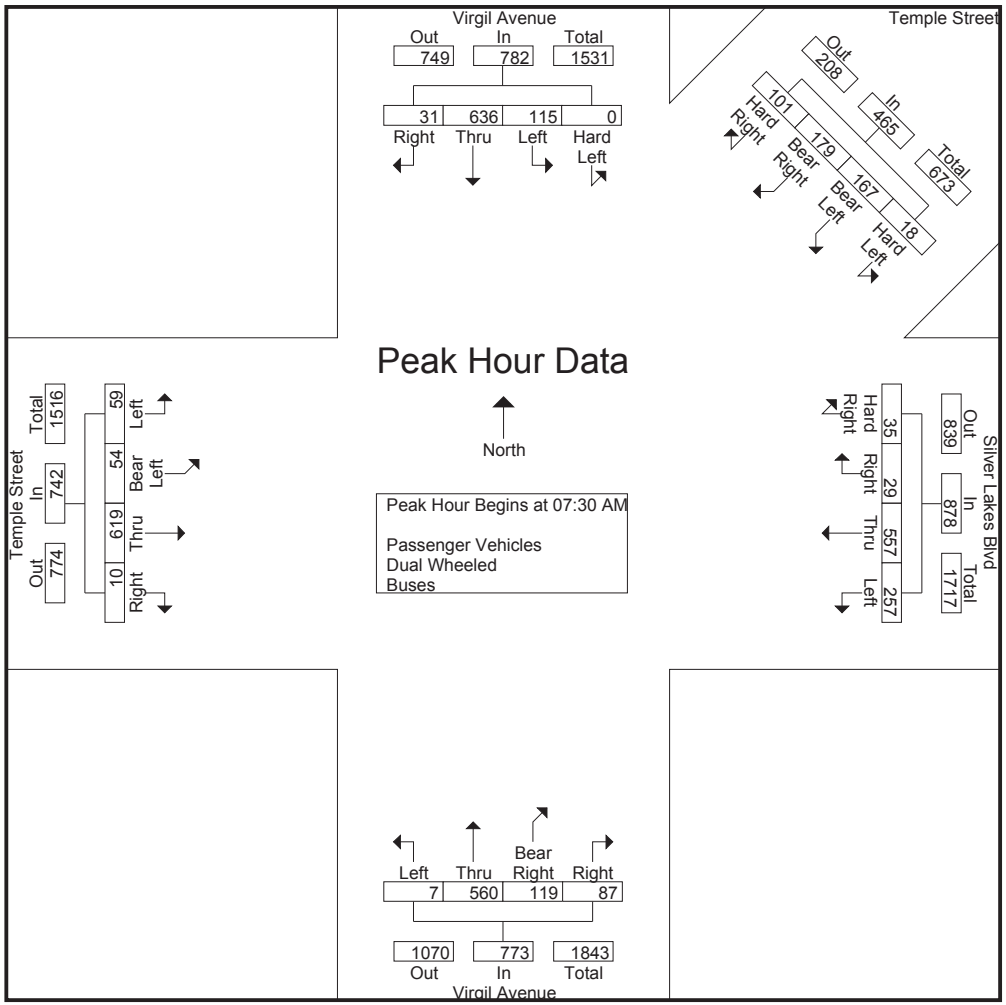
File Name : 09_LAC_Westmoreland_Beverly_Temple PM
Site Code : 12819251
Start Date : 4/24/2019
Page No : 2



Counts Unlimited
PO Box 1178
Corona, CA 92878
(951) 268-6268

City of Los Angeles
N/S: Virgil Avenue
E/W: Temple Street / Silver Lakes Blvd
Weather: Clear

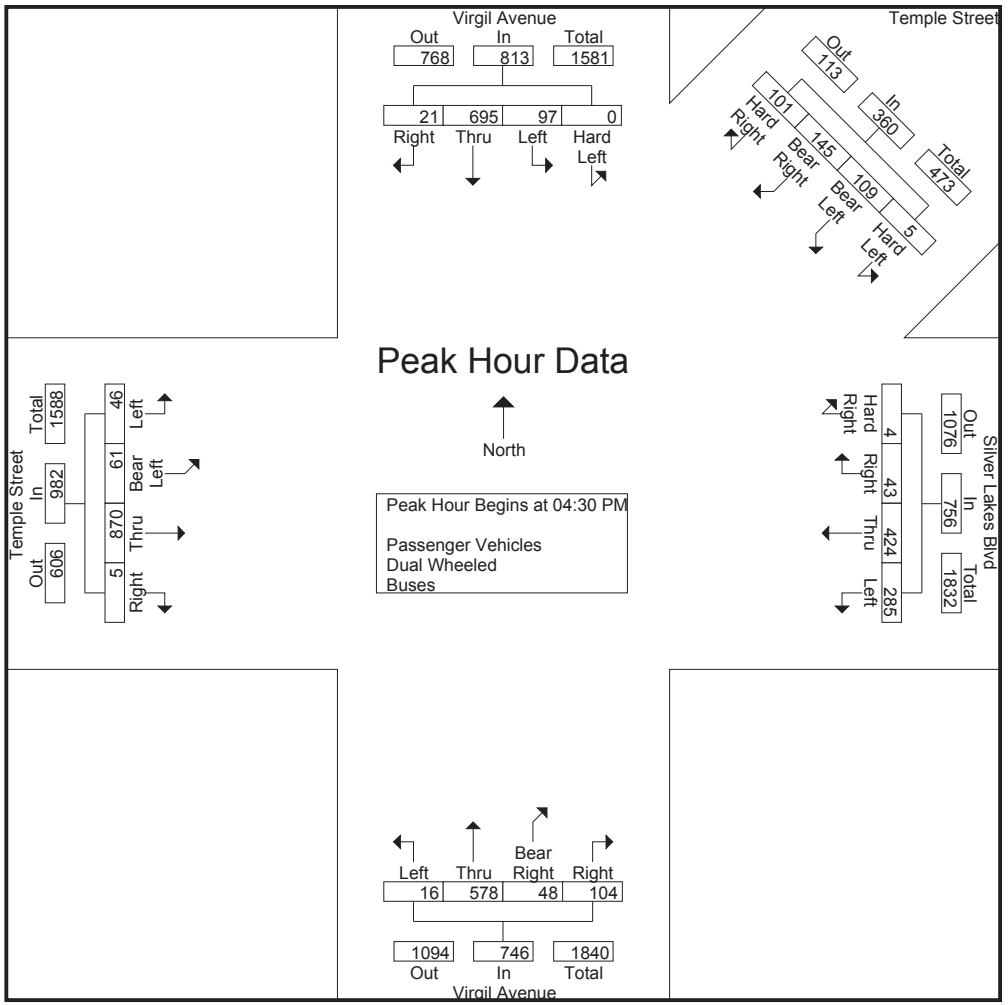
File Name : 10_LAC_Virgil_Temple-Silverlake_AM
Site Code : 12819251
Start Date : 4/24/2019
Page No : 2



Counts Unlimited
PO Box 1178
Corona, CA 92878
(951) 268-6268

City of Los Angeles
N/S: Virgil Avenue
E/W: Temple Street / Silver Lakes Blvd
Weather: Clear

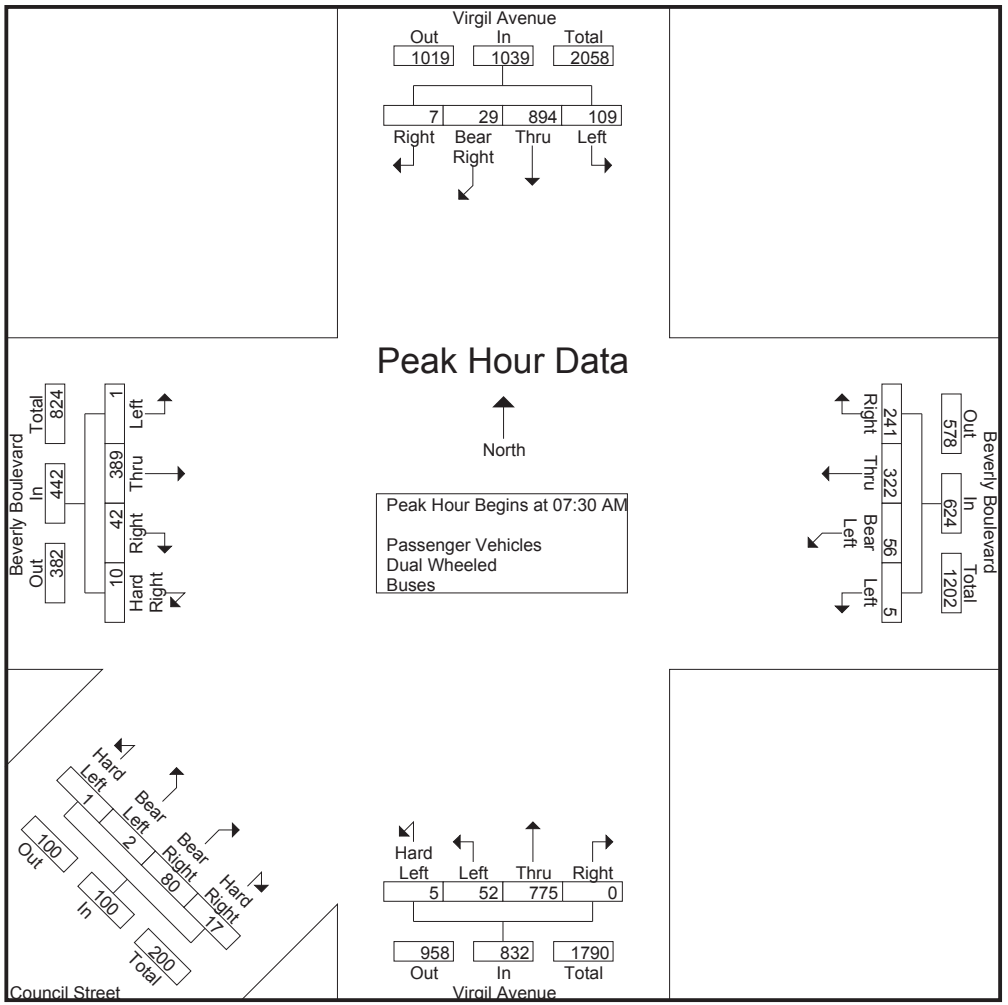
File Name : 10_LAC_Virgil_Temple-Silverlake_PM
Site Code : 12819251
Start Date : 4/24/2019
Page No : 2



Counts Unlimited
PO Box 1178
Corona, CA 92878
(951) 268-6268

City of Los Angeles
N/S: Virgil Avenue
E/W: Beverly Boulevard / Council Street
Weather: Clear

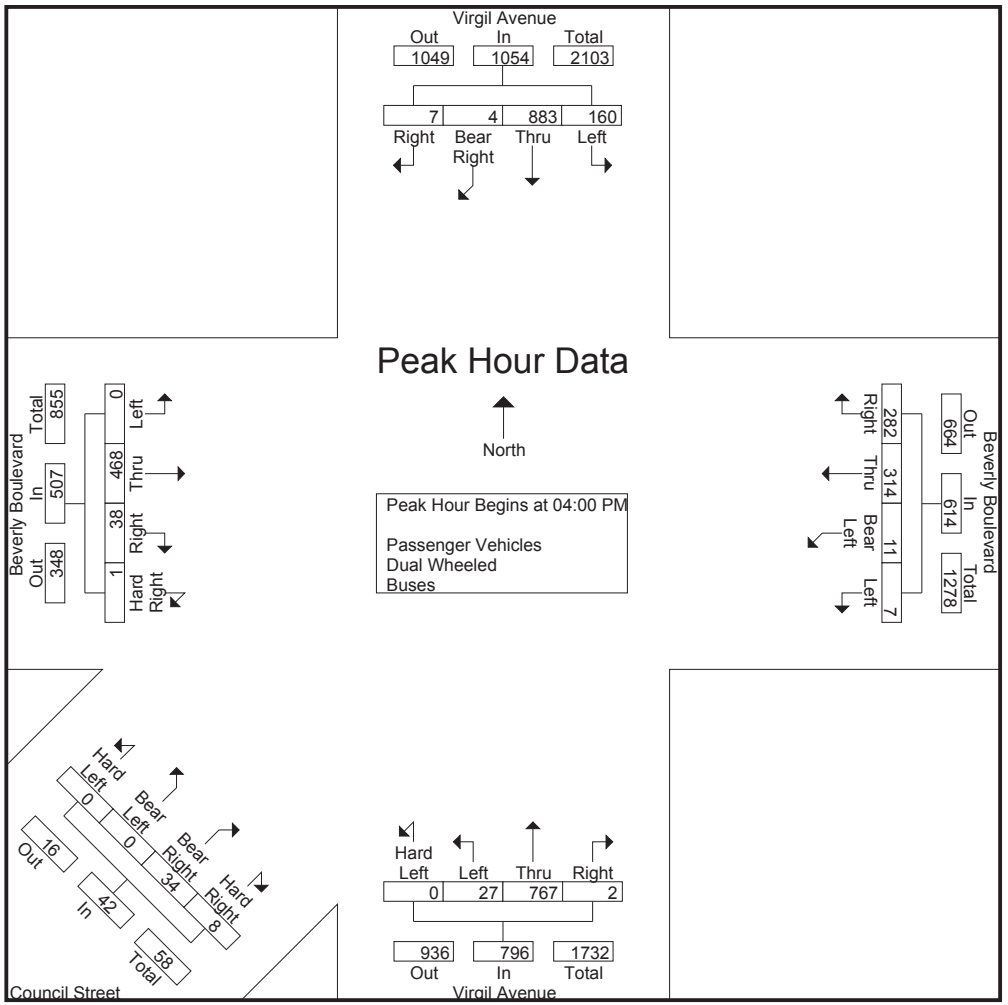
File Name : 11_LAC_Virgil_Council-Beverly_AM
Site Code : 12819251
Start Date : 4/24/2019
Page No : 2



Counts Unlimited
PO Box 1178
Corona, CA 92878
(951) 268-6268

City of Los Angeles
N/S: Virgil Avenue
E/W: Beverly Boulevard / Council Street
Weather: Clear

File Name : 11_LAC_Virgil_Council-Beverly_PM
Site Code : 12819251
Start Date : 4/24/2019
Page No : 2



City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South US-101 South Off Ramp/New Hampshire Avenue

East/West Rosewood Avenue

Day: Wednesday **Date:** April 24, 2019 **Weather:** CLEAR

Hours: 7-10AM 3-6PM **Staff:** CUI

School Day: YES **District:** Hollywood I/S CODE 51166

	N/B	S/B	E/B	W/B
DUAL-WHEELED	3	94	18	24
BIKES	0	0	0	0
BUSES	0	25	8	45

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	72	7.45	267	9.45	93	7.45	61	9.15
PM PK 15 MIN	36	3.45	293	5.45	89	5.45	63	5.45
AM PK HOUR	228	7.30	968	9.00	306	7.30	196	8.45
PM PK HOUR	136	3.00	1084	5.00	319	5.00	215	5.00

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	92	0	101	193
8-9	84	0	79	163
9-10	63	0	46	109
3-4	75	1	60	136
4-5	66	0	38	104
5-6	69	0	42	111
TOTAL	449	1	366	816

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	782	79	46	907
8-9	782	81	34	897
9-10	818	115	35	968
3-4	797	87	30	914
4-5	789	136	37	962
5-6	884	151	49	1084
TOTAL	4852	649	231	5732

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
1100	0	0	25	3
1060	0	0	25	0
1077	0	0	41	7
1050	0	0	28	2
1066	0	0	27	0
1195	0	0	45	0
6548	0	0	191	12

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	2	93	141	236
8-9	2	110	110	222
9-10	0	67	96	163
3-4	0	92	116	208
4-5	2	119	85	206
5-6	2	206	111	319
TOTAL	8	687	659	1354

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	38	110	2	150
8-9	44	123	2	169
9-10	51	132	2	185
3-4	38	101	5	144
4-5	41	136	2	179
5-6	44	166	5	215
TOTAL	256	768	18	1042

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
386	22	2	0	0
391	11	0	0	0
348	5	0	0	0
352	7	0	0	0
385	7	0	0	0
534	23	0	0	0
2396	75	2	0	0

(Rev Oct 06)

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South Juanita Avenue

East/West Beverly Boulevard

Day: Wednesday **Date:** April 24, 2019 **Weather:** CLEAR

Hours: 7-10AM 3-6PM **Staff:** CUI

School Day: YES **District:** Hollywood I/S CODE 0

	N/B	S/B	E/B	W/B
DUAL-WHEELED	5	8	138	101
BIKES	0	0	0	0
BUSES	30	0	65	61

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	26	7.30	21	9.15	333	9.30	297	8.15
PM PK 15 MIN	40	3.15	11	3.30	366	5.30	254	5.30
AM PK HOUR	86	7.15	71	8.30	1246	8.45	1085	7.45
PM PK HOUR	115	3.00	36	3.30	1413	3.00	995	5.00

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	12	1	61	74
8-9	3	3	36	42
9-10	1	1	21	23
3-4	8	4	103	115
4-5	6	3	47	56
5-6	2	3	36	41
TOTAL	32	15	304	351

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	3	30	33
8-9	5	1	52	58
9-10	2	3	47	52
3-4	2	0	30	32
4-5	1	1	32	34
5-6	1	1	24	26
TOTAL	11	9	215	235

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
107	51	5	43	0
100	41	4	22	0
75	34	0	25	0
147	37	1	35	0
90	42	8	20	0
67	48	1	25	0
586	253	19	170	0

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	22	1055	82	1159
8-9	22	1149	39	1210
9-10	27	1199	17	1243
3-4	22	1361	30	1413
4-5	23	1327	18	1368
5-6	26	1300	24	1350
TOTAL	142	7391	210	7743

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	31	1014	23	1068
8-9	8	998	27	1033
9-10	26	997	14	1037
3-4	26	851	13	890
4-5	23	887	7	917
5-6	23	963	9	995
TOTAL	137	5710	93	5940

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
2227	0	0	1	0
2243	4	0	0	0
2280	0	0	3	0
2303	1	0	0	0
2285	0	1	1	0
2345	6	0	1	0
13683	11	1	6	0

(Rev Oct 06)

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South Madison Avenue

East/West Beverly Boulevard

Day: Wednesday **Date:** April 24, 2019 **Weather:** CLEAR

Hours: 7-10AM 3-6PM **Staff:** CUI

School Day: YES **District:** Hollywood I/S CODE 0

	N/B	S/B	E/B	W/B
DUAL-WHEELED	13	5	132	109
BIKES	0	0	0	0
BUSES	0	0	91	62

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	9	8.30	5	8.45	323	7.30	285	8.00
PM PK 15 MIN	12	3.15	9	5.00	368	3.15	278	5.45
AM PK HOUR	25	8.00	18	8.15	1253	7.30	1108	7.30
PM PK HOUR	24	3.00	22	4.15	1418	3.00	1008	5.00

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	5	1	15	21
8-9	8	0	17	25
9-10	5	0	10	15
3-4	4	1	19	24
4-5	2	1	14	17
5-6	0	0	10	10
TOTAL	24	3	85	112

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	1	0	8	9
8-9	1	1	15	17
9-10	1	0	15	16
3-4	1	0	8	9
4-5	1	0	18	19
5-6	0	2	15	17
TOTAL	5	3	79	87

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
30	26	0	83	0
42	17	0	36	0
31	21	0	28	0
33	34	2	36	0
36	34	1	33	0
27	39	0	48	0
199	171	3	264	0

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	8	1046	80	1134
8-9	22	1170	34	1226
9-10	25	1138	8	1171
3-4	24	1369	25	1418
4-5	19	1278	33	1330
5-6	16	1229	55	1300
TOTAL	114	7230	235	7579

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	41	1007	19	1067
8-9	36	1025	12	1073
9-10	16	985	12	1013
3-4	16	861	8	885
4-5	22	885	10	917
5-6	34	973	1	1008
TOTAL	165	5736	62	5963

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
2201	1	0	0	0
2299	1	0	1	0
2184	2	0	3	0
2303	0	0	0	0
2247	0	0	1	0
2308	2	0	2	0
13542	6	0	7	0

(Rev Oct 06)

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South Virgil Avenue

East/West Oakwood Avenue

Day: Wednesday **Date:** April 24, 2019 **Weather:** CLEAR

Hours: 7-10AM 3-6PM **Staff:** CUI

School Day: YES **District:** Hollywood I/S CODE 0

	N/B	S/B	E/B	W/B
DUAL-WHEELED	73	92	9	5
BIKES	0	0	0	0
BUSES	8	16	0	0

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	202	7.45	278	8.00	10	9.00	18	7.45
PM PK 15 MIN	212	5.45	307	4.30	18	5.15	4	3.30
AM PK HOUR	771	7.15	1025	7.30	30	8.30	40	7.15
PM PK HOUR	778	5.00	1092	4.00	52	3.15	8	3.00

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	14	733	7	754
8-9	13	691	12	716
9-10	11	654	12	677
3-4	9	699	5	713
4-5	5	709	5	719
5-6	5	761	12	778
TOTAL	57	4247	53	4357

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	100	739	22	861
8-9	180	790	51	1021
9-10	99	727	33	859
3-4	137	794	22	953
4-5	239	822	31	1092
5-6	164	759	47	970
TOTAL	919	4631	206	5756

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
1615	9	0	2	0
1737	3	0	0	0
1536	6	0	7	0
1666	3	0	5	0
1811	1	0	2	0
1748	0	0	1	0
10113	22	0	17	0

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	4	3	9	16
8-9	10	1	11	22
9-10	9	1	18	28
3-4	29	1	19	49
4-5	26	1	15	42
5-6	27	2	21	50
TOTAL	105	9	93	207

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	2	1	26	29
8-9	0	1	21	22
9-10	1	2	10	13
3-4	1	0	7	8
4-5	0	0	4	4
5-6	2	0	5	7
TOTAL	6	4	73	83

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
45	26	0	14	0
44	12	0	7	0
41	16	0	19	0
57	17	0	18	0
46	13	1	17	3
57	18	1	13	4
290	102	2	88	7

(Rev Oct 06)

Appendix D
Intersection LOS CMA Sheets

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Vermont Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
1	East-West Street:	101 NB On-Ramp	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases		2			2			2				2				2		
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0			0			0				0				0		
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- EB-- 0 WB--	0		NB-- 0 SB-- EB-- 0 WB--	0		NB-- 0 SB-- EB-- 0 WB--	0			NB-- 0 SB-- EB-- 0 WB--	0			NB-- 0 SB-- EB-- 0 WB--	0		
	ATSAC-1 or ATSAC+ATCS-2?		2			2			2				2				2		
	Override Capacity		0			0			0				0				0		
NORTHBOUND	Left	518	1	**518**	2	520	**520**	27	566	1	**566**	2	568	1	**568**		568	1	**568**
	Left-Through		0							0				0				0	
	Through	1660	3	553	3	1663	554	34	1761	3	587	3	1764	3	588		1764	3	588
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	1056	2	**442**	2	1058	**443**	36	1135	2	**473**	2	1137	2	**474**		1137	2	**474**
	Through-Right		1							1				1				1	
	Right	271	0	271	0	271	271	3	285	0	285	0	285	0	285		285	0	285
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	*North-South:*	960		*North-South:*	963		*North-South:*	1039			*North-South:*	1042			*North-South:*	1042		
		East-West:	0		*East-West:*	0		*East-West:*	0			*East-West:*	0			*East-West:*	0		
		SUM:	960		*SUM:*	963		*SUM:*	1039			*SUM:*	1042			*SUM:*	1042		
	VOLUME/CAPACITY *(V/C)* RATIO:		0.640			0.642			0.693				0.695				0.695		
	V/C LESS ATSAC/ATCS ADJUSTMENT:		**0.540**			**0.542**			**0.593**				**0.595**				**0.595**		
	LEVEL OF SERVICE (LOS):		**A**			**A**			**A**				**A**				**A**		

PROJECT IMPACT

Change in *v/c* due to project:	0.002	*Δv/c* after mitigation:	0.002
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Vermont Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
2	East-West Street:	101 NB Off-Ramp	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
No. of Phases			2			2			2				2				2	
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0				0				0	
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0		NB-- 0	SB--	0		NB-- 0	SB--	0	
	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0		EB-- 0	WB--	0		EB-- 0	WB--	0	
ATSAC-1 or ATSAC+ATCS-2?			2			2			2				2				2	
Override Capacity			0			0			0				0				0	

	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	1478	4	**370**	6	1484	**371**	60	1598	4	**400**	6	1604	4	**401**		1604	4	**401**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	1058	3	353	2	1060	353	36	1137	3	379	2	1139	3	380		1139	3	380
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	530	1	**409**	2	532	**410**	6	558	1	**428**	2	560	1	**429**		560	1	**429**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	698	1	409	0	698	410	1	727	1	428	0	727	1	429		727	1	429
	Left-Through-Right		0							0				0				0	
	Left-Right		1							1				1				1	
CRITICAL VOLUMES	North-South:			370	North-South:		371	North-South:			400	North-South:			401	North-South:			401
	East-West:			409	East-West:		410	East-West:			428	East-West:			429	East-West:			429
	SUM:			779	SUM:		781	SUM:			828	SUM:			830	SUM:			830
VOLUME/CAPACITY (V/C) RATIO:				0.519			0.521				0.552				0.553				0.553
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.419			0.421				0.452				0.453				0.453
LEVEL OF SERVICE (LOS):				A			A				A				A				A

PROJECT IMPACT

Change in v/c due to project:	0.001	Δv/c after mitigation:	0.001
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Vermont Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
3	East-West Street:	Rosewood Ave.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
No. of Phases			3			3			3				3				3	
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0				0				0	
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0		NB-- 0	SB--	0		NB-- 0	SB--	0	
	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0		EB-- 0	WB--	0		EB-- 0	WB--	0	
ATSAC-1 or ATSAC+ATCS-2?			2			2			2				2				2	
Override Capacity			0			0			0				0				0	

	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	17	1	**17**	0	17	**17**	0	18	1	**18**	0	18	1	**18**		18	1	**18**
	Left-Through		0							0				0				0	
	Through	1248	2	416	6	1254	418	59	1358	2	453	6	1364	2	455		1364	2	455
	Through-Right		1							1				1				1	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	5	1	5	0	5	5	0	5	1	5	0	5	1	5		5	1	5
	Left-Through		0							0				0				0	
	Through	1375	2	**518**	4	1379	**519**	41	1472	2	**553**	4	1476	2	**554**		1476	2	**554**
	Through-Right		1							1				1				1	
	Right	179	0	179	0	179	179	0	186	0	186	0	186	0	186		186	0	186
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	231	1	231	0	231	231	1	241	1	241	0	241	1	241		241	1	241
	Left-Through		0							0				0				0	
	Through	0	0	**429**	0	0	**430**	0	0	0	**452**	0	0	0	**452**		0	0	**452**
	Through-Right		0							0				0				0	
	Right	858	1	0	1	859	0	10	903	1	0	1	904	1	0		904	1	0
	Left-Through-Right		1							1				1				1	
	Left-Right		0							0				0				0	
WESTBOUND	Left	9	1	**9**	0	9	**9**	0	9	1	**9**	0	9	1	**9**		9	1	**9**
	Left-Through		0							0				0				0	
	Through	0	0	2	0	0	2	0	0	0	2	0	0	0	2		0	0	2
	Through-Right		1							1				1				1	
	Right	2	0	0	0	2	0	0	2	0	0	0	2	0	0		2	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*	535		*North-South:*	536		*North-South:*	571			*North-South:*	572			*North-South:*	572	
		East-West:	438		*East-West:*	439		*East-West:*	461			*East-West:*	461			*East-West:*	461	
		SUM:	973		*SUM:*	975		*SUM:*	1032			*SUM:*	1033			*SUM:*	1033	
VOLUME/CAPACITY *(V/C)* RATIO:			0.683			0.684			0.724				0.725				0.725	
V/C LESS ATSAC/ATCS ADJUSTMENT:			**0.583**			**0.584**			**0.624**				**0.625**				**0.625**	
LEVEL OF SERVICE (LOS):			**A**			**A**			**B**				**B**				**B**	

PROJECT IMPACT

Change in *v/c* due to project:	0.001	*Δv/c* after mitigation:	0.001
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Vermont Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
4	East-West Street:	Oakwood Ave.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
No. of Phases			3			3			3				3				3	
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0				0				0	
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0		NB-- 0	SB--	0		NB-- 0	SB--	0	
	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0		EB-- 0	WB--	0		EB-- 0	WB--	0	
ATSAC-1 or ATSAC+ATCS-2?			2			2			2				2				2	
Override Capacity			0			0			0				0				0	

	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	34	1	**34**	0	34	**34**	0	35	1	**35**	0	35	1	**35**		35	1	**35**
	Left-Through		0							0				0				0	
	Through	1141	2	419	6	1147	422	57	1244	2	465	6	1250	2	468		1250	2	468
	Through-Right		1							1				1				1	
	Right	115	0	115	4	119	119	31	151	0	151	4	155	0	155		155	0	155
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	343	2	189	0	343	189	7	364	2	200	0	364	2	200		364	2	200
	Left-Through		0							0				0				0	
	Through	1768	2	**611**	6	1774	**613**	44	1884	2	**651**	6	1890	2	**653**		1890	2	**653**
	Through-Right		1							1				1				1	
	Right	65	0	65	0	65	65	0	68	0	68	0	68	0	68		68	0	68
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	118	0	118	0	118	118	2	125	0	125	0	125	0	125		125	0	125
	Left-Through		1							1				1				1	
	Through	455	1	**287**	0	455	**287**	2	475	1	**300**	0	475	1	**300**		475	1	**300**
	Through-Right		0							0				0				0	
	Right	98	1	81	0	98	81	0	102	1	85	0	102	1	85		102	1	85
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*	645		*North-South:*	647		*North-South:*	686			*North-South:*	688			*North-South:*	688		
		East-West:	287		*East-West:*	287		*East-West:*	300			*East-West:*	300			*East-West:*	300		
		SUM:	932		*SUM:*	934		*SUM:*	986			*SUM:*	988			*SUM:*	988		
VOLUME/CAPACITY *(V/C)* RATIO:			0.654			0.655			0.692				0.693				0.693	
V/C LESS ATSAC/ATCS ADJUSTMENT:			**0.554**			**0.555**			**0.592**				**0.593**				**0.593**	
LEVEL OF SERVICE (LOS):			**A**			**A**			**A**				**A**				**A**	

PROJECT IMPACT

Change in *v/c* due to project:	0.001	*Δv/c* after mitigation:	0.001
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Vermont Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
5	East-West Street:	Beverly Blvd.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases		3			3			3				3				3		
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0			0			0				0				0		
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- EB-- 0 WB--	0		NB-- 0 SB-- EB-- 0 WB--	0		NB-- 0 SB-- EB-- 0 WB--	0			NB-- 0 SB-- EB-- 0 WB--	0			NB-- 0 SB-- EB-- 0 WB--	0		
	ATSAC-1 or ATSAC+ATCS-2?		2			2			2				2				2		
	Override Capacity		0			0			0				0				0		
NORTHBOUND	Left	83	1	83	0	83	83	24	110	1	**110**	0	110	1	110		110	1	110
	Left-Through		0							0				0				0	
	Through	1150	2	**411**	0	1150	**411**	67	1264	2	450	0	1264	2	**450**		1264	2	**450**
	Through-Right		1							1				1				1	
	Right	82	0	82	2	84	84	0	85	0	85	2	87	0	87		87	0	87
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	240	1	**240**	6	246	**246**	9	259	1	259	6	265	1	**265**		265	1	**265**
	Left-Through		0							0				0				0	
	Through	1429	2	564	0	1429	564	34	1521	2	**599**	0	1521	2	599		1521	2	599
	Through-Right		1							1				1				1	
	Right	263	0	263	0	263	263	2	276	0	276	0	276	0	276		276	0	276
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	1	0	**0**	0	1	**0**	0	1	0	**0**	0	1	0	**0**		1	0	**0**
	Left-Through		0							0				0				0	
	Through	902	2	311	5	907	313	19	958	2	332	5	963	2	334		963	2	334
	Through-Right		1							1				1				1	
	Right	32	0	32	0	32	32	5	38	0	38	0	38	0	38		38	0	38
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	1	0	0	0	1	0	0	1	0	0	0	1	0	0		1	0	0
	Left-Through		0							0				0				0	
	Through	962	2	**481**	9	971	**486**	39	1040	2	**520**	9	1049	2	**525**		1049	2	**525**
	Through-Right		0							0				0				0	
	Right	178	1	58	10	188	65	21	206	1	77	10	216	1	84		216	1	84
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	North-South:		651	North-South:		657	North-South:			709	North-South:			715	North-South:			715
		East-West:		481	East-West:		486	East-West:			520	East-West:			525	East-West:			525
		SUM:		1132	SUM:		1143	SUM:			1229	SUM:			1240	SUM:			1240
	VOLUME/CAPACITY (V/C) RATIO:			0.794			0.802				0.862				0.870				0.870
	V/C LESS ATSAC/ATCS ADJUSTMENT:			**0.694**			**0.702**				**0.762**				**0.770**				**0.770**
	LEVEL OF SERVICE (LOS):			**B**			**C**				**C**				**C**				**C**

PROJECT IMPACT

Change in *v/c* due to project:	0.008	*Δv/c* after mitigation:	0.008
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Vermont Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
6	East-West Street:	W 1st St.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases		2			2			2				2				2		
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0			0			0				0				0		
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB--	0		NB-- 0 SB--	0		NB-- 0 SB--	0			NB-- 0 SB--	0			NB-- 0 SB--	0		
		EB-- 0 WB--	1		EB-- 0 WB--	1		EB-- 0 WB--	1			EB-- 0 WB--	1			EB-- 0 WB--	1		
	ATSAC-1 or ATSAC+ATCS-2?		2			2			2				2				2		
	Override Capacity		0			0			0				0				0		
NORTHBOUND	Left	32	1	32	0	32	32	1	34	1	34	0	34	1	34		34	1	34
	Left-Through		0							0				0				0	
	Through	1277	2	**456**	2	1279	**457**	37	1366	2	**488**	2	1368	2	**488**		1368	2	**488**
	Through-Right		1							1				1				1	
	Right	92	0	92	0	92	92	1	97	0	97	0	97	0	97		97	0	97
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	87	1	**87**	0	87	**87**	9	100	1	**100**	0	100	1	**100**		100	1	**100**
	Left-Through		0							0				0				0	
	Through	1230	2	443	4	1234	444	83	1363	2	488	4	1367	2	490		1367	2	490
	Through-Right		1							1				1				1	
	Right	98	0	98	0	98	98	0	102	0	102	0	102	0	102		102	0	102
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	146	1	**146**	0	146	**146**	0	152	1	152	0	152	1	152		152	1	152
	Left-Through		0							0				0				0	
	Through	368	0	405	0	368	405	1	384	0	**425**	0	384	0	**425**		384	0	**425**
	Through-Right		1							1				1				1	
	Right	37	0	0	0	37	0	2	41	0	0	0	41	0	0		41	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	94	1	94	0	94	94	4	102	1	**102**	0	102	1	**102**		102	1	**102**
	Left-Through		0							0				0				0	
	Through	356	1	**356**	0	356	**356**	0	370	1	370	0	370	1	370		370	1	370
	Through-Right		0							0				0				0	
	Right	216	1	0	0	216	0	1	226	1	0	0	226	1	0		226	1	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	*North-South:*	543		*North-South:*	544		*North-South:*	588			*North-South:*	588			*North-South:*	588		
		East-West:	502		*East-West:*	502		*East-West:*	527			*East-West:*	527			*East-West:*	527		
		SUM:	1045		*SUM:*	1046		*SUM:*	1115			*SUM:*	1115			*SUM:*	1115		
	VOLUME/CAPACITY *(V/C)* RATIO:		0.697			0.697			0.743				0.743				0.743		
	V/C LESS ATSAC/ATCS ADJUSTMENT:		**0.597**			**0.597**			**0.643**				**0.643**				**0.643**		
	LEVEL OF SERVICE (LOS):		**A**			**A**			**B**				**B**				**B**		

PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Kenmore Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
7	East-West Street:	Beverly Blvd.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases		2			2			2				2				2		
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0			0			0				0				0		
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB--	0		NB-- 0 SB--	0		NB-- 0 SB--	0			NB-- 0 SB--	0			NB-- 0 SB--	0		
		EB-- 0 WB--	0		EB-- 0 WB--	0		EB-- 0 WB--	0			EB-- 0 WB--	0			EB-- 0 WB--	0		
	ATSAC-1 or ATSAC+ATCS-2?		2			2			2				2				2		
	Override Capacity		0			0			0				0				0		
NORTHBOUND	Left	33	0	33	0	33	33	0	34	0	34	0	34	0	34		34	0	34
	Left-Through		0							0				0				0	
	Through	25	0	**131**	0	25	**131**	0	26	0	**136**	0	26	0	**136**		26	0	**136**
	Through-Right		0							0				0				0	
	Right	73	0	0	0	73	0	0	76	0	0	0	76	0	0		76	0	0
	Left-Through-Right		1							1				1				1	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	5	0	**0**	0	5	**0**	0	5	0	**0**	0	5	0	**0**		5	0	**0**
	Left-Through		0							0				0				0	
	Through	3	0	0	0	3	0	0	3	0	0	0	3	0	0		3	0	0
	Through-Right		0							0				0				0	
	Right	110	0	0	0	110	0	0	114	0	0	0	114	0	0		114	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	69	0	0	0	69	0	0	72	0	0	0	72	0	0		72	0	0
	Left-Through		0							0				0				0	
	Through	1132	1	**580**	5	1137	**582**	22	1200	1	**614**	5	1205	1	**617**		1205	1	**617**
	Through-Right		1							1				1				1	
	Right	27	0	27	0	27	27	0	28	0	28	0	28	0	28		28	0	28
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	70	1	**70**	0	70	**70**	0	73	1	**73**	0	73	1	**73**		73	1	**73**
	Left-Through		0							0				0				0	
	Through	1156	2	578	9	1165	583	68	1271	2	636	9	1280	2	640		1280	2	640
	Through-Right		0							0				0				0	
	Right	23	0	0	0	23	0	0	24	0	0	0	24	0	0		24	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	*North-South:*		131	*North-South:*		131	*North-South:*			136	*North-South:*			136	*North-South:*			136
		East-West:		650	*East-West:*		652	*East-West:*			687	*East-West:*			690	*East-West:*			690
		SUM:		781	*SUM:*		783	*SUM:*			823	*SUM:*			826	*SUM:*			826
	VOLUME/CAPACITY *(V/C)* RATIO:			0.521			0.522				0.549				0.551				0.551
	V/C LESS ATSAC/ATCS ADJUSTMENT:			**0.421**			**0.422**				**0.449**				**0.451**				**0.451**
	LEVEL OF SERVICE (LOS):			**A**			**A**				**A**				**A**				**A**

PROJECT IMPACT

Change in *v/c* due to project:	0.002	*Δv/c* after mitigation:	0.002
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	New Hampshire Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
8	East-West Street:	Beverly Blvd.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases		2			2			2				2				2		
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0			0			0				0				0		
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- EB-- 0 WB--	0		NB-- 0 SB-- EB-- 0 WB--	0		NB-- 0 SB-- EB-- 0 WB--	0			NB-- 0 SB-- EB-- 0 WB--	0			NB-- 0 SB-- EB-- 0 WB--	0		
	ATSAC-1 or ATSAC+ATCS-2?		2			2			2				2				2		
	Override Capacity		0			0			0				0				0		
NORTHBOUND	Left	64	0	64	0	64	64	0	67	0	67	0	67	0	67		67	0	67
	Left-Through		0							0				0				0	
	Through	179	0	**288**	0	179	**288**	0	186	0	**300**	0	186	0	**300**		186	0	**300**
	Through-Right		0							0				0				0	
	Right	45	0	0	0	45	0	0	47	0	0	0	47	0	0		47	0	0
	Left-Through-Right		1							1				1				1	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	49	0	**49**	0	49	**49**	0	51	0	**51**	0	51	0	**51**		51	0	**51**
	Left-Through		0							0				0				0	
	Through	117	0	199	0	117	199	0	122	0	207	0	122	0	207		122	0	207
	Through-Right		0							0				0				0	
	Right	33	0	0	0	33	0	0	34	0	0	0	34	0	0		34	0	0
	Left-Through-Right		1							1				1				1	
	Left-Right		0							0				0				0	
EASTBOUND	Left	61	1	**61**	0	61	**61**	0	63	1	**63**	0	63	1	**63**		63	1	**63**
	Left-Through		0							0				0				0	
	Through	861	2	431	5	866	433	24	920	2	460	5	925	2	463		925	2	463
	Through-Right		0							0				0				0	
	Right	56	1	56	0	56	56	0	58	1	58	0	58	1	58		58	1	58
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	1	0	0	0	1	0	0	1	0	0	0	1	0	0		1	0	0
	Left-Through		0							0				0				0	
	Through	1229	2	**615**	9	1238	**619**	64	1343	2	**672**	9	1352	2	**676**		1352	2	**676**
	Through-Right		0							0				0				0	
	Right	43	0	0	0	43	0	0	45	0	0	0	45	0	0		45	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	*North-South:*		337	*North-South:*		337	*North-South:*			351	*North-South:*			351	*North-South:*			351
		East-West:		676	*East-West:*		680	*East-West:*			735	*East-West:*			739	*East-West:*			739
		SUM:		1013	*SUM:*		1017	*SUM:*			1086	*SUM:*			1090	*SUM:*			1090
	VOLUME/CAPACITY *(V/C)* RATIO:			0.675			0.678				0.724				0.727				0.727
	V/C LESS ATSAC/ATCS ADJUSTMENT:			**0.575**			**0.578**				**0.624**				**0.627**				**0.627**
	LEVEL OF SERVICE (LOS):			**A**			**A**				**B**				**B**				**B**

PROJECT IMPACT

Change in *v/c* due to project:	0.003	*Δv/c* after mitigation:	0.003
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Westmoreland Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
9-Ø1	East-West Street:	Beverly Blvd. & Temple St.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases		1			1			1				1				1		
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0			0			0				0				0		
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- EB-- 0 WB--	0		NB-- 0 SB-- EB-- 0 WB--	0		NB-- 0 SB-- EB-- 0 WB--	0			NB-- 0 SB-- EB-- 0 WB--	0			NB-- 0 SB-- EB-- 0 WB--	0		
	ATSAC-1 or ATSAC+ATCS-2?		2			2			2				2				2		
	Override Capacity		0			0			0				0				0		
EASTBOUND Beverly Blvd.	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	692	2	346	3	695	348	8	728	2	364	3	731	2	366		731	2	366
	Through-Right		0							0				0				0	
	Right	530	1	**530**	4	534	**534**	21	573	1	**573**	4	577	1	**577**		577	1	**577**
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND Temple St	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	753	3	251	2	755	252	12	796	3	265	2	798	3	266		798	3	266
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	North-South:		530	North-South:		534	North-South:			573	North-South:			577	North-South:			577
		East-West:		0	East-West:		0	East-West:			0	East-West:			0	East-West:			0
		SUM:		530	SUM:		534	SUM:			573	SUM:			577	SUM:			577
	VOLUME/CAPACITY (V/C) RATIO:																		
	V/C LESS ATSAC/ATCS ADJUSTMENT:			0.000			0.000				0.000				0.000				0.000
	LEVEL OF SERVICE (LOS):			A			A				A				A				A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	Δ*v/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Westmoreland Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
9-Ø2	East-West Street:	Beverly Blvd. & Temple St.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

No. of Phases				1				1				1				1				1				1
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0				0				0				0				0				0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2				2
Override Capacity				0				0				0				0				0				0

	MOVEMENT	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
EASTBOUND Beverly Blvd.	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	530	1	**530**	4	534	**534**	21	573	1	**573**	4	577	1	**577**		577	1	**577**
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
NWESTBOUND Beverly Blvd.	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	312	1	175	3	315	177	36	361	1	201	3	364	1	202		364	1	202
	Through-Right		1							1				1				1	
	Right	38	0	38	0	38	38	0	40	0	40	0	40	0	40		40	0	40
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		530	*North-South:*		534	*North-South:*			573	*North-South:*			577	*North-South:*			577
		East-West:		0	*East-West:*		0	*East-West:*			0	*East-West:*			0	*East-West:*			0
		SUM:		530	*SUM:*		534	*SUM:*			573	*SUM:*			577	*SUM:*			577
VOLUME/CAPACITY *(V/C)* RATIO:																			
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.000			0.000				0.000				0.000				0.000
LEVEL OF SERVICE (LOS):				A			A				A				A				A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Westmoreland Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
9-Ø3	East-West Street:	Beverly Blvd. & Temple St.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
MOVEMENT		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases		1	1		1	1			1	1			1	1			1	1
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0	0		0	0			0	0			0	0			0	0
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 2 SB-- EB-- 0 WB--	0	0	NB-- 0 SB-- EB-- 0 WB--	0	0	NB-- 0 SB-- EB-- 0 WB--	0	0	0	NB-- 0 SB-- EB-- 0 WB--	0	0	0	NB-- 0 SB-- EB-- 0 WB--	0	0	0
	ATSAC-1 or ATSAC+ATCS-2?		2	2		2	2			2	2			2	2			2	2
	Override Capacity		0	0		0	0			0	0			0	0			0	0
NORTHBOUND Westmoreland	Left	42	0	42	0	42	42	0	44	0	44	0	44	0	44		44	0	44
	Left-Through		1							1				1				1	
	Through	4	0	46	0	4	46	1	5	0	49	0	5	0	49		5	0	49
	Through-Right		0							0				0				0	
	Right	96	1	**96**	0	96	**96**	0	100	1	**100**	0	100	1	**100**		100	1	**100**
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND Westmoreland	Left	15	0	**15**	0	15	**15**	1	17	0	**17**	0	17	0	**17**		17	0	**17**
	Left-Through		0							0				0				0	
	Through	7	0	30	0	7	30	3	10	0	41	0	10	0	41		10	0	41
	Through-Right		0							0				0				0	
	Right	8	0	0	0	8	0	6	14	0	0	0	14	0	0		14	0	0
	Left-Through-Right		1							1				1				1	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	*North-South:*		111	*North-South:*		111	*North-South:*			117	*North-South:*			117	*North-South:*			117
		East-West:		0	*East-West:*		0	*East-West:*			0	*East-West:*			0	*East-West:*			0
		SUM:		111	*SUM:*		111	*SUM:*			117	*SUM:*			117	*SUM:*			117
	VOLUME/CAPACITY *(V/C)* RATIO:																		
	V/C LESS ATSAC/ATCS ADJUSTMENT:			0.000			0.000				0.000				0.000				0.000
	LEVEL OF SERVICE (LOS):			A			A				A				A				A

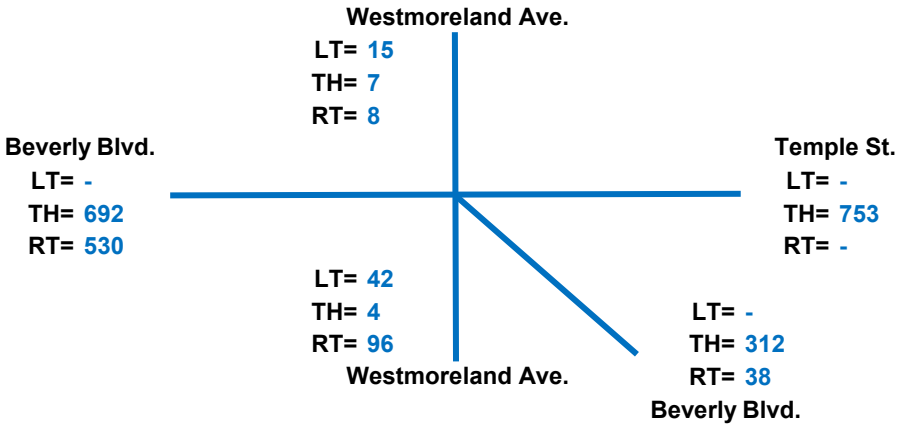
PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Enlightenment Plaza Project - Manual Adjustment 8/8/2019

Intersection #9 - Westmoreland Ave. & Beverly Blvd. & Temple St.

Existing - AM Peak



Ø 1 Beverly Blvd. (EB) & Temple St. (WB)

Beverly Blvd. (EB)

Number of Lanes	2	Thru			
	1	Right Only			
EB Right Lane Volume	530 / 1		=	**530**	**Critical**

OR

Temple St. (WB)

Number of Lanes	3	Thru			
EB Thru Lane Volume	753 / 3		=	251	

Ø 2 Beverly Blvd. (EB Right Only) & Beverly Blvd. (NWB)

EB Number of Lanes	1	Right Only			
Critical Volume	530 / 1		=	**530**	**Critical**
NWB Number of Lanes	1	Thru			
	1	Thru & Right			
NWB Critical Volume	(312 + 38) / 2		=	175	

Enlightenment Plaza Project - Manual Adjustment 8/8/2019
Intersection #9 - Westmoreland Ave. & Beverly Blvd. & Temple St.
Existing - AM Peak

Ø 3 Westmoreland Ave. (NB & SB)

Westmoreland Ave. (NB LT & SB Thru)						
NB Left Number of Lanes	1	Left/Thru				
NB Left Lane Volume	42 / 1		=	42		
SB Thru/Right Number of Lanes	1	Left/Thru/Right				
SB Thru/Right Lane Volume			=	30		
Critical Volume	42	+	30	=	72	

OR

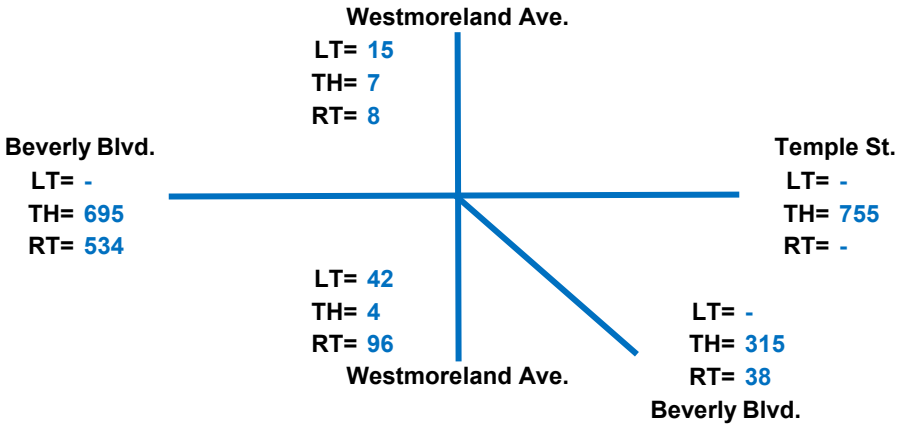
Westmoreland Ave. (SB LT & NB RT)						
SB Left Number of Lanes	1	Left Only				
SB Left Lane Volume	15 / 1		=	**15**		**Critical**
NB Right Number of Lanes	1	Right				
NB Right Lane Volume			=	**96**		**Critical**
Critical Volume	**15**	+	**96**	=	**111**	**Critical**

Critical Volumes:	**530**	**+**	**530**	**+**	**111**	**=**	**1171**
No. of Phases:					**3**		
Volume/Capacity (V/C) Ratio:					**0.822**		
V/C Less ATSAC/ATCS Adjustment:					**0.722**		
Level of Service (LOS):					**C**		

Enlightenment Plaza Project - Manual Adjustment 8/16/2019

Intersection #9 - Westmoreland Ave. & Beverly Blvd. & Temple St.

EWP - AM Peak

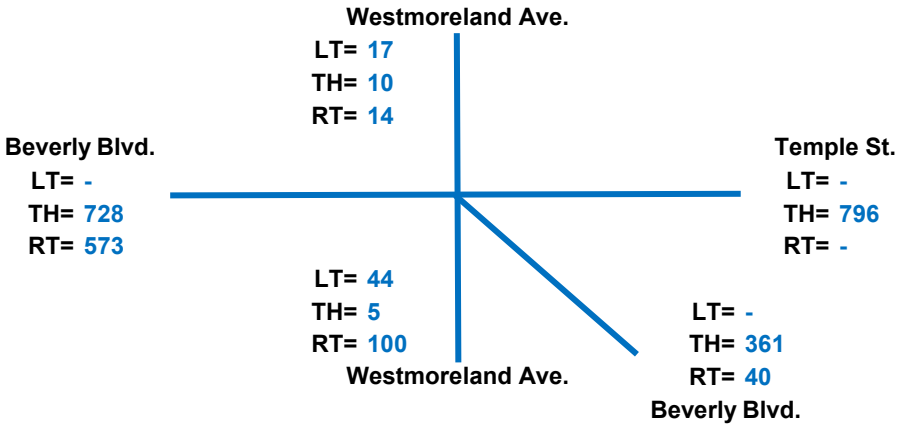


Critical Volumes:	**534**	**+**	**534**	**+**	**111**	**=**	**1179**
No. of Phases:					**3**		
Volume/Capacity (V/C) Ratio:					**0.827**		
V/C Less ATSAC/ATCS Adjustment:					**0.727**		
Level of Service (LOS):					**C**		

Enlightenment Plaza Project - Manual Adjustment 8/8/2019

Intersection #9 - Westmoreland Ave. & Beverly Blvd. & Temple St.

FWOP - AM Peak



Ø 1 Beverly Blvd. (EB) & Temple St. (WB)

Beverly Blvd. (EB)

Number of Lanes	2	Thru			
	1	Right Only			
EB Right Lane Volume	573 / 1	=	**573**		**Critical**

OR

Temple St. (WB)

Number of Lanes	3	Thru			
EB Thru Lane Volume	796 / 3	=	265		

Ø 2 Beverly Blvd. (EB Right Only) & Beverly Blvd. (NWB)

EB Number of Lanes	1	Right Only			
Critical Volume	573 / 1	=	**573**		**Critical**
NWB Number of Lanes	1	Thru			
	1	Thru & Right			
NWB Critical Volume	361 + 40 / 2	=	201		

Enlightenment Plaza Project - Manual Adjustment 8/8/2019
Intersection #9 - Westmoreland Ave. & Beverly Blvd. & Temple St.
FWOP - AM Peak

Ø 3 Westmoreland Ave. (NB & SB)

Westmoreland Ave. (NB LT & SB Thru)						
NB Left Number of Lanes	1	Left/Thru				
NB Left Lane Volume	44 / 1		=	44		
SB Thru/Right Number of Lanes	1	Left/Thru/Right				
SB Thru/Right Lane Volume			=	41		
Critical Volume	44	+	41	=	85	

OR

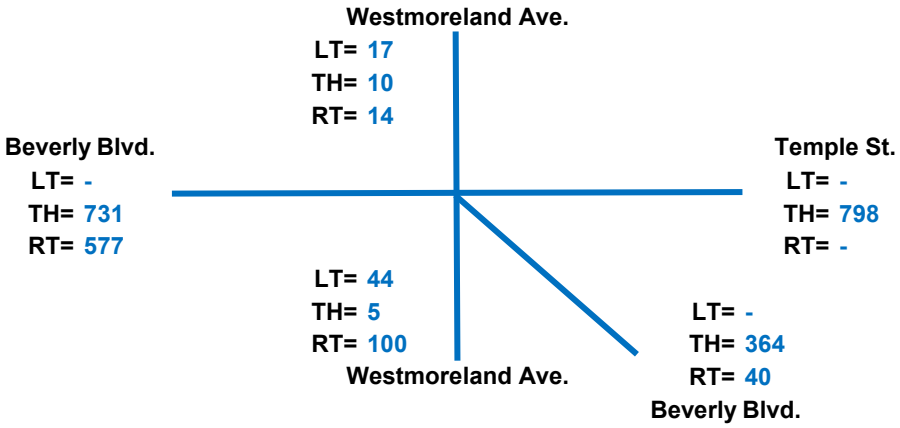
Westmoreland Ave. (SB LT & NB RT)						
SB Left Number of Lanes	1	Left Only				
SB Left Lane Volume	17 / 1		=	**17**		**Critical**
NB Right Number of Lanes	1	Right				
NB Right Lane Volume			=	**100**		**Critical**
Critical Volume	**17**	+	**100**	=	**117**	**Critical**

Critical Volumes:	**573**	**+**	**573**	**+**	**117**	**=**	**1263**
No. of Phases:					**3**		
Volume/Capacity (V/C) Ratio:					**0.886**		
V/C Less ATSAC/ATCS Adjustment:					**0.786**		
Level of Service (LOS):					**C**		

Enlightenment Plaza Project - Manual Adjustment 8/13/2019

Intersection #9 - Westmoreland Ave. & Beverly Blvd. & Temple St.

FWP - AM Peak



Ø 1 Beverly Blvd. (EB) & Temple St. (WB)

Beverly Blvd. (EB)

Number of Lanes	2	Thru			
	1	Right Only			
EB Right Lane Volume	577 / 1		=	**577**	**Critical**

OR

Temple St. (WB)

Number of Lanes	3	Thru			
EB Thru Lane Volume	798 / 3		=	266	

Ø 2 Beverly Blvd. (EB Right Only) & Beverly Blvd. (NWB)

EB Number of Lanes	1	Right Only			
Critical Volume	577 / 1		=	**577**	**Critical**
NWB Number of Lanes	1	Thru			
	1	Thru & Right			
NWB Critical Volume	(364 + 40) / 2		=	202	

Enlightenment Plaza Project - Manual Adjustment 8/13/2019
Intersection #9 - Westmoreland Ave. & Beverly Blvd. & Temple St.
FWP - AM Peak

Ø 3 Westmoreland Ave. (NB & SB)

Westmoreland Ave. (NB LT & SB Thru)						
NB Left Number of Lanes	1	Left/Thru				
NB Left Lane Volume	44 / 1		=	44		
SB Thru/Right Number of Lanes	1	Left/Thru/Right				
SB Thru/Right Lane Volume			=	41		
Critical Volume	44	+	41	=	85	

OR

Westmoreland Ave. (SB LT & NB RT)						
SB Left Number of Lanes	1	Left Only				
SB Left Lane Volume	17 / 1		=	**17**		**Critical**
NB Right Number of Lanes	1	Right				
NB Right Lane Volume			=	**100**		**Critical**
Critical Volume	**17**	+	**100**	=	**117**	**Critical**

Critical Volumes:	**577**	**+**	**577**	**+**	**117**	**=**	**1271**
No. of Phases:					**3**		
Volume/Capacity (V/C) Ratio:					**0.892**		
V/C Less ATSAC/ATCS Adjustment:					**0.792**		
Level of Service (LOS):					**C**		

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
10-ø1	East-West Street:	Temple St. & Silver Lake Blvd.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases		1			1			1				1				1		
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0			0			0				0				0		
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB--	0		NB-- 0 SB--	0		NB-- 0 SB--	0			NB-- 0 SB--	0			NB-- 0 SB--	0		
		EB-- 0 WB--	0		EB-- 0 WB--	0		EB-- 0 WB--	0			EB-- 0 WB--	0			EB-- 0 WB--	0		
	ATSAC-1 or ATSAC+ATCS-2?		2			2			2				2				2		
	Override Capacity		0			0			0				0				0		
NORTHBOUND Virgil Ave.	Left	7	1	7	0	7	7	5	12	1	12	0	12	1	12		12	1	12
	Left-Through		0							0				0				0	
	Through	560	1	**383**	0	560	**383**	2	585	1	**402**	0	585	1	**402**		585	1	**402**
	Through-Right		1							1				1				1	
	Right	206	0	206	0	206	206	4	218	0	218	0	218	0	218		218	0	218
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND Virgil Ave.	Left	115	1	**115**	0	115	**115**	0	120	1	**120**	0	120	1	**120**		120	1	**120**
	Left-Through		0							0				0				0	
	Through	636	1	334	0	636	334	-3	659	1	346	0	659	1	346		659	1	346
	Through-Right		1							1				1				1	
	Right	31	0	31	0	31	31	0	32	0	32	0	32	0	32		32	0	32
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	North-South:		498	North-South:		498	North-South:			522	North-South:			522	North-South:			522
		East-West:		0	East-West:		0	East-West:			0	East-West:			0	East-West:			0
		SUM:		498	SUM:		498	SUM:			522	SUM:			522	SUM:			522
	VOLUME/CAPACITY (V/C) RATIO:																		
	V/C LESS ATSAC/ATCS ADJUSTMENT:			0.000			0.000				0.000				0.000				0.000
	LEVEL OF SERVICE (LOS):			A			A				A				A				A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
10-Ø2	East-West Street:	Temple St. & Silver Lake Blvd.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
No. of Phases			1			1				1				1				1
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0				0				0				0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0		NB-- 0	SB--	0		NB-- 0	SB--	0	
	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0		EB-- 0	WB--	0		EB-- 0	WB--	0	
ATSAC-1 or ATSAC+ATCS-2?			2			2				2				2				2
Override Capacity			0			0				0				0				0

MOVEMENT		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
WESTBOUND Temple St	Left	185	0	**185**	0	185	**185**	2	195	0	**195**	0	195	0	**195**		195	0	**195**
	Left-Through		1							1				1				1	
	Through	179	1	179	1	180	180	3	189	1	189	1	190	1	190		190	1	190
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*	185		*North-South:*	185		*North-South:*			195	*North-South:*			195		*North-South:*		195
		East-West:	0		*East-West:*	0		*East-West:*			0	*East-West:*			0		*East-West:*		0
		SUM:	185		*SUM:*	185		*SUM:*			195	*SUM:*			195		*SUM:*		195
VOLUME/CAPACITY *(V/C)* RATIO:																			
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.000			0.000				0.000				0.000				0.000
LEVEL OF SERVICE (LOS):				A			A				A				A				A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
10-Ø3	East-West Street:	Temple St. & Silver Lake Blvd.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases		1			1			1				1				1		
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0			0			0				0				0		
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- EB-- 0 WB--	0		NB-- 0 SB-- EB-- 0 WB--	0		NB-- 0 SB-- EB-- 0 WB--	0			NB-- 0 SB-- EB-- 0 WB--	0			NB-- 0 SB-- EB-- 0 WB--	0		
	ATSAC-1 or ATSAC+ATCS-2?		2			2			2				2				2		
	Override Capacity		0			0			0				0				0		
WESTBOUND Silver Lake Blvd.	Left	257	1	257	0	257	257	6	273	1	273	0	273	1	273		273	1	273
	Left-Through		0							0				0				0	
	Through	557	1	**311**	1	558	**311**	4	584	1	**326**	1	585	1	**326**		585	1	**326**
	Through-Right		1							1				1				1	
	Right	64	0	64	0	64	64	0	67	0	67	0	67	0	67		67	0	67
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	North-South:		311	North-South:		311	North-South:			326	North-South:			326	North-South:			326
		East-West:		0	East-West:		0	East-West:			0	East-West:			0	East-West:			0
		SUM:		311	SUM:		311	SUM:			326	SUM:			326	SUM:			326
	VOLUME/CAPACITY (V/C) RATIO:																		
	V/C LESS ATSAC/ATCS ADJUSTMENT:			0.000			0.000				0.000				0.000				0.000
	LEVEL OF SERVICE (LOS):			A			A				A				A				A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
10-ø4	East-West Street:	Temple St. & Silver Lake Blvd.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

No. of Phases			1			1			1			1			1			1
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0			0			0			0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0
	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?			2			2			2			2			2			2
Override Capacity			0			0			0			0			0			0

MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
EASTBOUND Temple St	Left	113	1	113	2	115	115	2	120	1	120	2	122	1	122		122	1	122
	Left-Through		0							0				0				0	
	Through	619	1	**315**	2	621	**316**	3	647	1	**331**	2	649	1	**332**		649	1	**332**
	Through-Right		1							1				1				1	
	Right	10	0	10	0	10	10	4	14	0	14	0	14	0	14		14	0	14
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		315	*North-South:*		316	*North-South:*			331	*North-South:*			332	*North-South:*			332
		East-West:		0	*East-West:*		0	*East-West:*			0	*East-West:*			0	*East-West:*			0
		SUM:		315	*SUM:*		316	*SUM:*			331	*SUM:*			332	*SUM:*			332
VOLUME/CAPACITY *(V/C)* RATIO:																			
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.000			0.000				0.000				0.000				0.000
LEVEL OF SERVICE (LOS):				A			A				A				A				A

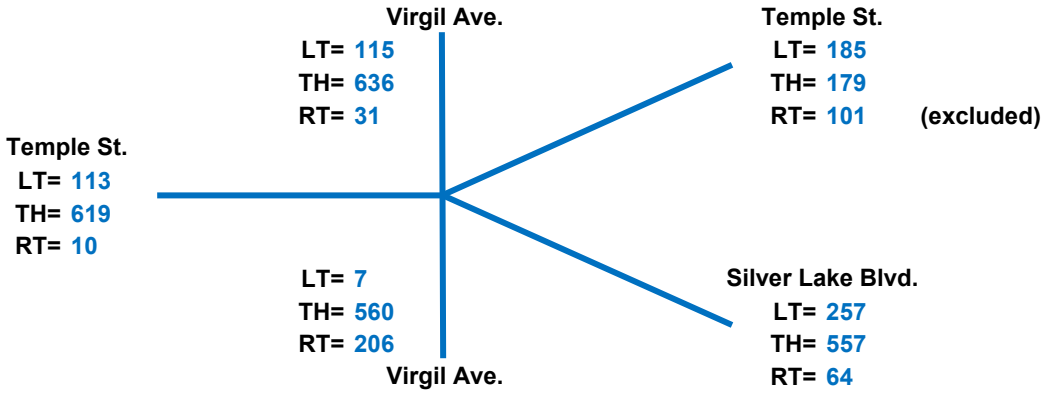
PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Enlightenment Plaza Project - Manual Adjustment 8/8/2019

Intersection #10 - Virgil Ave. & Temple St. & Silver Lake Blvd.

Existing - AM Peak



Ø 1 Virgil Ave. (NB & SB)

Virgil Ave. (NB Left & SB Thru)

NB Left Number of Lanes	1 Left Only				
NB Left Lane Volume	$\frac{7}{1}$	=	7		
SB Thru/Right Number of Lanes	1 Thru 1 Thru & Right				
SB Thru/Right Lane Volume	$\frac{636 + 31}{2}$	=	334		
Critical Volume	7	+	334	=	341

OR

Virgil Ave. (SB Left & NB Thru)

SB Left Number of Lanes	1 Left Only					
SB Left Lane Volume	$\frac{115}{1}$	=	**115**			**Critical**
NB Thru/Right Number of Lanes	1 Thru 1 Thru & Right					
NB Thru/Right Lane Volume	$\frac{560 + 206}{2}$	=	**383**			**Critical**
Critical Volume	**115**	+	**383**	=	**498**	**Critical**

Enlightenment Plaza Project - Manual Adjustment 8/8/2019
Intersection #10 - Virgil Ave. & Temple St. & Silver Lake Blvd.
Existing - AM Peak

Ø 2 Temple St. (WB)

Number of Lanes	1	Thru & Left			
	1	Thru			
WB Left Lane Volume			=	**185**	**Critical**

Ø 3 Silver Lake Blvd. (WB)

Number of Lanes	1	Left Only			
	1	Thru			
	1	Thru & Right			
WB Left Lane Volume	$\frac{257}{1}$		=	257	
or					
WB Thru/Right Lane Volume	$\frac{557 + 64}{2}$		=	**311**	**Critical**

Ø 4 Temple St. (EB)

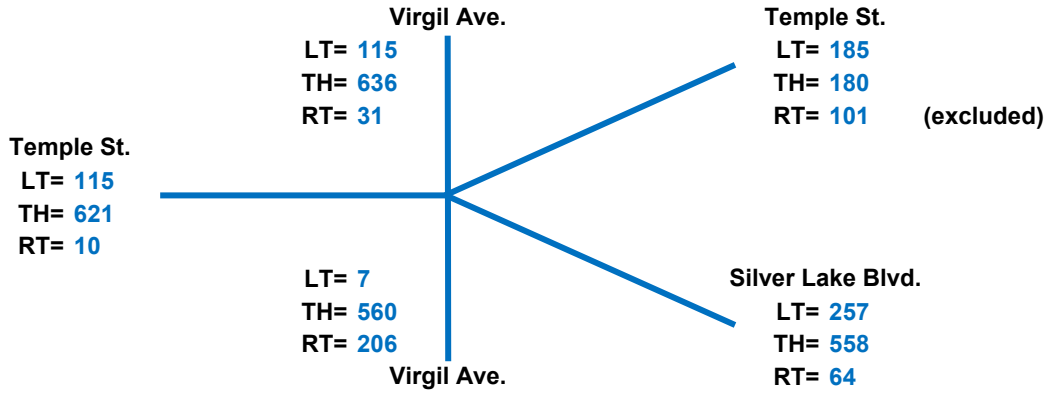
Number of Lanes	1	Left Only			
	1	Thru			
	1	Thru & Right			
EB Left Lane Volume	$\frac{113}{1}$		=	113	
or					
EB Thru/Right Lane Volume	$\frac{619 + 10}{2}$		=	**315**	**Critical**

Critical Volumes:	**498**	**+**	**185**	**+**	**311**	**+**	**315**	**=**	**1309**
No. of Phases:					**4**				
Volume/Capacity (V/C) Ratio:					**0.952**				
V/C Less ATSAC/ATCS Adjustment:					**0.852**				
Level of Service (LOS):					**D**				

Enlightenment Plaza Project - Manual Adjustment 8/16/2019

Intersection #10 - Virgil Ave. & Temple St. & Silver Lake Blvd.

EWP - AM Peak

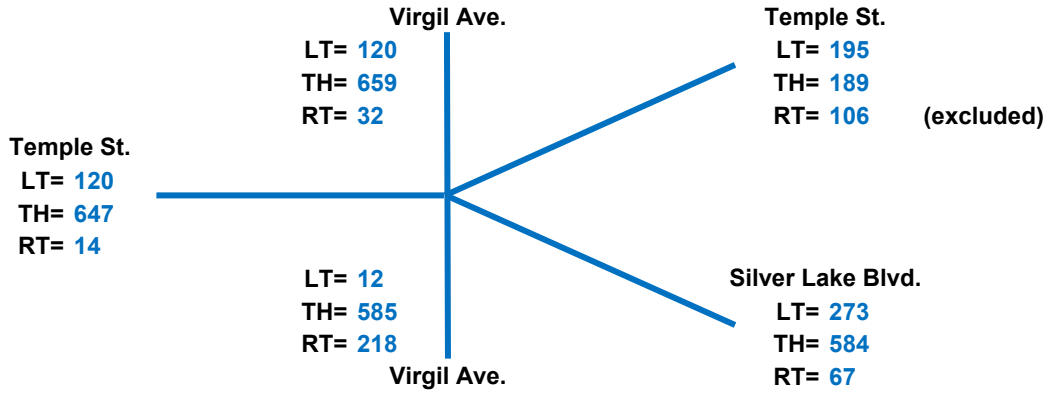


Critical Volumes:	498	+	185	+	311	+	316	=	1310
No. of Phases:					4				
Volume/Capacity (V/C) Ratio:					0.953				
V/C Less ATSAC/ATCS Adjustment:					0.853				
Level of Service (LOS):					D				

Enlightenment Plaza Project - Manual Adjustment 8/8/2019

Intersection #10 - Virgil Ave. & Temple St. & Silver Lake Blvd.

FWOP - AM Peak



Ø 1 Virgil Ave. (NB & SB)

Virgil Ave. (NB Left & SB Thru)

NB Left Number of Lanes	1	Left Only				
NB Left Lane Volume	$\frac{12}{1}$	=	12			
SB Thru/Right Number of Lanes	1	Thru 1 Thru & Right				
SB Thru/Right Lane Volume	$\frac{659 + 32}{2}$	=	346			
Critical Volume	12	+	346	=	358	

OR

Virgil Ave. (SB Left & NB Thru)

SB Left Number of Lanes	1	Left Only				
SB Left Lane Volume	$\frac{120}{1}$	=	**120**			**Critical**
NB Thru/Right Number of Lanes	1	Thru 1 Thru & Right				
NB Thru/Right Lane Volume	$\frac{585 + 218}{2}$	=	**402**			**Critical**
Critical Volume	**120**	+	**402**	=	**522**	**Critical**

Enlightenment Plaza Project - Manual Adjustment 8/8/2019
Intersection #10 - Virgil Ave. & Temple St. & Silver Lake Blvd.
FWOP - AM Peak

Ø 2 Temple St. (WB)

Number of Lanes	1	Thru & Left			
	1	Thru			
WB Left Lane Volume			=	**195**	**Critical**

Ø 3 Silver Lake Blvd. (WB)

Number of Lanes	1	Left Only			
	1	Thru			
	1	Thru & Right			
WB Left Lane Volume	$\frac{273}{1}$		=	273	
or					
WB Thru/Right Lane Volume	$\frac{584 + 67}{2}$		=	**326**	**Critical**

Ø 4 Temple St. (EB)

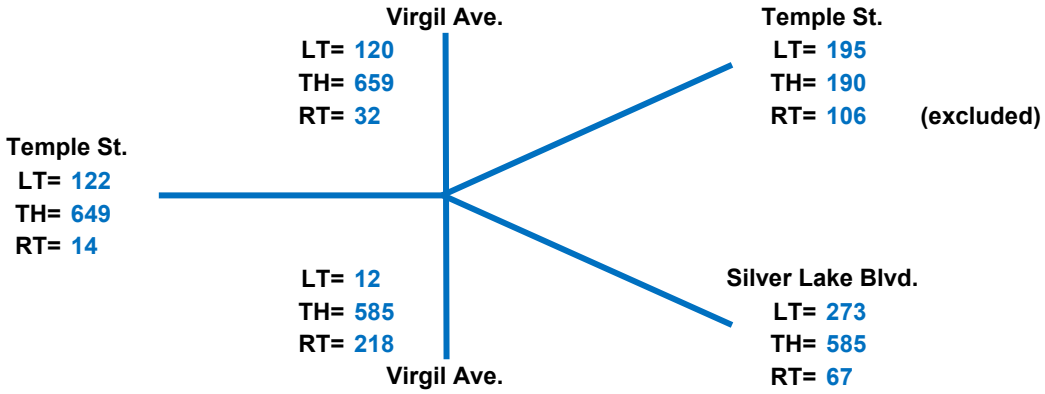
Number of Lanes	1	Left Only			
	1	Thru			
	1	Thru & Right			
EB Left Lane Volume	$\frac{120}{1}$		=	120	
or					
EB Thru/Right Lane Volume	$\frac{647 + 14}{2}$		=	**331**	**Critical**

Critical Volumes:	**522**	**+**	**195**	**+**	**326**	**+**	**331**	**=**	**1374**
No. of Phases:					**4**				
Volume/Capacity (V/C) Ratio:					**0.999**				
V/C Less ATSAC/ATCS Adjustment:					**0.899**				
Level of Service (LOS):					**D**				

Enlightenment Plaza Project - Manual Adjustment 8/13/2019

Intersection #10 - Virgil Ave. & Temple St. & Silver Lake Blvd.

FWP - AM Peak



Ø 1 Virgil Ave. (NB & SB)

Virgil Ave. (NB Left & SB Thru)

NB Left Number of Lanes	1 Left Only				
NB Left Lane Volume	$\frac{12}{1}$	=	12		
SB Thru/Right Number of Lanes	1 Thru 1 Thru & Right				
SB Thru/Right Lane Volume	$\frac{659 + 32}{2}$	=	346		
Critical Volume	12	+	346	=	358

OR

Virgil Ave. (SB Left & NB Thru)

SB Left Number of Lanes	1 Left Only					
SB Left Lane Volume	$\frac{120}{1}$	=	**120**			**Critical**
NB Thru/Right Number of Lanes	1 Thru 1 Thru & Right					
NB Thru/Right Lane Volume	$\frac{585 + 218}{2}$	=	**402**			**Critical**
Critical Volume	**120**	+	**402**	=	**522**	**Critical**

Enlightenment Plaza Project - Manual Adjustment 8/13/2019
Intersection #10 - Virgil Ave. & Temple St. & Silver Lake Blvd.
FWP - AM Peak

Ø 2 Temple St. (WB)

Number of Lanes	1	Thru & Left			
	1	Thru			
WB Left Lane Volume			=	**195**	**Critical**

Ø 3 Silver Lake Blvd. (WB)

Number of Lanes	1	Left Only			
	1	Thru			
	1	Thru & Right			
WB Left Lane Volume	$\frac{273}{1}$		=	273	
or					
WB Thru/Right Lane Volume	$\frac{585 + 67}{2}$		=	**326**	**Critical**

Ø 4 Temple St. (EB)

Number of Lanes	1	Left Only			
	1	Thru			
	1	Thru & Right			
EB Left Lane Volume	$\frac{122}{1}$		=	122	
or					
EB Thru/Right Lane Volume	$\frac{649 + 14}{2}$		=	**332**	**Critical**

Critical Volumes:	**522**	**+**	**195**	**+**	**326**	**+**	**332**	**=**	**1375**
No. of Phases:					**4**				
Volume/Capacity (V/C) Ratio:					**1.000**				
V/C Less ATSAC/ATCS Adjustment:					**0.900**				
Level of Service (LOS):					**D**				

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
11-ø1	East-West Street:	Beverly Blvd. & Council St.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases		1			1			1				1				1		
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0			0			0				0				0		
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB--	0		NB-- 0 SB--	0		NB-- 0 SB--	0			NB-- 0 SB--	0			NB-- 0 SB--	0		
		EB-- 0 WB--	0		EB-- 0 WB--	0		EB-- 0 WB--	0			EB-- 0 WB--	0			EB-- 0 WB--	0		
	ATSAC-1 or ATSAC+ATCS-2?		2			2			2				2				2		
	Override Capacity		0			0			0				0				0		
NORTHBOUND Virgil Ave.	Left	57	1	**57**	0	57	**57**	0	59	1	**59**	0	59	1	**59**		59	1	**59**
	Left-Through		0							0				0				0	
	Through	775	1	388	1	776	388	5	811	1	406	1	812	1	406		812	1	406
	Through-Right		1							1				1				1	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND Virgil Ave.	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	894	1	**465**	0	894	**465**	6	936	1	**487**	0	936	1	**487**		936	1	**487**
	Through-Right		1							1				1				1	
	Right	36	0	36	0	36	36	0	37	0	37	0	37	0	37		37	0	37
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	*North-South:*	522		*North-South:*	522		*North-South:*			546	*North-South:*			546	*North-South:*			546
		East-West:	0		*East-West:*	0		*East-West:*			0	*East-West:*			0	*East-West:*			0
		SUM:	522		*SUM:*	522		*SUM:*			546	*SUM:*			546	*SUM:*			546
	VOLUME/CAPACITY *(V/C)* RATIO:																		
	V/C LESS ATSAC/ATCS ADJUSTMENT:			0.000			0.000				0.000				0.000				0.000
	LEVEL OF SERVICE (LOS):			A			A				A				A				A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
11-ø2	East-West Street:	Beverly Blvd. & Council St.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases		1			1			1				1				1		
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0			0			0				0				0		
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- EB-- 0 WB--	0		NB-- 0 SB-- EB-- 0 WB--	0		NB-- 0 SB-- EB-- 0 WB--	0			NB-- 0 SB-- EB-- 0 WB--	0			NB-- 0 SB-- EB-- 0 WB--	0		
	ATSAC-1 or ATSAC+ATCS-2?		2			2			2				2				2		
	Override Capacity		0			0			0				0				0		
SOUTHBOUND Virgil Ave.	Left	109	1	**109**	0	109	**109**	4	117	1	**117**	0	117	1	**117**		117	1	**117**
	Left-Through		0							0				0				0	
	Through	119	1	78	0	119	78	1	125	1	81	0	125	1	81		125	1	81
	Through-Right		1							1				1				1	
	Right	36	0	36	0	36	36	0	37	0	37	0	37	0	37		37	0	37
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	North-South:		109	North-South:		109	North-South:			117	North-South:			117	North-South:			117
		East-West:		0	East-West:		0	East-West:			0	East-West:			0	East-West:			0
		SUM:		109	SUM:		109	SUM:			117	SUM:			117	SUM:			117
	VOLUME/CAPACITY (V/C) RATIO:																		
	V/C LESS ATSAC/ATCS ADJUSTMENT:			0.000			0.000				0.000				0.000				0.000
	LEVEL OF SERVICE (LOS):			A			A				A				A				A

PROJECT IMPACT

Change in *v/c* due to project: 0.000 — Δ*v/c* after mitigation: 0.000

Significant impacted? NO — Fully mitigated? N/A

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
11-ø3	East-West Street:	Beverly Blvd. & Council St.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases		1			1			1				1				1		
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0			0			0				0				0		
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- EB-- 0 WB--	0		NB-- 0 SB-- EB-- 0 WB--	0		NB-- 0 SB-- EB-- 0 WB--	0			NB-- 0 SB-- EB-- 0 WB--	0			NB-- 0 SB-- EB-- 0 WB--	0		
	ATSAC-1 or ATSAC+ATCS-2?		2			2			2				2				2		
	Override Capacity		0			0			0				0				0		
NWESTBOUND Beverly Blvd.	Left	61	0	**61**	0	61	**61**	0	63	0	**63**	0	63	0	**63**		63	0	**63**
	Left-Through		1							1				1				1	
	Through	322	1	222	2	324	223	36	371	1	249	2	373	1	250		373	1	250
	Through-Right		0							0				0				0	
	Right	241	1	241	0	241	241	6	257	1	257	0	257	1	257		257	1	257
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SEASTOUND Beverly Blvd.	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	389	2	**195**	3	392	**196**	20	425	2	**213**	3	428	2	**214**		428	2	**214**
	Through-Right		0							0				0				0	
	Right	52	1	52	2	54	54	0	54	1	54	2	56	1	56		56	1	56
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	North-South:		256	North-South:		257	North-South:			276	North-South:			277	North-South:			277
		East-West:		0	East-West:		0	East-West:			0	East-West:			0	East-West:			0
		SUM:		256	SUM:		257	SUM:			276	SUM:			277	SUM:			277
	VOLUME/CAPACITY (V/C) RATIO:																		
	V/C LESS ATSAC/ATCS ADJUSTMENT:			0.000			0.000				0.000				0.000				0.000
	LEVEL OF SERVICE (LOS):			A			A				A				A				A

PROJECT IMPACT

Change in *v/c* due to project: 0.000 — $\Delta v/c$ after mitigation: 0.000

Significant impacted? NO — Fully mitigated? N/A

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
11-ø4	East-West Street:	Beverly Blvd. & Council St.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

No. of Phases				1				1				1				1				1				1
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0				0				0				0				0				0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2				2
Override Capacity				0				0				0				0				0				0

MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
EASTBOUND Council St.	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	97	1	97	0	97	97	0	101	1	101	0	101	1	101		101	1	101
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
NWESTBOUND Beverly Blvd.	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	241	1	**241**	0	241	**241**	6	257	1	**257**	0	257	1	**257**		257	1	**257**
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		241	*North-South:*		241	*North-South:*			257	*North-South:*			257	*North-South:*			257
		East-West:		0	*East-West:*		0	*East-West:*			0	*East-West:*			0	*East-West:*			0
		SUM:		241	*SUM:*		241	*SUM:*			257	*SUM:*			257	*SUM:*			257
VOLUME/CAPACITY *(V/C)* RATIO:																			
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.000			0.000				0.000				0.000				0.000
LEVEL OF SERVICE (LOS):				A			A				A				A				A

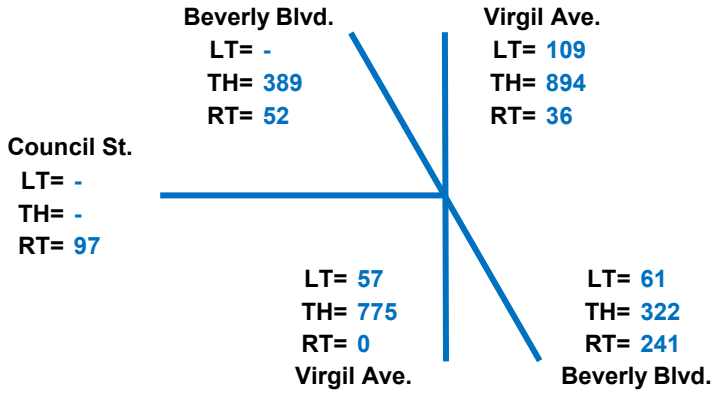
PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Enlightenment Plaza Project - Manual Adjustment 8/9/2019

Intersection #11 - Virgil Ave. & Beverly Blvd. & Council St.

Existing - AM Peak



Ø 1 Virgil Ave. (NB & SB)

Virgil Ave. (NB Left & SB Thru)

NB Left Number of Lanes	1 Left Only				
NB Left Lane Volume	$\frac{57}{1}$	=	**57**		**Critical**
SB Thru/Right Number of Lanes	1 Thru 1 Thru & Right				
SB Thru/Right Lane Volume	$\frac{894 + 36}{2}$	=	**465**		**Critical**
Critical Volume	**57**	+	**465**	= **522**	**Critical**

OR

Virgil Ave. (SB)

NB Thru/Right Number of Lanes	1 Thru 1 Thru & Right		
NB Thru/Right Lane Volume	$\frac{775 + 0}{2}$	=	388

Enlightenment Plaza Project - Manual Adjustment 8/9/2019
Intersection #11 - Virgil Ave. & Beverly Blvd. & Council St.
Existing - AM Peak

Ø 2 Virgil Ave. (SB Left & Thru Surplus Volume)

Number of Lanes	1 Left Only 1 Thru 1 Thru & Right					
SB Left Lane Volume	109 / 1	=	**109**			**Critical**
or						
SB Thru & Right Lane Volume		=	78			

Ø 3 Beverly Blvd. (NWB & SEB)

Beverly Blvd. (NWB Left & SEB Thru)

NWB Left Number of Lanes	1 Left Only					
NWB Left Lane Volume	61 / 1	=	**61**			**Critical**
SEB Thru & Right Number of Lanes	2 Thru 1 Right Only					
SEB Thru Lane Volume	389 / 2	=	**195**			**Critical**
Critical Volume	61	+	195	=	**256**	**Critical**

OR

Beverly Blvd. (SEB)

NWB Thru & Right Number of Lanes	1 Right Only 1 Thru 1 Thru & Left				
NWB Thru Lane Volume		=	222		
or					
NWB Right Lane Volume	241 / 1	=	241		
Critical Volume				241	

Enlightenment Plaza Project - Manual Adjustment 8/9/2019

Intersection #11 - Virgil Ave. & Beverly Blvd. & Council St.

Existing - AM Peak

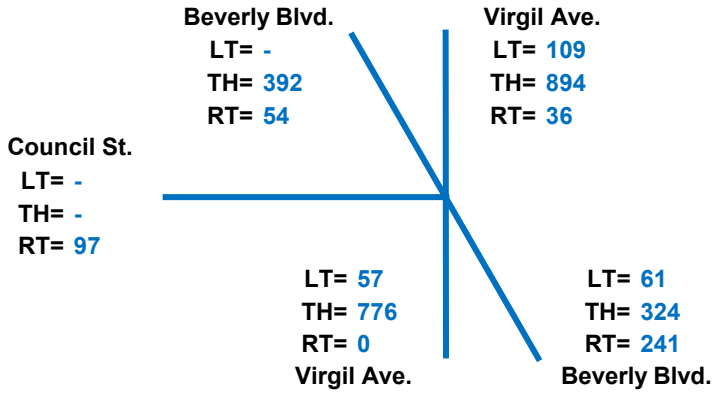
Ø 4	**Council St. (EB) & Beverly Blvd. (NWB Right Only)**					
	Council St. Number of Lanes	1	Right Only			
	Beverly Blvd. NWB Number of Lanes	1	Right Only			
	Council St. Lane Volume	97 / 1	=	97		
	or					
	Beverly Blvd RT Only Lane Volume	241 / 1	=	**241**		**Critical**

Critical Volumes:	**522**	**+**	**109**	**+**	**256**	**+**	**241**	**=**	**1128**
No. of Phases:					**4**				
Volume/Capacity (V/C) Ratio:					**0.820**				
V/C Less ATSAC/ATCS Adjustment:					**0.720**				
Level of Service (LOS):					**C**				

Enlightenment Plaza Project - Manual Adjustment 8/16/2019

Intersection #11 - Virgil Ave. & Beverly Blvd. & Council St.

EWP - AM Peak

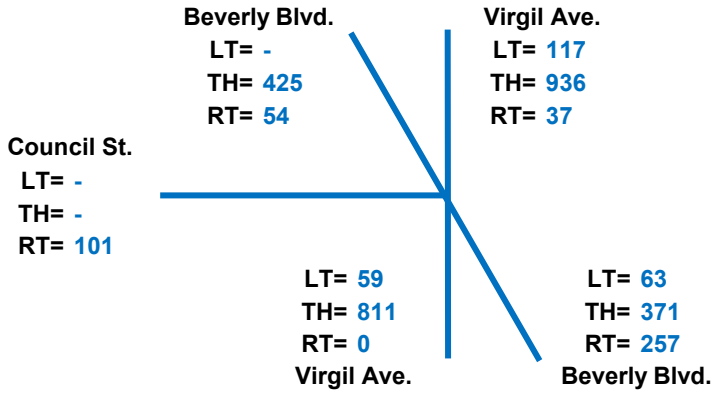


Critical Volumes:	**522**	**+**	**109**	**+**	**257**	**+**	**241**	**=**	**1129**
No. of Phases:					**4**				
Volume/Capacity (V/C) Ratio:					**0.821**				
V/C Less ATSAC/ATCS Adjustment:					**0.721**				
Level of Service (LOS):					**C**				

Enlightenment Plaza Project - Manual Adjustment 8/9/2019

Intersection #11 - Virgil Ave. & Beverly Blvd. & Council St.

FWOP - AM Peak



Ø 1 Virgil Ave. (NB & SB)

Virgil Ave. (NB Left & SB Thru)

NB Left Number of Lanes	1 Left Only				
NB Left Lane Volume	59 / 1	=	**59**		**Critical**
SB Thru/Right Number of Lanes	1 Thru 1 Thru & Right				
SB Thru/Right Lane Volume	(936 + 37) / 2	=	**487**		**Critical**
Critical Volume	**59**	+	**487**	= **546**	**Critical**

OR

Virgil Ave. (SB)

NB Thru/Right Number of Lanes	1 Thru 1 Thru & Right		
NB Thru/Right Lane Volume	(811 + 0) / 2	=	406

Enlightenment Plaza Project - Manual Adjustment 8/9/2019
Intersection #11 - Virgil Ave. & Beverly Blvd. & Council St.
FWOP - AM Peak

Ø 2 Virgil Ave. (SB Left & Thru Surplus Volume)

Number of Lanes	1 Left Only 1 Thru 1 Thru & Right				
SB Left Lane Volume	117 / 1	=	**117**		**Critical**
or					
SB Thru & Right Lane Volume		=	81		

Ø 3 Beverly Blvd. (NWB & SEB)

Beverly Blvd. (NWB Left & SEB Thru)

NWB Left Number of Lanes	1 Left Only				
NWB Left Lane Volume	63 / 1	=	**63**		**Critical**
SEB Thru & Right Number of Lanes	2 Thru 1 Right Only				
SEB Thru Lane Volume	425 / 2	=	**213**		**Critical**
Critical Volume	63 + 213	=		**276**	**Critical**

OR

Beverly Blvd. (SEB)

NWB Thru & Right Number of Lanes	1 Right Only 1 Thru 1 Thru & Left				
NWB Thru Lane Volume		=	249		
or					
NWB Right Lane Volume	257 / 1	=	257		
Critical Volume				257	

Enlightenment Plaza Project - Manual Adjustment 8/9/2019

Intersection #11 - Virgil Ave. & Beverly Blvd. & Council St.

FWOP - AM Peak

Ø 4 **Council St. (EB) & Beverly Blvd. (NWB Right Only)**

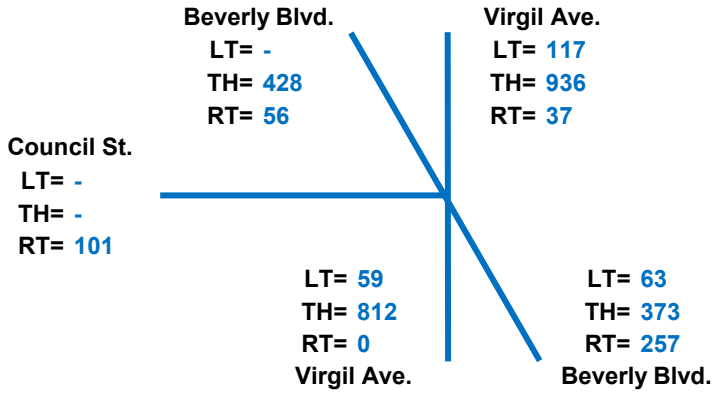
Council St. Number of Lanes	1	Right Only			
Beverly Blvd. NWB Number of Lanes	1	Right Only			
Council St. Lane Volume	101 / 1	=	101		
or					
Beverly Blvd RT Only Lane Volume	257 / 1	=	**257**		**Critical**

Critical Volumes:	**546**	**+**	**117**	**+**	**276**	**+**	**257**	**=**	**1196**
No. of Phases:					**4**				
Volume/Capacity (V/C) Ratio:					**0.870**				
V/C Less ATSAC/ATCS Adjustment:					**0.770**				
Level of Service (LOS):					**C**				

Enlightenment Plaza Project - Manual Adjustment 8/13/2019

Intersection #11 - Virgil Ave. & Beverly Blvd. & Council St.

FWP - AM Peak



Ø 1 Virgil Ave. (NB & SB)

Virgil Ave. (NB Left & SB Thru)

NB Left Number of Lanes	1 Left Only				
NB Left Lane Volume	59 / 1	=	**59**		**Critical**
SB Thru/Right Number of Lanes	1 Thru 1 Thru & Right				
SB Thru/Right Lane Volume	(936 + 37) / 2	=	**487**		**Critical**
Critical Volume	**59**	+	**487**	= **546**	**Critical**

OR

Virgil Ave. (SB)

NB Thru/Right Number of Lanes	1 Thru 1 Thru & Right		
NB Thru/Right Lane Volume	(812 + 0) / 2	=	406

Enlightenment Plaza Project - Manual Adjustment 8/13/2019
Intersection #11 - Virgil Ave. & Beverly Blvd. & Council St.
FWP - AM Peak

Ø 2 Virgil Ave. (SB Left & Thru Surplus Volume)

Number of Lanes	1 Left Only 1 Thru 1 Thru & Right					
SB Left Lane Volume	117 / 1	=	**117**			**Critical**
or						
SB Thru & Right Lane Volume		=	81			

Ø 3 Beverly Blvd. (NWB & SEB)

Beverly Blvd. (NWB Left & SEB Thru)

NWB Left Number of Lanes	1 Left Only					
NWB Left Lane Volume	63 / 1	=	**63**			**Critical**
SEB Thru & Right Number of Lanes	2 Thru 1 Right Only					
SEB Thru Lane Volume	428 / 2	=	**214**			**Critical**
Critical Volume	63	+	214	=	**277**	**Critical**

OR

Beverly Blvd. (SEB)

NWB Thru & Right Number of Lanes	1 Right Only 1 Thru 1 Thru & Left					
NWB Thru Lane Volume		=	250			
or						
NWB Right Lane Volume	257 / 1	=	257			
Critical Volume					257	

Enlightenment Plaza Project - Manual Adjustment 8/13/2019

Intersection #11 - Virgil Ave. & Beverly Blvd. & Council St.

FWP - AM Peak

Ø 4 **Council St. (EB) & Beverly Blvd. (NWB Right Only)**

Council St. Number of Lanes	1	Right Only			
Beverly Blvd. NWB Number of Lanes	1	Right Only			
Council St. Lane Volume	101 / 1	=	101		
or					
Beverly Blvd RT Only Lane Volume	257 / 1	=	**257**		**Critical**

Critical Volumes:	**546**	**+**	**117**	**+**	**277**	**+**	**257**	**=**	**1197**
No. of Phases:					**4**				
Volume/Capacity (V/C) Ratio:					**0.871**				
V/C Less ATSAC/ATCS Adjustment:					**0.771**				
Level of Service (LOS):					**C**				

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	101 SB Off-Ramp	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
12	East-West Street:	Rosewood Ave.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases		2	2		2	2		2	2	2		2	2	2		2	2	2
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0	0		0	0		0	0	0		0	0	0		0	0	0
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- EB-- 0 WB--	0	0	NB-- 0 SB-- EB-- 0 WB--	0	0	NB-- 0 SB-- EB-- 0 WB--	0	0	0	NB-- 0 SB-- EB-- 0 WB--	0	0	0	NB-- 0 SB-- EB-- 0 WB--	0	0	0
	ATSAC-1 or ATSAC+ATCS-2?		2	2		2	2		2	2	2		2	2	2		2	2	2
	Override Capacity		0	0		0	0		0	0	0		0	0	0		0	0	0
NORTHBOUND	Left	119	0	**0**	0	119	**0**	0	124	0	**0**	0	124	0	**0**		124	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	109	0	0	0	109	0	0	113	0	0	0	113	0	0		113	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	785	1	410	1	786	411	11	828	1	432	1	829	1	433		829	1	433
	Left-Through		0							0				0				0	
	Through	68	0	0	0	68	0	0	71	0	0	0	71	0	0		71	0	0
	Through-Right		0							0				0				0	
	Right	35	0	**410**	0	35	**411**	0	36	0	**432**	0	36	0	**433**		36	0	**433**
	Left-Through-Right		0							0				0				0	
	Left-Right		1							1				1				1	
EASTBOUND	Left	2	0	0	0	2	0	0	2	0	0	0	2	0	0		2	0	0
	Left-Through		0							0				0				0	
	Through	140	1	**140**	0	140	**140**	0	146	1	**146**	0	146	1	**146**		146	1	**146**
	Through-Right		0							0				0				0	
	Right	164	0	0	0	164	0	0	171	0	0	0	171	0	0		171	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	50	0	**0**	0	50	**0**	0	52	0	**0**	0	52	0	**0**		52	0	**0**
	Left-Through		0							0				0				0	
	Through	120	0	124	0	120	124	0	125	0	129	0	125	0	129		125	0	129
	Through-Right		1							1				1				1	
	Right	4	0	0	0	4	0	0	4	0	0	0	4	0	0		4	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	*North-South:*	410		*North-South:*	411		*North-South:*	432			*North-South:*	433			*North-South:*	433		
		East-West:	140		*East-West:*	140		*East-West:*	146			*East-West:*	146			*East-West:*	146		
		SUM:	550		*SUM:*	551		*SUM:*	578			*SUM:*	579			*SUM:*	579		
	VOLUME/CAPACITY *(V/C)* RATIO:		0.367			0.367			0.385				0.386				0.386		
	V/C LESS ATSAC/ATCS ADJUSTMENT:		**0.267**			**0.267**			**0.285**				**0.286**				**0.286**		
	LEVEL OF SERVICE (LOS):		**A**			**A**			**A**				**A**				**A**		

PROJECT IMPACT

Change in *v/c* due to project:	0.001	*Δv/c* after mitigation:	0.001
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Vermont Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
1	East-West Street:	101 NB On-Ramp	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND																		
Left	343	1	**343**	1	344	**344**	17	374	1	**374**	1	375	1	**375**		375	1	**375**
Left-Through		0							0				0				0	
Through	1736	3	579	2	1738	579	23	1829	3	610	2	1831	3	610		1831	3	610
Through-Right		0							0				0				0	
Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
SOUTHBOUND																		
Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
Left-Through		0							0				0				0	
Through	874	2	**310**	3	877	**311**	30	939	2	**335**	3	942	2	**336**		942	2	**336**
Through-Right		1							1				1				1	
Right	55	0	55	0	55	55	8	65	0	65	0	65	0	65		65	0	65
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
EASTBOUND																		
Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
Left-Through		0							0				0				0	
Through	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
Through-Right		0							0				0				0	
Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
WESTBOUND																		
Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
Left-Through		0							0				0				0	
Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
Through-Right		0							0				0				0	
Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
CRITICAL VOLUMES	*North-South:*		653	*North-South:*		655	*North-South:*			709	*North-South:*			711	*North-South:*			711
	East-West:		0	*East-West:*		0	*East-West:*			0	*East-West:*			0	*East-West:*			0
	SUM:		653	*SUM:*		655	*SUM:*			709	*SUM:*			711	*SUM:*			711
VOLUME/CAPACITY *(V/C)* RATIO:			0.435			0.437				0.473				0.474				0.474
V/C LESS ATSAC/ATCS ADJUSTMENT:			**0.335**			**0.337**				**0.373**				**0.374**				**0.374**
LEVEL OF SERVICE (LOS):			**A**			**A**				**A**				**A**				**A**

Opposed Ø'ing: N/S-1, E/W-2 or Both-3?																		
No. of Phases			2			2				2				2				2
			0			0				0				0				0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	*NB--* 0	*SB--*	0	*NB--* 0	*SB--*	0	*NB--* 0	*SB--*		0	*NB--* 0	*SB--*		0	*NB--* 0	*SB--*		0
	EB-- 0	*WB--*	0	*EB--* 0	*WB--*	0	*EB--* 0	*WB--*		0	*EB--* 0	*WB--*		0	*EB--* 0	*WB--*		0
ATSAC-1 or ATSAC+ATCS-2?			2			2				2				2				2
Override Capacity			0			0				0				0				0

PROJECT IMPACT

Change in *v/c* due to project:	0.001	*Δv/c* after mitigation:	0.001
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Vermont Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
2	East-West Street:	101 NB Off-Ramp	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
No. of Phases			2			2			2				2				2	
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0				0				0	
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0		NB-- 0	SB--	0		NB-- 0	SB--	0	
	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0		EB-- 0	WB--	0		EB-- 0	WB--	0	
ATSAC-1 or ATSAC+ATCS-2?			2			2			2				2				2	
Override Capacity			0			0			0				0				0	

	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	1422	4	**356**	3	1425	**356**	38	1518	4	**380**	3	1521	4	**380**		1521	4	**380**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	882	3	294	3	885	295	30	948	3	316	3	951	3	317		951	3	317
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	720	1	**446**	3	723	**447**	19	768	1	**472**	3	771	1	**473**		771	1	**473**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	619	1	446	0	619	447	3	647	1	472	0	647	1	473		647	1	473
	Left-Through-Right		0							0				0				0	
	Left-Right		1							1				1				1	
CRITICAL VOLUMES	*North-South:*			356	*North-South:*		356	*North-South:*			380	*North-South:*			380	*North-South:*			380
	East-West:			446	*East-West:*		447	*East-West:*			472	*East-West:*			473	*East-West:*			473
	SUM:			802	*SUM:*		803	*SUM:*			852	*SUM:*			853	*SUM:*			853
VOLUME/CAPACITY *(V/C)* RATIO:				0.535			0.535				0.568				0.569				0.569
V/C LESS ATSAC/ATCS ADJUSTMENT:				**0.435**			**0.435**				**0.468**				**0.469**				**0.469**
LEVEL OF SERVICE (LOS):				**A**			**A**				**A**				**A**				**A**

PROJECT IMPACT

Change in *v/c* due to project:	0.001	$\Delta v/c$ after mitigation:	0.001
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Vermont Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
3	East-West Street:	Rosewood Ave.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND																		
Left	21	1	**21**	0	21	**21**	0	22	1	**22**	0	22	1	**22**		22	1	**22**
Left-Through		0							0				0				0	
Through	1172	2	391	3	1175	392	36	1256	2	419	3	1259	2	420		1259	2	420
Through-Right		1							1				1				1	
Right	1	0	1	0	1	1	0	1	0	1	0	1	0	1		1	0	1
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
SOUTHBOUND																		
Left	4	1	4	0	4	4	0	4	1	4	0	4	1	4		4	1	4
Left-Through		0							0				0				0	
Through	1366	2	**512**	6	1372	**514**	49	1470	2	**549**	6	1476	2	**551**		1476	2	**551**
Through-Right		1							1				1				1	
Right	169	0	169	0	169	169	0	176	0	176	0	176	0	176		176	0	176
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
EASTBOUND																		
Left	303	1	303	0	303	303	1	316	1	316	0	316	1	316		316	1	316
Left-Through		0							0				0				0	
Through	2	0	**439**	0	2	**440**	0	2	0	**477**	0	2	0	**478**		2	0	**478**
Through-Right		0							0				0				0	
Right	875	1	0	2	877	0	40	951	1	0	2	953	1	0		953	1	0
Left-Through-Right		1							1				1				1	
Left-Right		0							0				0				0	
WESTBOUND																		
Left	2	1	**2**	0	2	**2**	0	2	1	**2**	0	2	1	**2**		2	1	**2**
Left-Through		0							0				0				0	
Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
Through-Right		1							1				1				1	
Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
CRITICAL VOLUMES	*North-South:*		533	*North-South:*		535	*North-South:*			571	*North-South:*			573	*North-South:*			573
	East-West:		441	*East-West:*		442	*East-West:*			479	*East-West:*			480	*East-West:*			480
	SUM:		974	*SUM:*		977	*SUM:*			1050	*SUM:*			1053	*SUM:*			1053
VOLUME/CAPACITY *(V/C)* RATIO:			0.684			0.686				0.737				0.739				0.739
***V/C* LESS ATSAC/ATCS ADJUSTMENT:**			**0.584**			**0.586**				**0.637**				**0.639**				**0.639**
LEVEL OF SERVICE (LOS):			**A**			**A**				**B**				**B**				**B**

	NB--	SB--	EB--	WB--
Right Turns: FREE-1, NRTOR-2 or OLA-3?	0	0	0	0

No. of Phases	3
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?	0
ATSAC-1 or ATSAC+ATCS-2?	2
Override Capacity	0

PROJECT IMPACT

Change in *v/c* due to project:	0.002	*Δv/c* after mitigation:	0.002
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Vermont Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
4	East-West Street:	Oakwood Ave.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
No. of Phases			3			3			3				3				3	
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0				0				0	
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0		NB-- 0	SB--	0		NB-- 0	SB--	0	
	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0		EB-- 0	WB--	0		EB-- 0	WB--	0	
ATSAC-1 or ATSAC+ATCS-2?			2			2			2				2				2	
Override Capacity			0			0			0				0				0	

	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	37	1	**37**	0	37	**37**	0	39	1	**39**	0	39	1	**39**		39	1	**39**
	Left-Through		0							0				0				0	
	Through	1057	2	410	3	1060	412	34	1134	2	443	3	1137	2	445		1137	2	445
	Through-Right		1							1				1				1	
	Right	173	0	173	2	175	175	15	195	0	195	2	197	0	197		197	0	197
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	294	2	162	0	294	162	3	309	2	170	0	309	2	170		309	2	170
	Left-Through		0							0				0				0	
	Through	1831	2	**635**	7	1838	**638**	86	1991	2	**690**	7	1998	2	**692**		1998	2	**692**
	Through-Right		1							1				1				1	
	Right	75	0	75	0	75	75	0	78	0	78	0	78	0	78		78	0	78
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	105	0	105	0	105	105	3	112	0	112	0	112	0	112		112	0	112
	Left-Through		1							1				1				1	
	Through	447	1	**276**	0	447	**276**	3	468	1	**290**	0	468	1	**290**		468	1	**290**
	Through-Right		0							0				0				0	
	Right	102	1	84	0	102	84	0	106	1	87	0	106	1	87		106	1	87
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*	672		*North-South:*	675		*North-South:*	729			*North-South:*	731			*North-South:*	731	
		East-West:	276		*East-West:*	276		*East-West:*	290			*East-West:*	290			*East-West:*	290	
		SUM:	948		*SUM:*	951		*SUM:*	1019			*SUM:*	1021			*SUM:*	1021	
VOLUME/CAPACITY *(V/C)* RATIO:			0.665			0.667			0.715				0.716				0.716	
V/C LESS ATSAC/ATCS ADJUSTMENT:			**0.565**			**0.567**			**0.615**				**0.616**				**0.616**	
LEVEL OF SERVICE (LOS):			**A**			**A**			**B**				**B**				**B**	

PROJECT IMPACT

Change in *v/c* due to project:	0.001	*Δv/c* after mitigation:	0.001
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Vermont Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
5	East-West Street:	Beverly Blvd.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases		3			3			3				3				3		
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0			0			0				0				0		
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- EB-- 0 WB--	0		NB-- 0 SB-- EB-- 0 WB--	0		NB-- 0 SB-- EB-- 0 WB--	0			NB-- 0 SB-- EB-- 0 WB--	0			NB-- 0 SB-- EB-- 0 WB--	0		
	ATSAC-1 or ATSAC+ATCS-2?		2			2			2				2				2		
	Override Capacity		0			0			0				0				0		
NORTHBOUND	Left	82	1	82	0	82	82	12	97	1	97	0	97	1	97		97	1	97
	Left-Through		0							0				0				0	
	Through	1123	2	**406**	0	1123	**407**	33	1202	2	**433**	0	1202	2	**434**		1202	2	**434**
	Through-Right		1							1				1				1	
	Right	94	0	94	3	97	97	0	98	0	98	3	101	0	101		101	0	101
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	311	1	**311**	7	318	**318**	23	347	1	**347**	7	354	1	**354**		354	1	**354**
	Left-Through		0							0				0				0	
	Through	1419	2	578	0	1419	578	57	1534	2	622	0	1534	2	622		1534	2	622
	Through-Right		1							1				1				1	
	Right	314	0	314	0	314	314	6	333	0	333	0	333	0	333		333	0	333
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	919	2	320	6	925	322	49	1005	2	356	6	1011	2	358		1011	2	358
	Through-Right		1							1				1				1	
	Right	40	0	40	0	40	40	22	64	0	64	0	64	0	64		64	0	64
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	1	0	0	0	1	0	0	1	0	0	0	1	0	0		1	0	0
	Left-Through		0							0				0				0	
	Through	812	2	**406**	4	816	**408**	37	882	2	**441**	4	886	2	**443**		886	2	**443**
	Through-Right		0							0				0				0	
	Right	158	1	3	5	163	4	16	180	1	7	5	185	1	8		185	1	8
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	North-South:		717	North-South:		725	North-South:			780	North-South:			788	North-South:			788
		East-West:		406	East-West:		408	East-West:			441	East-West:			443	East-West:			443
		SUM:		1123	SUM:		1133	SUM:			1221	SUM:			1231	SUM:			1231
	VOLUME/CAPACITY (V/C) RATIO:			0.788			0.795				0.857				0.864				0.864
	V/C LESS ATSAC/ATCS ADJUSTMENT:			**0.688**			**0.695**				**0.757**				**0.764**				**0.764**
	LEVEL OF SERVICE (LOS):			**B**			**B**				**C**				**C**				**C**

PROJECT IMPACT

Change in *v/c* due to project:	0.007	*Δv/c* after mitigation:	0.007
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Vermont Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
6	East-West Street:	W 1st St.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases		2			2			2				2				2		
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0			0			0				0				0		
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB--	0		NB-- 0 SB--	0		NB-- 0 SB--	0			NB-- 0 SB--	0			NB-- 0 SB--	0		
		EB-- 0 WB--	1		EB-- 0 WB--	1		EB-- 0 WB--	1			EB-- 0 WB--	1			EB-- 0 WB--	1		
	ATSAC-1 or ATSAC+ATCS-2?		2			2			2				2				2		
	Override Capacity		0			0			0				0				0		
NORTHBOUND	Left	59	1	59	0	59	59	2	63	1	63	0	63	1	63		63	1	63
	Left-Through		0							0				0				0	
	Through	1165	2	**420**	3	1168	**421**	65	1277	2	**461**	3	1280	2	**462**		1280	2	**462**
	Through-Right		1							1				1				1	
	Right	94	0	94	0	94	94	7	105	0	105	0	105	0	105		105	0	105
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	104	1	**104**	0	104	**104**	4	112	1	**112**	0	112	1	**112**		112	1	**112**
	Left-Through		0							0				0				0	
	Through	1167	2	454	2	1169	454	47	1261	2	488	2	1263	2	488		1263	2	488
	Through-Right		1							1				1				1	
	Right	194	0	194	0	194	194	0	202	0	202	0	202	0	202		202	0	202
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	105	1	105	0	105	105	0	109	1	109	0	109	1	109		109	1	109
	Left-Through		0							0				0				0	
	Through	540	0	**624**	0	540	**624**	0	562	0	**650**	0	562	0	**650**		562	0	**650**
	Through-Right		1							1				1				1	
	Right	84	0	0	0	84	0	1	88	0	0	0	88	0	0		88	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	76	1	**76**	0	76	**76**	5	84	1	**84**	0	84	1	**84**		84	1	**84**
	Left-Through		0							0				0				0	
	Through	260	1	260	0	260	260	1	272	1	272	0	272	1	272		272	1	272
	Through-Right		0							0				0				0	
	Right	51	1	0	0	51	0	7	60	1	0	0	60	1	0		60	1	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	*North-South:*	524		*North-South:*	525		*North-South:*	573			*North-South:*	574			*North-South:*	574		
		East-West:	700		*East-West:*	700		*East-West:*	734			*East-West:*	734			*East-West:*	734		
		SUM:	1224		*SUM:*	1225		*SUM:*	1307			*SUM:*	1308			*SUM:*	1308		
	VOLUME/CAPACITY *(V/C)* RATIO:		0.816			0.817			0.871				0.872				0.872		
	V/C LESS ATSAC/ATCS ADJUSTMENT:		**0.716**			**0.717**			**0.771**				**0.772**				**0.772**		
	LEVEL OF SERVICE (LOS):		**C**			**C**			**C**				**C**				**C**		

PROJECT IMPACT

Change in *v/c* due to project:	0.001	*Δv/c* after mitigation:	0.001
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Kenmore Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
7	East-West Street:	Beverly Blvd.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases		2			2			2				2				2		
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0			0			0				0				0		
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- EB-- 0 WB--	0		NB-- 0 SB-- EB-- 0 WB--	0		NB-- 0 SB-- EB-- 0 WB--	0			NB-- 0 SB-- EB-- 0 WB--	0			NB-- 0 SB-- EB-- 0 WB--	0		
	ATSAC-1 or ATSAC+ATCS-2?		2			2			2				2				2		
	Override Capacity		0			0			0				0				0		
NORTHBOUND	Left	30	0	30	0	30	30	0	31	0	31	0	31	0	31		31	0	31
	Left-Through		0							0				0				0	
	Through	21	0	**117**	0	21	**117**	0	22	0	**122**	0	22	0	**122**		22	0	**122**
	Through-Right		0							0				0				0	
	Right	66	0	0	0	66	0	0	69	0	0	0	69	0	0		69	0	0
	Left-Through-Right		1							1				1				1	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	2	0	**0**	0	2	**0**	0	2	0	**0**	0	2	0	**0**		2	0	**0**
	Left-Through		0							0				0				0	
	Through	5	0	0	0	5	0	0	5	0	0	0	5	0	0		5	0	0
	Through-Right		0							0				0				0	
	Right	80	0	0	0	80	0	0	83	0	0	0	83	0	0		83	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	84	0	0	0	84	0	0	87	0	0	0	87	0	0		87	0	0
	Left-Through		0							0				0				0	
	Through	1030	1	**529**	6	1036	**532**	75	1147	1	**588**	6	1153	1	**591**		1153	1	**591**
	Through-Right		1							1				1				1	
	Right	28	0	28	0	28	28	0	29	0	29	0	29	0	29		29	0	29
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	87	1	**87**	0	87	**87**	0	91	1	**91**	0	91	1	**91**		91	1	**91**
	Left-Through		0							0				0				0	
	Through	1142	2	571	4	1146	573	50	1238	2	619	4	1242	2	621		1242	2	621
	Through-Right		0							0				0				0	
	Right	22	0	0	0	22	0	0	23	0	0	0	23	0	0		23	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	*North-South:*	117		*North-South:*	117		*North-South:*	122			*North-South:*	122			*North-South:*	122		
		East-West:	616		*East-West:*	619		*East-West:*	679			*East-West:*	682			*East-West:*	682		
		SUM:	733		*SUM:*	736		*SUM:*	801			*SUM:*	804			*SUM:*	804		
	VOLUME/CAPACITY *(V/C)* RATIO:		0.489			0.491			0.534				0.536				0.536		
	V/C LESS ATSAC/ATCS ADJUSTMENT:		**0.389**			**0.391**			**0.434**				**0.436**				**0.436**		
	LEVEL OF SERVICE (LOS):		**A**			**A**			**A**				**A**				**A**		

PROJECT IMPACT

Change in *v/c* due to project:	0.002	*Δv/c* after mitigation:	0.002
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	New Hampshire Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
8	East-West Street:	Beverly Blvd.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND																		
Left	78	0	**78**	0	78	**78**	0	81	0	**81**	0	81	0	**81**		81	0	**81**
Left-Through		0							0				0				0	
Through	142	0	240	0	142	240	0	148	0	250	0	148	0	250		148	0	250
Through-Right		0							0				0				0	
Right	20	0	0	0	20	0	0	21	0	0	0	21	0	0		21	0	0
Left-Through-Right		1							1				1				1	
Left-Right		0							0				0				0	
SOUTHBOUND																		
Left	27	0	27	0	27	27	0	28	0	28	0	28	0	28		28	0	28
Left-Through		0							0				0				0	
Through	192	0	**281**	0	192	**281**	0	200	0	**293**	0	200	0	**293**		200	0	**293**
Through-Right		0							0				0				0	
Right	62	0	0	0	62	0	0	65	0	0	0	65	0	0		65	0	0
Left-Through-Right		1							1				1				1	
Left-Right		0							0				0				0	
EASTBOUND																		
Left	30	1	**30**	0	30	**30**	0	31	1	**31**	0	31	1	**31**		31	1	**31**
Left-Through		0							0				0				0	
Through	852	2	426	6	858	429	71	958	2	479	6	964	2	482		964	2	482
Through-Right		0							0				0				0	
Right	56	1	56	0	56	56	0	58	1	58	0	58	1	58		58	1	58
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
WESTBOUND																		
Left	2	0	0	0	2	0	0	2	0	0	0	2	0	0		2	0	0
Left-Through		0							0				0				0	
Through	1190	2	**595**	4	1194	**597**	55	1293	2	**647**	4	1297	2	**649**		1297	2	**649**
Through-Right		0							0				0				0	
Right	32	0	0	0	32	0	0	33	0	0	0	33	0	0		33	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
CRITICAL VOLUMES	*North-South:*		359	*North-South:*		359	*North-South:*			374	*North-South:*			374	*North-South:*			374
	East-West:		625	*East-West:*		627	*East-West:*			678	*East-West:*			680	*East-West:*			680
	SUM:		984	*SUM:*		986	*SUM:*			1052	*SUM:*			1054	*SUM:*			1054
VOLUME/CAPACITY *(V/C)* RATIO:			0.656			0.657				0.701				0.703				0.703
V/C LESS ATSAC/ATCS ADJUSTMENT:			**0.556**			**0.557**				**0.601**				**0.603**				**0.603**
LEVEL OF SERVICE (LOS):			**A**			**A**				**B**				**B**				**B**

Opposed Ø'ing: N/S-1, E/W-2 or Both-3?																		
			0			0			0				0				0	
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2
Override Capacity				0				0				0				0				0

PROJECT IMPACT

Change in *v/c* due to project:	0.002	*Δv/c* after mitigation:	0.002
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Westmoreland Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
9-Ø1	East-West Street:	Beverly Blvd. & Temple St.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

No. of Phases				1				1				1				1				1				1
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0				0				0				0				0				0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2				2
Override Capacity				0				0				0				0				0				0

	MOVEMENT	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
EASTBOUND Beverly Blvd.	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	831	2	416	2	833	417	16	881	2	441	2	883	2	442		883	2	442
	Through-Right		0							0				0				0	
	Right	420	1	**420**	2	422	**422**	45	482	1	**482**	2	484	1	**484**		484	1	**484**
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND Temple St	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	647	3	216	3	650	217	15	688	3	229	3	691	3	230		691	3	230
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		420	*North-South:*		422	*North-South:*			482	*North-South:*			484	*North-South:*			484
		East-West:		0	*East-West:*		0	*East-West:*			0	*East-West:*			0	*East-West:*			0
		SUM:		420	*SUM:*		422	*SUM:*			482	*SUM:*			484	*SUM:*			484
VOLUME/CAPACITY *(V/C)* RATIO:																			
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.000			0.000				0.000				0.000				0.000
LEVEL OF SERVICE (LOS):				A			A				A				A				A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Westmoreland Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
9-Ø2	East-West Street:	Beverly Blvd. & Temple St.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

No. of Phases				1				1				1				1				1				1
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0				0				0				0				0				0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2				2
Override Capacity				0				0				0				0				0				0

	MOVEMENT	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
EASTBOUND Beverly Blvd.	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	420	1	**420**	2	422	**422**	45	482	1	**482**	2	484	1	**484**		484	1	**484**
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
NWESTBOUND Beverly Blvd.	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	371	1	205	3	374	206	36	422	1	231	3	425	1	233		425	1	233
	Through-Right		1							1				1				1	
	Right	38	0	38	0	38	38	0	40	0	40	0	40	0	40		40	0	40
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		420	*North-South:*		422	*North-South:*			482	*North-South:*			484	*North-South:*			484
		East-West:		0	*East-West:*		0	*East-West:*			0	*East-West:*			0	*East-West:*			0
		SUM:		420	*SUM:*		422	*SUM:*			482	*SUM:*			484	*SUM:*			484
VOLUME/CAPACITY *(V/C)* RATIO:																			
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.000			0.000				0.000				0.000				0.000
LEVEL OF SERVICE (LOS):				A			A				A				A				A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Westmoreland Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
9-Ø3	East-West Street:	Beverly Blvd. & Temple St.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

No. of Phases				1				1				1				1				1				1
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0				0				0				0				0				0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	2	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2				2
Override Capacity				0				0				0				0				0				0

MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND Westmoreland	Left	22	0	22	0	22	22	0	23	0	23	0	23	0	23		23	0	23
	Left-Through		1							1				1				1	
	Through	6	0	28	0	6	28	3	9	0	32	0	9	0	32		9	0	32
	Through-Right		0							0				0				0	
	Right	139	1	**139**	0	139	**139**	0	145	1	**145**	0	145	1	**145**		145	1	**145**
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND Westmoreland	Left	30	0	**30**	0	30	**30**	1	32	0	**32**	0	32	0	**32**		32	0	**32**
	Left-Through		0							0				0				0	
	Through	32	0	64	0	32	64	1	34	0	71	0	34	0	71		34	0	71
	Through-Right		0							0				0				0	
	Right	2	0	0	0	2	0	3	5	0	0	0	5	0	0		5	0	0
	Left-Through-Right		1							1				1				1	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		169	*North-South:*		169	*North-South:*			177	*North-South:*			177	*North-South:*			177
		East-West:		0	*East-West:*		0	*East-West:*			0	*East-West:*			0	*East-West:*			0
		SUM:		169	*SUM:*		169	*SUM:*			177	*SUM:*			177	*SUM:*			177
VOLUME/CAPACITY *(V/C)* RATIO:																			
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.000			0.000				0.000				0.000				0.000
LEVEL OF SERVICE (LOS):				A			A				A				A				A

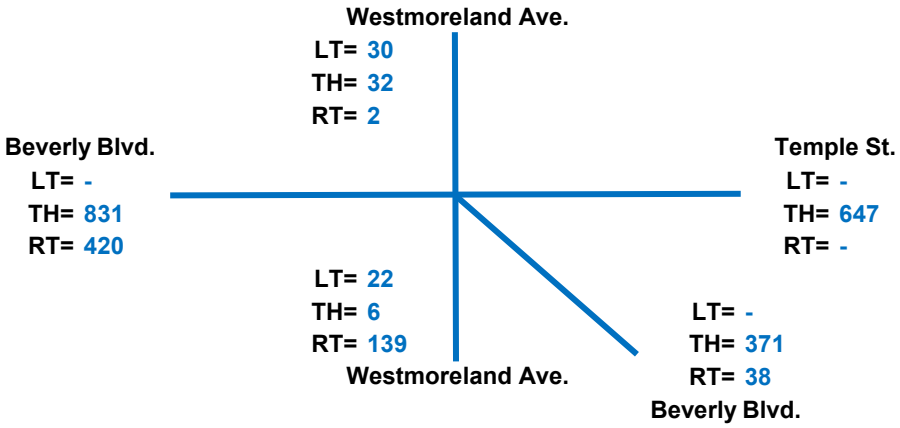
PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Enlightenment Plaza Project - Manual Adjustment 8/8/2019

Intersection #9 - Westmoreland Ave. & Beverly Blvd. & Temple St.

Existing - PM Peak



Ø 1 Beverly Blvd. (EB) & Temple St. (WB)

Beverly Blvd. (EB)

Number of Lanes	2	Thru			
	1	Right Only			
EB Right Lane Volume	420 / 1	=	**420**		**Critical**

OR

Temple St. (WB)

Number of Lanes	3	Thru			
EB Thru Lane Volume	647 / 3	=	216		

Ø 2 Beverly Blvd. (EB Right Only) & Beverly Blvd. (NWB)

EB Number of Lanes	1	Right Only			
Critical Volume	420 / 1	=	**420**		**Critical**
NWB Number of Lanes	1	Thru			
	1	Thru & Right			
NWB Critical Volume	(371 + 38) / 2	=	205		

Enlightenment Plaza Project - Manual Adjustment 8/8/2019
Intersection #9 - Westmoreland Ave. & Beverly Blvd. & Temple St.
Existing - PM Peak

Ø 3 Westmoreland Ave. (NB & SB)

Westmoreland Ave. (NB LT & SB Thru)						
NB Left Number of Lanes	1	Left/Thru				
NB Left Lane Volume	22 / 1		=	22		
SB Thru/Right Number of Lanes	1	Left/Thru/Right				
SB Thru/Right Lane Volume			=	64		
Critical Volume	22	+	64	=	86	

OR

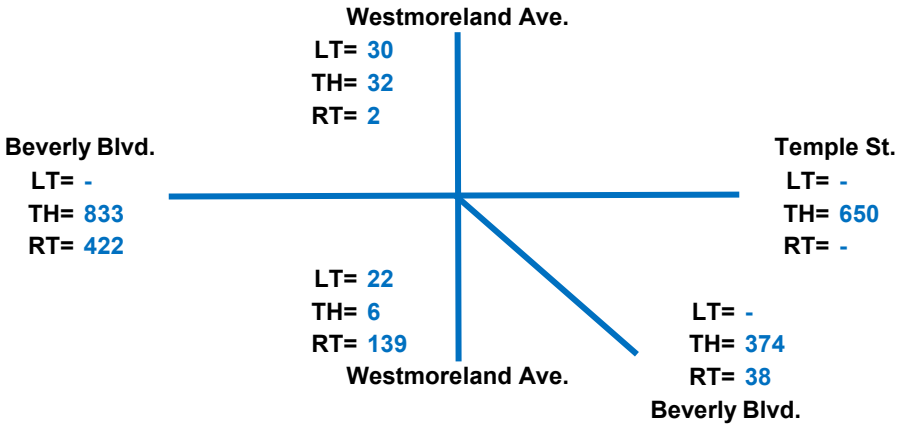
Westmoreland Ave. (SB LT & NB RT)						
SB Left Number of Lanes	1	Left Only				
SB Left Lane Volume	30 / 1		=	**30**		**Critical**
NB Right Number of Lanes	1	Right				
NB Right Lane Volume			=	**139**		**Critical**
Critical Volume	**30**	+	**139**	=	**169**	**Critical**

Critical Volumes:	**420**	**+**	**420**	**+**	**169**	**=**	**1009**
No. of Phases:					**3**		
Volume/Capacity (V/C) Ratio:					**0.708**		
V/C Less ATSAC/ATCS Adjustment:					**0.608**		
Level of Service (LOS):					**B**		

Enlightenment Plaza Project - Manual Adjustment 8/16/2019

Intersection #9 - Westmoreland Ave. & Beverly Blvd. & Temple St.

EWP - PM Peak

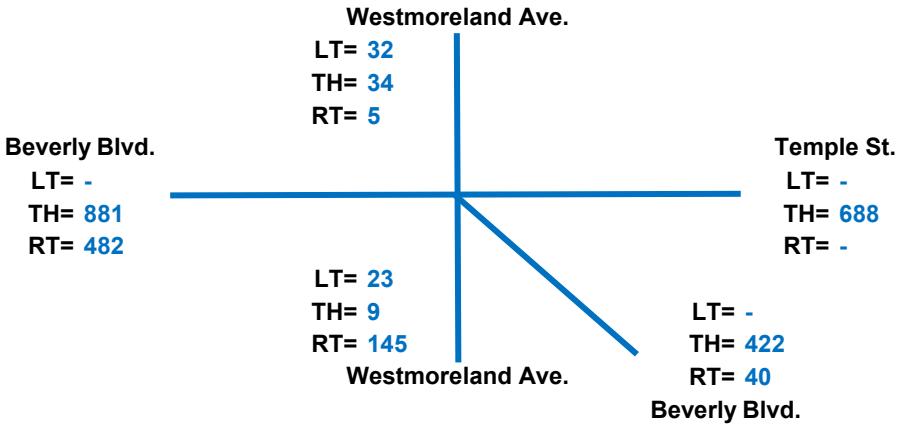


Critical Volumes:	**422**	**+**	**422**	**+**	**169**	**=**	**1013**
No. of Phases:					**3**		
Volume/Capacity (V/C) Ratio:					**0.711**		
V/C Less ATSAC/ATCS Adjustment:					**0.611**		
Level of Service (LOS):					**B**		

Enlightenment Plaza Project - Manual Adjustment 8/8/2019

Intersection #9 - Westmoreland Ave. & Beverly Blvd. & Temple St.

FWOP - PM Peak



Ø 1 Beverly Blvd. (EB) & Temple St. (WB)

Beverly Blvd. (EB)

Number of Lanes	2	Thru			
	1	Right Only			
EB Right Lane Volume	482 / 1		=	**482**	**Critical**

OR

Temple St. (WB)

Number of Lanes	3	Thru			
EB Thru Lane Volume	688 / 3		=	229	

Ø 2 Beverly Blvd. (EB Right Only) & Beverly Blvd. (NWB)

EB Number of Lanes	1	Right Only			
Critical Volume	482 / 1		=	**482**	**Critical**
NWB Number of Lanes	1	Thru			
	1	Thru & Right			
NWB Critical Volume	(422 + 40) / 2		=	231	

Enlightenment Plaza Project - Manual Adjustment 8/8/2019
Intersection #9 - Westmoreland Ave. & Beverly Blvd. & Temple St.
FWOP - PM Peak

Ø 3 Westmoreland Ave. (NB & SB)

Westmoreland Ave. (NB LT & SB Thru)						
NB Left Number of Lanes	1	Left/Thru				
NB Left Lane Volume	23 / 1		=	23		
SB Thru/Right Number of Lanes	1	Left/Thru/Right				
SB Thru/Right Lane Volume			=	71		
Critical Volume	23	+	71	=	94	

OR

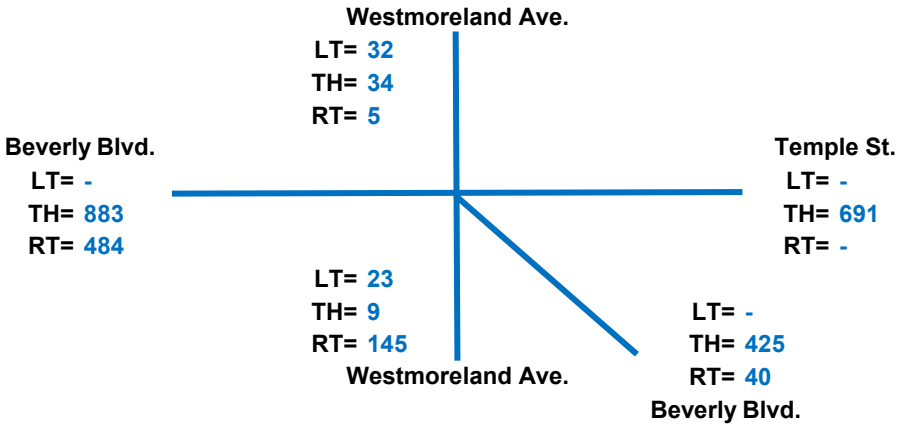
Westmoreland Ave. (SB LT & NB RT)						
SB Left Number of Lanes	1	Left Only				
SB Left Lane Volume	32 / 1		=	**32**		**Critical**
NB Right Number of Lanes	1	Right				
NB Right Lane Volume			=	**145**		**Critical**
Critical Volume	**32**	+	**145**	=	**177**	**Critical**

Critical Volumes:	**482**	**+**	**482**	**+**	**177**	**=**	**1141**
No. of Phases:					**3**		
Volume/Capacity (V/C) Ratio:					**0.801**		
V/C Less ATSAC/ATCS Adjustment:					**0.701**		
Level of Service (LOS):					**C**		

Enlightenment Plaza Project - Manual Adjustment 8/13/2019

Intersection #9 - Westmoreland Ave. & Beverly Blvd. & Temple St.

FWP - PM Peak



Ø 1 Beverly Blvd. (EB) & Temple St. (WB)

Beverly Blvd. (EB)

Number of Lanes	2	Thru			
	1	Right Only			
EB Right Lane Volume	484 / 1		=	**484**	**Critical**

OR

Temple St. (WB)

Number of Lanes	3	Thru			
EB Thru Lane Volume	691 / 3		=	230	

Ø 2 Beverly Blvd. (EB Right Only) & Beverly Blvd. (NWB)

EB Number of Lanes	1	Right Only			
Critical Volume	484 / 1		=	**484**	**Critical**
NWB Number of Lanes	1	Thru			
	1	Thru & Right			
NWB Critical Volume	425 + 40 / 2		=	233	

Enlightenment Plaza Project - Manual Adjustment 8/13/2019
Intersection #9 - Westmoreland Ave. & Beverly Blvd. & Temple St.
FWP - PM Peak

Ø 3 Westmoreland Ave. (NB & SB)

Westmoreland Ave. (NB LT & SB Thru)						
NB Left Number of Lanes	1	Left/Thru				
NB Left Lane Volume	23 / 1		=	23		
SB Thru/Right Number of Lanes	1	Left/Thru/Right				
SB Thru/Right Lane Volume			=	71		
Critical Volume	23	+	71	=	94	

OR

Westmoreland Ave. (SB LT & NB RT)						
SB Left Number of Lanes	1	Left Only				
SB Left Lane Volume	32 / 1		=	**32**		**Critical**
NB Right Number of Lanes	1	Right				
NB Right Lane Volume			=	**145**		**Critical**
Critical Volume	**32**	+	**145**	=	**177**	**Critical**

Critical Volumes:	**484**	**+**	**484**	**+**	**177**	**=**	**1145**
No. of Phases:					**3**		
Volume/Capacity (V/C) Ratio:					**0.804**		
V/C Less ATSAC/ATCS Adjustment:					**0.704**		
Level of Service (LOS):					**C**		

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
10-ø1	East-West Street:	Temple St. & Silver Lake Blvd.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

No. of Phases			1			1			1			1			1			1
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0			0			0			0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0
	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?			2			2			2			2			2			2
Override Capacity			0			0			0			0			0			0

MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND Virgil Ave.	Left	16	1	16	0	16	16	5	22	1	22	0	22	1	22		22	1	22
	Left-Through		0							0				0				0	
	Through	578	1	**365**	0	578	**365**	5	606	1	**389**	0	606	1	**389**		606	1	**389**
	Through-Right		1							1				1				1	
	Right	152	0	152	0	152	152	14	172	0	172	0	172	0	172		172	0	172
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND Virgil Ave.	Left	97	1	**97**	0	97	**97**	1	102	1	**102**	0	102	1	**102**		102	1	**102**
	Left-Through		0							0				0				0	
	Through	695	1	358	0	695	358	27	750	1	386	0	750	1	386		750	1	386
	Through-Right		1							1				1				1	
	Right	21	0	21	0	21	21	0	22	0	22	0	22	0	22		22	0	22
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		462	*North-South:*		462	*North-South:*			491	*North-South:*			491	*North-South:*			491
		East-West:		0	*East-West:*		0	*East-West:*			0	*East-West:*			0	*East-West:*			0
		SUM:		462	*SUM:*		462	*SUM:*			491	*SUM:*			491	*SUM:*			491
VOLUME/CAPACITY *(V/C)* RATIO:																			
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.000			0.000				0.000				0.000				0.000
LEVEL OF SERVICE (LOS):				A			A				A				A				A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
10-ø2	East-West Street:	Temple St. & Silver Lake Blvd.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

No. of Phases			1			1			1			1			1			1	
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0			0			0			0	
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	
	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	
ATSAC-1 or ATSAC+ATCS-2?			2			2			2			2			2			2	
Override Capacity			0			0			0			0			0			0	

MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
WESTBOUND Temple St	Left	114	0	114	0	114	114	0	119	0	119	0	119	0	119		119	0	119
	Left-Through		1							1				1				1	
	Through	145	1	**130**	1	146	**130**	2	153	1	**136**	1	154	1	**137**		154	1	**137**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		130	*North-South:*		130	*North-South:*			136	*North-South:*			137	*North-South:*			137
		East-West:		0	*East-West:*		0	*East-West:*			0	*East-West:*			0	*East-West:*			0
		SUM:		130	*SUM:*		130	*SUM:*			136	*SUM:*			137	*SUM:*			137
VOLUME/CAPACITY *(V/C)* RATIO:																			
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.000			0.000				0.000				0.000				0.000
LEVEL OF SERVICE (LOS):				A			A				A				A				A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
10-Ø3	East-West Street:	Temple St. & Silver Lake Blvd.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

No. of Phases			1			1			1			1			1			1
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0			0			0			0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0
	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?			2			2			2			2			2			2
Override Capacity			0			0			0			0			0			0

MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
WESTBOUND Silver Lake Blvd.	Left	285	1	**285**	0	285	**285**	11	308	1	**308**	0	308	1	**308**		308	1	**308**
	Left-Through		0							0				0				0	
	Through	424	1	232	1	425	232	8	449	1	245	1	450	1	246		450	1	246
	Through-Right		1							1				1				1	
	Right	39	0	39	0	39	39	0	41	0	41	0	41	0	41		41	0	41
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		285	*North-South:*		285	*North-South:*			308	*North-South:*			308	*North-South:*			308
		East-West:		0	*East-West:*		0	*East-West:*			0	*East-West:*			0	*East-West:*			0
		SUM:		285	*SUM:*		285	*SUM:*			308	*SUM:*			308	*SUM:*			308
VOLUME/CAPACITY *(V/C)* RATIO:																			
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.000			0.000				0.000				0.000				0.000
LEVEL OF SERVICE (LOS):				A			A				A				A				A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
10-ø4	East-West Street:	Temple St. & Silver Lake Blvd.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

No. of Phases			1			1			1			1			1			1	
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0			0			0			0	
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	
	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	
ATSAC-1 or ATSAC+ATCS-2?			2			2			2			2			2			2	
Override Capacity			0			0			0			0			0			0	

	MOVEMENT	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
EASTBOUND Temple St	Left	107	1	107	1	108	108	6	117	1	117	1	118	1	118		118	1	118
	Left-Through		0							0				0				0	
	Through	870	1	**438**	1	871	**438**	6	911	1	**461**	1	912	1	**461**		912	1	**461**
	Through-Right		1							1				1				1	
	Right	5	0	5	0	5	5	5	10	0	10	0	10	0	10		10	0	10
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left		0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through		0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right		0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left		0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through		0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right		0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		438	*North-South:*		438	*North-South:*			461	*North-South:*			461	*North-South:*			461
		East-West:		0	*East-West:*		0	*East-West:*			0	*East-West:*			0	*East-West:*			0
		SUM:		438	*SUM:*		438	*SUM:*			461	*SUM:*			461	*SUM:*			461
VOLUME/CAPACITY *(V/C)* RATIO:																			
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.000			0.000				0.000				0.000				0.000
LEVEL OF SERVICE (LOS):				A			A				A				A				A

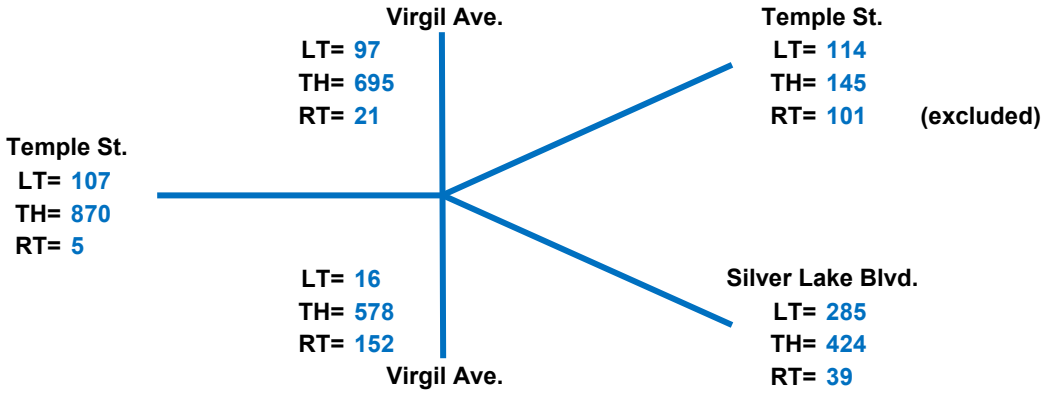
PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Enlightenment Plaza Project - Manual Adjustment 8/8/2019

Intersection #10 - Virgil Ave. & Temple St. & Silver Lake Blvd.

Existing - PM Peak



Ø 1 Virgil Ave. (NB & SB)

Virgil Ave. (NB Left & SB Thru)

NB Left Number of Lanes	1 Left Only				
NB Left Lane Volume	$\frac{16}{1}$	=	16		
SB Thru/Right Number of Lanes	1 Thru 1 Thru & Right				
SB Thru/Right Lane Volume	$\frac{695 + 21}{2}$	=	358		
Critical Volume	16	+	358	=	374

OR

Virgil Ave. (SB Left & NB Thru)

SB Left Number of Lanes	1 Left Only					
SB Left Lane Volume	$\frac{97}{1}$	=	**97**			**Critical**
NB Thru/Right Number of Lanes	1 Thru 1 Thru & Right					
NB Thru/Right Lane Volume	$\frac{578 + 152}{2}$	=	**365**			**Critical**
Critical Volume	**97**	+	**365**	=	**462**	**Critical**

Enlightenment Plaza Project - Manual Adjustment 8/8/2019
Intersection #10 - Virgil Ave. & Temple St. & Silver Lake Blvd.
Existing - PM Peak

Ø 2 Temple St. (WB)

Number of Lanes	1	Thru & Left			
	1	Thru			
WB Thru Lane Volume			=	**130**	**Critical**

Ø 3 Silver Lake Blvd. (WB)

Number of Lanes	1	Left Only			
	1	Thru			
	1	Thru & Right			
WB Left Lane Volume	285 / 1		=	**285**	**Critical**
or					
WB Thru/Right Lane Volume	424 + 39 / 2		=	232	

Ø 4 Temple St. (EB)

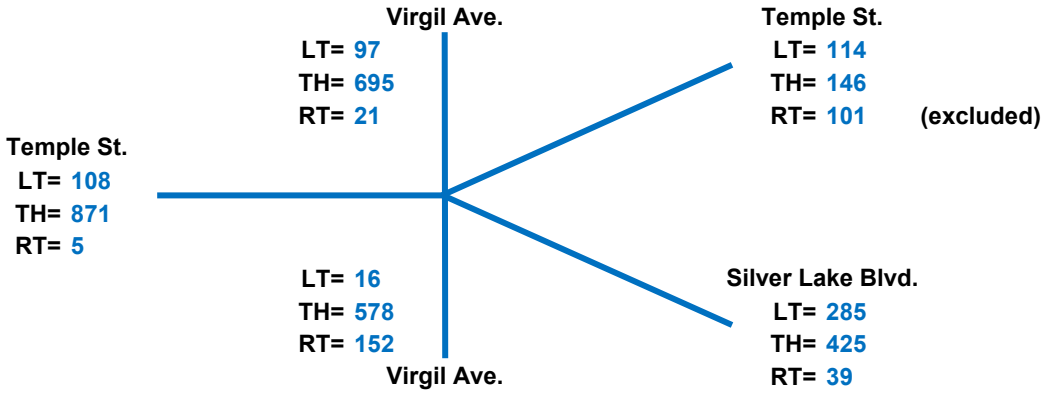
Number of Lanes	1	Left Only			
	1	Thru			
	1	Thru & Right			
EB Left Lane Volume	107 / 1		=	107	
or					
EB Thru/Right Lane Volume	870 + 5 / 2		=	**438**	**Critical**

Critical Volumes:	**462**	**+**	**130**	**+**	**285**	**+**	**438**	**=**	**1315**
No. of Phases:					**4**				
Volume/Capacity (V/C) Ratio:					**0.956**				
V/C Less ATSAC/ATCS Adjustment:					**0.856**				
Level of Service (LOS):					**D**				

Enlightenment Plaza Project - Manual Adjustment 8/16/2019

Intersection #10 - Virgil Ave. & Temple St. & Silver Lake Blvd.

EWP - PM Peak

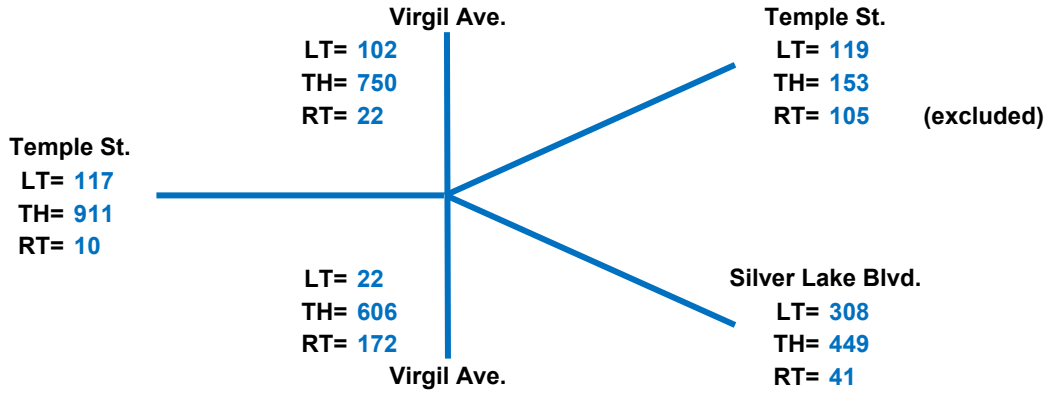


Critical Volumes:	**462**	**+**	**130**	**+**	**285**	**+**	**438**	**=**	**1315**
No. of Phases:					**4**				
Volume/Capacity (V/C) Ratio:					**0.956**				
V/C Less ATSAC/ATCS Adjustment:					**0.856**				
Level of Service (LOS):					**D**				

Enlightenment Plaza Project - Manual Adjustment 8/8/2019

Intersection #10 - Virgil Ave. & Temple St. & Silver Lake Blvd.

FWOP - PM Peak



Ø 1 Virgil Ave. (NB & SB)

Virgil Ave. (NB Left & SB Thru)

NB Left Number of Lanes	1 Left Only				
NB Left Lane Volume	$\frac{22}{1}$	=	22		
SB Thru/Right Number of Lanes	1 Thru 1 Thru & Right				
SB Thru/Right Lane Volume	$\frac{750 + 22}{2}$	=	386		
Critical Volume	22	+	386	=	408

OR

Virgil Ave. (SB Left & NB Thru)

SB Left Number of Lanes	1 Left Only					
SB Left Lane Volume	$\frac{102}{1}$	=	**102**			**Critical**
NB Thru/Right Number of Lanes	1 Thru 1 Thru & Right					
NB Thru/Right Lane Volume	$\frac{606 + 172}{2}$	=	**389**			**Critical**
Critical Volume	**102**	+	**389**	=	**491**	**Critical**

Enlightenment Plaza Project - Manual Adjustment 8/8/2019
Intersection #10 - Virgil Ave. & Temple St. & Silver Lake Blvd.
FWOP - PM Peak

Ø 2 Temple St. (WB)

Number of Lanes	1	Thru & Left			
	1	Thru			
Thru Lane Volume			=	**136**	**Critical**

Ø 3 Silver Lake Blvd. (WB)

Number of Lanes	1	Left Only			
	1	Thru			
	1	Thru & Right			
WB Left Lane Volume	308 / 1		=	**308**	**Critical**
or					
WB Thru/Right Lane Volume	(449 + 41) / 2		=	245	

Ø 4 Temple St. (EB)

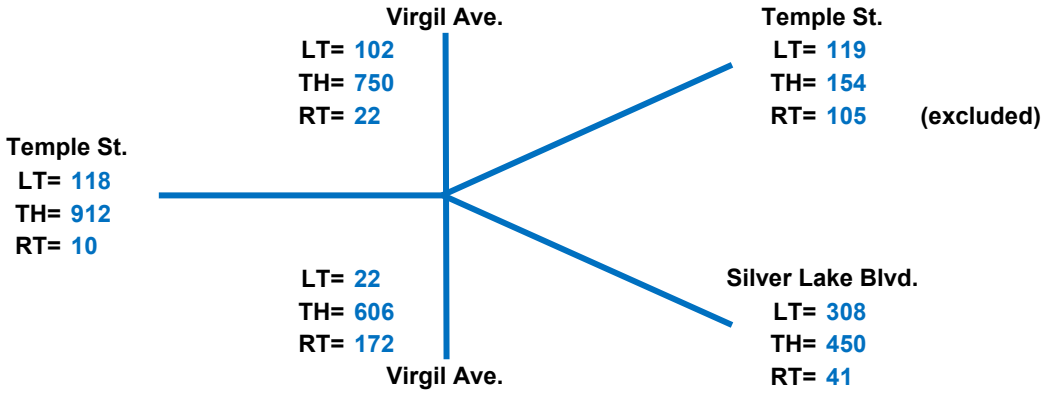
Number of Lanes	1	Left Only			
	1	Thru			
	1	Thru & Right			
EB Left Lane Volume	117 / 1		=	117	
or					
EB Thru/Right Lane Volume	(911 + 10) / 2		=	**461**	**Critical**

Critical Volumes:	**491**	**+**	**136**	**+**	**308**	**+**	**461**	**=**	**1396**
No. of Phases:					**4**				
Volume/Capacity (V/C) Ratio:					**1.015**				
V/C Less ATSAC/ATCS Adjustment:					**0.915**				
Level of Service (LOS):					**E**				

Enlightenment Plaza Project - Manual Adjustment 8/13/2019

Intersection #10 - Virgil Ave. & Temple St. & Silver Lake Blvd.

FWP - PM Peak



Ø 1 Virgil Ave. (NB & SB)

Virgil Ave. (NB Left & SB Thru)

NB Left Number of Lanes	1 Left Only				
NB Left Lane Volume	$\frac{22}{1}$	=	22		
SB Thru/Right Number of Lanes	1 Thru 1 Thru & Right				
SB Thru/Right Lane Volume	$\frac{750 + 22}{2}$	=	386		
Critical Volume	22	+	386	=	408

OR

Virgil Ave. (SB Left & NB Thru)

SB Left Number of Lanes	1 Left Only					
SB Left Lane Volume	$\frac{102}{1}$	=	**102**			**Critical**
NB Thru/Right Number of Lanes	1 Thru 1 Thru & Right					
NB Thru/Right Lane Volume	$\frac{606 + 172}{2}$	=	**389**			**Critical**
Critical Volume	**102**	+	**389**	=	**491**	**Critical**

Enlightenment Plaza Project - Manual Adjustment 8/13/2019
Intersection #10 - Virgil Ave. & Temple St. & Silver Lake Blvd.
FWP - PM Peak

Ø 2 Temple St. (WB)

Number of Lanes	1	Thru & Left			
	1	Thru			
Thru Lane Volume			=	**137**	**Critical**

Ø 3 Silver Lake Blvd. (WB)

Number of Lanes	1	Left Only			
	1	Thru			
	1	Thru & Right			
WB Left Lane Volume	308 / 1		=	**308**	**Critical**
or					
WB Thru/Right Lane Volume	(450 + 41) / 2		=	246	

Ø 4 Temple St. (EB)

Number of Lanes	1	Left Only			
	1	Thru			
	1	Thru & Right			
EB Left Lane Volume	118 / 1		=	118	
or					
EB Thru/Right Lane Volume	(912 + 10) / 2		=	**461**	**Critical**

Critical Volumes:	**491**	**+**	**137**	**+**	**308**	**+**	**461**	**=**	**1397**
No. of Phases:					**4**				
Volume/Capacity (V/C) Ratio:					**1.016**				
V/C Less ATSAC/ATCS Adjustment:					**0.916**				
Level of Service (LOS):					**E**				

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
11-ø1	East-West Street:	Beverly Blvd. & Council St.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
No. of Phases			1			1			1				1				1	
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0				0				0	
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0		NB-- 0	SB--	0		NB-- 0	SB--	0	
	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0		EB-- 0	WB--	0		EB-- 0	WB--	0	
ATSAC-1 or ATSAC+ATCS-2?			2			2			2				2				2	
Override Capacity			0			0			0				0				0	

	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND Virgil Ave.	Left	27	1	**27**	0	27	**27**	0	28	1	**28**	0	28	1	**28**		28	1	**28**
	Left-Through		0							0				0				0	
	Through	767	1	385	1	768	385	16	814	1	408	1	815	1	409		815	1	409
	Through-Right		1							1				1				1	
	Right	2	0	2	0	2	2	0	2	0	2	0	2	0	2		2	0	2
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND Virgil Ave.	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	883	1	**447**	0	883	**447**	34	953	1	**482**	0	953	1	**482**		953	1	**482**
	Through-Right		1							1				1				1	
	Right	11	0	11	0	11	11	0	11	0	11	0	11	0	11		11	0	11
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left		0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through		0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right		0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left		0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through		0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right		0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		North-South:		474	North-South:		474	North-South:			510	North-South:			510	North-South:			510
		East-West:		0	East-West:		0	East-West:			0	East-West:			0	East-West:			0
		SUM:		474	SUM:		474	SUM:			510	SUM:			510	SUM:			510
VOLUME/CAPACITY (V/C) RATIO:																			
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.000			0.000				0.000				0.000				0.000
LEVEL OF SERVICE (LOS):				A			A				A				A				A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	Δ*v/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
11-ø2	East-West Street:	Beverly Blvd. & Council St.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
No. of Phases			1			1			1				1				1	
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0				0				0	
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0		NB-- 0	SB--	0		NB-- 0	SB--	0	
	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0		EB-- 0	WB--	0		EB-- 0	WB--	0	
ATSAC-1 or ATSAC+ATCS-2?			2			2			2				2				2	
Override Capacity			0			0			0				0				0	

MOVEMENT		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
SOUTHBOUND Virgil Ave.	Left	160	1	**160**	0	160	**160**	9	175	1	**175**	0	175	1	**175**		175	1	**175**
	Left-Through		0							0				0				0	
	Through	116	1	64	0	116	64	18	139	1	75	0	139	1	75		139	1	75
	Through-Right		1							1				1				1	
	Right	11	0	11	0	11	11	0	11	0	11	0	11	0	11		11	0	11
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left		0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through		0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right		0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left		0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through		0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right		0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left		0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through		0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right		0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		160	*North-South:*		160	*North-South:*			175	*North-South:*			175	*North-South:*			175
		East-West:		0	*East-West:*		0	*East-West:*			0	*East-West:*			0	*East-West:*			0
		SUM:		160	*SUM:*		160	*SUM:*			175	*SUM:*			175	*SUM:*			175
VOLUME/CAPACITY *(V/C)* RATIO:																			
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.000			0.000				0.000				0.000				0.000
LEVEL OF SERVICE (LOS):				A			A				A				A				A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
11-ø3	East-West Street:	Beverly Blvd. & Council St.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NWESTBOUND Beverly Blvd.																		
Left	18	0	18	0	18	18	0	19	0	19	0	19	0	19		19	0	19
Left-Through		1							1				1				1	
Through	314	1	175	2	316	176	36	363	1	201	2	365	1	202		365	1	202
Through-Right		0							0				0				0	
Right	282	1	**282**	0	282	**282**	8	301	1	**301**	0	301	1	**301**		301	1	**301**
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
SEASTOUND Beverly Blvd.																		
Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
Left-Through		0							0				0				0	
Through	468	2	234	1	469	235	45	532	2	266	1	533	2	267		533	2	267
Through-Right		0							0				0				0	
Right	39	1	39	1	40	40	0	41	1	41	1	42	1	42		42	1	42
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
Left		0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through		0							0				0				0	
Through		0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
Through-Right		0							0				0				0	
Right		0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
Left		0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
Left-Through		0							0				0				0	
Through		0	0	0	0	0		0	0	0		0	0	0		0	0	0
Through-Right		0							0				0				0	
Right		0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
CRITICAL VOLUMES	*North-South:*	282	*North-South:*	282			*North-South:*	301			*North-South:*	301			*North-South:*	301		
	East-West:	0	*East-West:*	0			*East-West:*	0			*East-West:*	0			*East-West:*	0		
	SUM:	282	*SUM:*	282			*SUM:*	301			*SUM:*	301			*SUM:*	301		
VOLUME/CAPACITY *(V/C)* RATIO:																		
***V/C* LESS ATSAC/ATCS ADJUSTMENT:**		0.000				0.000				0.000				0.000				0.000
LEVEL OF SERVICE (LOS):		A				A				A				A				A

PROJECT IMPACT			
Change in *v/c* due to project:	0.000	**Δ*v/c* after mitigation:**	0.000
Significant impacted?	NO	**Fully mitigated?**	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
11-ø4	East-West Street:	Beverly Blvd. & Council St.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

No. of Phases				1				1				1				1				1				1
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0				0				0				0				0				0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2				2
Override Capacity				0				0				0				0				0				0

MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
EASTBOUND Council St.	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	42	1	42	0	42	42	0	44	1	44	0	44	1	44		44	1	44
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
NWESTBOUND Beverly Blvd.	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	282	1	**282**	0	282	**282**	8	301	1	**301**	0	301	1	**301**		301	1	**301**
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left		0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through		0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right		0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left		0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through		0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right		0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		282	*North-South:*		282	*North-South:*			301	*North-South:*			301		*North-South:*		301
		East-West:		0	*East-West:*		0	*East-West:*			0	*East-West:*			0		*East-West:*		0
		SUM:		282	*SUM:*		282	*SUM:*			301	*SUM:*			301		*SUM:*		301
VOLUME/CAPACITY *(V/C)* RATIO:																			
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.000			0.000				0.000				0.000				0.000
LEVEL OF SERVICE (LOS):				A			A				A				A				A

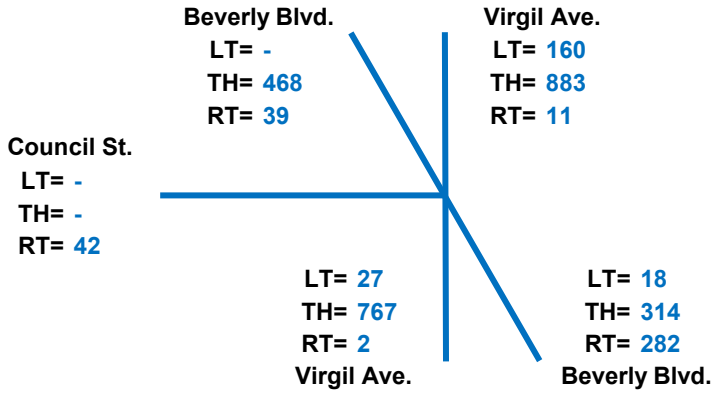
PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Enlightenment Plaza Project - Manual Adjustment 8/9/2019

Intersection #11 - Virgil Ave. & Beverly Blvd. & Council St.

Existing - PM Peak



Ø 1 Virgil Ave. (NB & SB)

Virgil Ave. (NB Left & SB Thru)

NB Left Number of Lanes	1 Left Only				
NB Left Lane Volume	$\frac{27}{1}$	=	**27**		**Critical**
SB Thru/Right Number of Lanes	1 Thru 1 Thru & Right				
SB Thru/Right Lane Volume	$\frac{883 + 11}{2}$	=	**447**		**Critical**
Critical Volume	**27**	+	**447**	= **474**	**Critical**

OR

Virgil Ave. (SB)

NB Thru/Right Number of Lanes	1 Thru 1 Thru & Right		
NB Thru/Right Lane Volume	$\frac{767 + 2}{2}$	=	385

Enlightenment Plaza Project - Manual Adjustment 8/9/2019
Intersection #11 - Virgil Ave. & Beverly Blvd. & Council St.
Existing - PM Peak

Ø 2 Virgil Ave. (SB Left & Thru Surplus Volume)

Number of Lanes	1 Left Only 1 Thru 1 Thru & Right				
SB Left Lane Volume	160 / 1	=	**160**		**Critical**
or					
SB Thru & Right Lane Volume		=	88		

Ø 3 Beverly Blvd. (NWB & SEB)

Beverly Blvd. (NWB Left & SEB Thru)

NWB Left Number of Lanes	1 Left Only				
NWB Left Lane Volume	18 / 1	=	18		
SEB Thru & Right Number of Lanes	2 Thru 1 Right Only				
SEB Thru Lane Volume	468 / 2	=	234		
Critical Volume	18	+	234	=	252

OR

Beverly Blvd. (SEB)

NWB Thru & Right Number of Lanes	1 Right Only 1 Thru 1 Thru & Left				
NWB Thru Lane Volume		=	175		
or					
NWB Right Lane Volume	282 / 1	=	**282**		
Critical Volume				**282**	**Critical**

Enlightenment Plaza Project - Manual Adjustment 8/9/2019

Intersection #11 - Virgil Ave. & Beverly Blvd. & Council St.

Existing - PM Peak

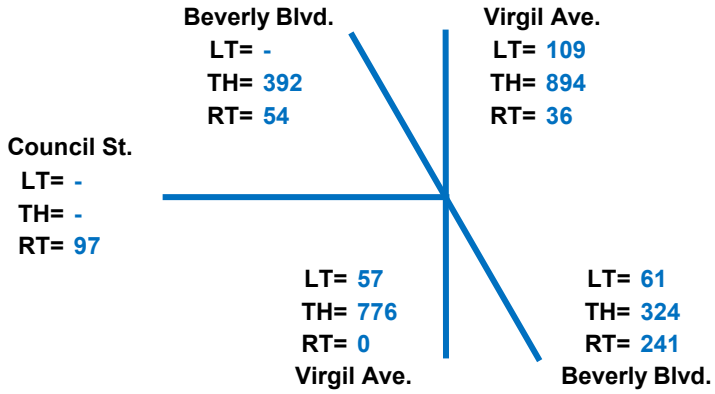
Ø 4	**Council St. (EB) & Beverly Blvd. (NWB Right Only)**					
	Council St. Number of Lanes	1	Right Only			
	Beverly Blvd. NWB Number of Lanes	1	Right Only			
	Council St. Lane Volume	42 / 1	=	42		
	or					
	Beverly Blvd RT Only Lane Volume	282 / 1	=	**282**		**Critical**

Critical Volumes:	**474**	**+**	**160**	**+**	**282**	**+**	**282**	**=**	**1198**
No. of Phases:					**4**				
Volume/Capacity (V/C) Ratio:					**0.871**				
V/C Less ATSAC/ATCS Adjustment:					**0.771**				
Level of Service (LOS):					**C**				

Enlightenment Plaza Project - Manual Adjustment 8/16/2019

Intersection #11 - Virgil Ave. & Beverly Blvd. & Council St.

EWP - PM Peak

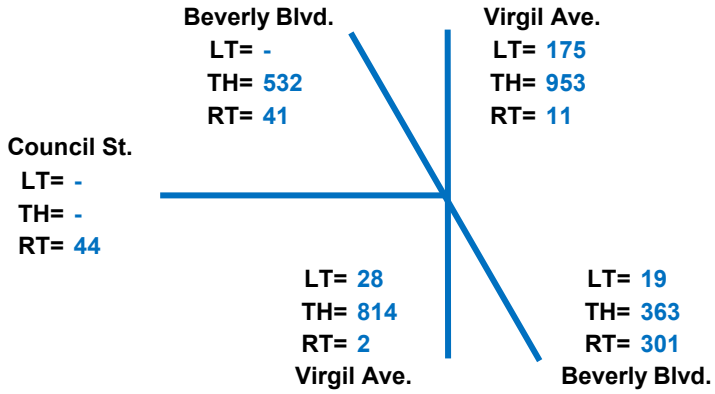


Critical Volumes:	474	+	160	+	282	+	282	=	1198
No. of Phases:					4				
Volume/Capacity (V/C) Ratio:					0.871				
V/C Less ATSAC/ATCS Adjustment:					0.771				
Level of Service (LOS):					C				

Enlightenment Plaza Project - Manual Adjustment 8/9/2019

Intersection #11 - Virgil Ave. & Beverly Blvd. & Council St.

FWOP - PM Peak



Ø 1 Virgil Ave. (NB & SB)

Virgil Ave. (NB Left & SB Thru)

NB Left Number of Lanes	1 Left Only				
NB Left Lane Volume	$\frac{28}{1}$	=	**28**		**Critical**
SB Thru/Right Number of Lanes	1 Thru 1 Thru & Right				
SB Thru/Right Lane Volume	$\frac{953 + 11}{2}$	=	**482**		**Critical**
Critical Volume	**28**	+	**482**	= **510**	**Critical**

OR

Virgil Ave. (SB)

NB Thru/Right Number of Lanes	1 Thru 1 Thru & Right		
NB Thru/Right Lane Volume	$\frac{814 + 2}{2}$	=	408

Enlightenment Plaza Project - Manual Adjustment 8/9/2019
Intersection #11 - Virgil Ave. & Beverly Blvd. & Council St.
FWOP - PM Peak

Ø 2 Virgil Ave. (SB Left & Thru Surplus Volume)

Number of Lanes	1 Left Only 1 Thru 1 Thru & Right					
SB Left Lane Volume	175 / 1	=	**175**			**Critical**
or						
SB Thru & Right Lane Volume		=	75			

Ø 3 Beverly Blvd. (NWB & SEB)

Beverly Blvd. (NWB Left & SEB Thru)

NWB Left Number of Lanes	1 Left Only					
NWB Left Lane Volume	19 / 1	=	19			
SEB Thru & Right Number of Lanes	2 Thru 1 Right Only					
SEB Thru Lane Volume	532 / 2	=	266			
Critical Volume	19	+	266	=	285	

OR

Beverly Blvd. (SEB)

NWB Thru & Right Number of Lanes	1 Right Only 1 Thru 1 Thru & Left					
NWB Thru Lane Volume		=	201			
or						
NWB Right Lane Volume	301 / 1	=	**301**			**Critical**
Critical Volume					**301**	**Critical**

Enlightenment Plaza Project - Manual Adjustment 8/9/2019

Intersection #11 - Virgil Ave. & Beverly Blvd. & Council St.

FWOP - PM Peak

Ø 4 **Council St. (EB) & Beverly Blvd. (NWB Right Only)**

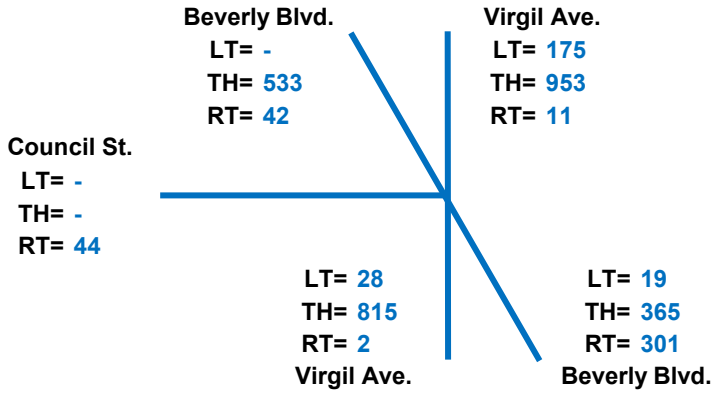
Council St. Number of Lanes	1	Right Only			
Beverly Blvd. NWB Number of Lanes	1	Right Only			
Council St. Lane Volume	44 / 1	=	44		
or					
Beverly Blvd RT Only Lane Volume	301 / 1	=	**301**		**Critical**

Critical Volumes:	**510**	**+**	**175**	**+**	**301**	**+**	**301**	**=**	**1287**
No. of Phases:					**4**				
Volume/Capacity (V/C) Ratio:					**0.936**				
V/C Less ATSAC/ATCS Adjustment:					**0.836**				
Level of Service (LOS):					**D**				

Enlightenment Plaza Project - Manual Adjustment 8/9/2019

Intersection #11 - Virgil Ave. & Beverly Blvd. & Council St.

FWP - PM Peak



Ø 1 Virgil Ave. (NB & SB)

Virgil Ave. (NB Left & SB Thru)

NB Left Number of Lanes	1 Left Only				
NB Left Lane Volume	$\frac{28}{1}$	=	**28**		**Critical**
SB Thru/Right Number of Lanes	1 Thru 1 Thru & Right				
SB Thru/Right Lane Volume	$\frac{953 + 11}{2}$	=	**482**		**Critical**
Critical Volume	**28**	+	**482**	= **510**	**Critical**

OR

Virgil Ave. (SB)

NB Thru/Right Number of Lanes	1 Thru 1 Thru & Right		
NB Thru/Right Lane Volume	$\frac{815 + 2}{2}$	=	409

Enlightenment Plaza Project - Manual Adjustment 8/9/2019
Intersection #11 - Virgil Ave. & Beverly Blvd. & Council St.
FWP - PM Peak

Ø 2 Virgil Ave. (SB Left & Thru Surplus Volume)

Number of Lanes	1 Left Only 1 Thru 1 Thru & Right				
SB Left Lane Volume	175 / 1	=	**175**		**Critical**
or					
SB Thru & Right Lane Volume		=	75		

Ø 3 Beverly Blvd. (NWB & SEB)

Beverly Blvd. (NWB Left & SEB Thru)

NWB Left Number of Lanes	1 Left Only				
NWB Left Lane Volume	19 / 1	=	19		
SEB Thru & Right Number of Lanes	2 Thru 1 Right Only				
SEB Thru Lane Volume	533 / 2	=	267		
Critical Volume	19	+	267	=	286

OR

Beverly Blvd. (SEB)

NWB Thru & Right Number of Lanes	1 Right Only 1 Thru 1 Thru & Left				
NWB Thru Lane Volume		=	202		
or					
NWB Right Lane Volume	301 / 1	=	**301**		**Critical**
Critical Volume				**301**	**Critical**

Enlightenment Plaza Project - Manual Adjustment 8/9/2019

Intersection #11 - Virgil Ave. & Beverly Blvd. & Council St.

FWP - PM Peak

Ø 4	**Council St. (EB) & Beverly Blvd. (NWB Right Only)**					
	Council St. Number of Lanes	1	Right Only			
	Beverly Blvd. NWB Number of Lanes	1	Right Only			
	Council St. Lane Volume	44 / 1	=	44		
	or					
	Beverly Blvd RT Only Lane Volume	301 / 1	=	**301**		**Critical**

Critical Volumes:	**510**	**+**	**175**	**+**	**301**	**+**	**301**	**=**	**1287**
No. of Phases:					**4**				
Volume/Capacity (V/C) Ratio:					**0.936**				
V/C Less ATSAC/ATCS Adjustment:					**0.836**				
Level of Service (LOS):					**D**				

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	101 SB Off-Ramp	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	8/13/2019
12	East-West Street:	Rosewood Ave.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases		2			2			2				2				2		
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0			0			0				0				0		
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- EB-- 0 WB--	0		NB-- 0 SB-- EB-- 0 WB--	0		NB-- 0 SB-- EB-- 0 WB--	0			NB-- 0 SB-- EB-- 0 WB--	0			NB-- 0 SB-- EB-- 0 WB--	0		
	ATSAC-1 or ATSAC+ATCS-2?		2			2			2				2				2		
	Override Capacity		0			0			0				0				0		
NORTHBOUND	Left	69	0	**0**	0	69	**0**	0	72	0	**0**	0	72	0	**0**		72	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	42	0	0	0	42	0	0	44	0	0	0	44	0	0		44	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	884	1	467	2	886	468	41	961	1	506	2	963	1	507		963	1	507
	Left-Through		0							0				0				0	
	Through	151	0	0	0	151	0	0	157	0	0	0	157	0	0		157	0	0
	Through-Right		0							0				0				0	
	Right	49	0	**467**	0	49	**468**	0	51	0	**506**	0	51	0	**507**		51	0	**507**
	Left-Through-Right		0							0				0				0	
	Left-Right		1							1				1				1	
EASTBOUND	Left	2	0	0	0	2	0	0	2	0	0	0	2	0	0		2	0	0
	Left-Through		0							0				0				0	
	Through	206	1	**206**	0	206	**206**	0	214	1	**214**	0	214	1	**214**		214	1	**214**
	Through-Right		0							0				0				0	
	Right	111	0	0	0	111	0	0	116	0	0	0	116	0	0		116	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	44	0	**0**	0	44	**0**	0	46	0	**0**	0	46	0	**0**		46	0	**0**
	Left-Through		0							0				0				0	
	Through	166	0	171	0	166	171	0	173	0	178	0	173	0	178		173	0	178
	Through-Right		1							1				1				1	
	Right	5	0	0	0	5	0	0	5	0	0	0	5	0	0		5	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	*North-South:*	467		*North-South:*	468		*North-South:*	506			*North-South:*	507			*North-South:*	507		
		East-West:	206		*East-West:*	206		*East-West:*	214			*East-West:*	214			*East-West:*	214		
		SUM:	673		*SUM:*	674		*SUM:*	720			*SUM:*	721			*SUM:*	721		
	VOLUME/CAPACITY *(V/C)* RATIO:		0.449			0.449			0.480				0.481				0.481		
	V/C LESS ATSAC/ATCS ADJUSTMENT:		**0.349**			**0.349**			**0.380**				**0.381**				**0.381**		
	LEVEL OF SERVICE (LOS):		**A**			**A**			**A**				**A**				**A**		

PROJECT IMPACT

Change in *v/c* due to project:	0.001	*Δv/c* after mitigation:	0.001
Significant impacted?	NO	Fully mitigated?	N/A

Appendix E

Potential Street Vacation

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South Juanita Avenue

East/West Oakwood Avenue

Day: Thursday **Date:** November 21, 2019 **Weather:** CLEAR

Hours: 7-10AM 3-6PM **Staff:** CUI

School Day: YES **District:** 0 I/S CODE 0

	N/B	S/B	E/B	W/B
DUAL-WHEELED	8	0	0	3
BIKES	7	0	1	5
BUSES	0	0	0	0

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	9	9.00	0	7.00	0	7.00	11	8.00
PM PK 15 MIN	7	3.15	0	3.00	0	3.00	11	4.30
AM PK HOUR	27	9.00	0	7.00	0	7.00	32	8.00
PM PK HOUR	20	3.00	0	3.00	0	3.00	29	4.15

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	0	12	12
8-9	0	0	24	24
9-10	0	0	27	27
3-4	0	0	20	20
4-5	0	0	15	15
5-6	0	0	18	18
TOTAL	0	0	116	116

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	0	0	0
8-9	0	0	0	0
9-10	0	0	0	0
3-4	0	0	0	0
4-5	0	0	0	0
5-6	0	0	0	0
TOTAL	0	0	0	0

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
12	0	0	0	0
24	4	0	0	0
27	0	0	0	0
20	0	0	0	0
15	2	0	0	0
18	2	0	0	0
116	8	0	0	0

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	0	0	0
8-9	0	0	0	0
9-10	0	0	0	0
3-4	0	0	0	0
4-5	0	0	0	0
5-6	0	0	0	0
TOTAL	0	0	0	0

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	12	0	0	12
8-9	32	0	0	32
9-10	18	0	0	18
3-4	17	0	0	17
4-5	23	0	0	23
5-6	28	0	0	28
TOTAL	130	0	0	130

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
12	0	0	2	0
32	0	0	0	0
18	0	0	2	0
17	0	0	1	0
23	0	0	8	0
28	0	0	0	0
130	0	0	13	0

(Rev Oct 06)

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South Madison Avenue

East/West Oakwood Avenue

Day: Thursday **Date:** November 21, 2019 **Weather:** CLEAR

Hours: 7-10AM 3-6PM **Staff:** CUI

School Day: YES **District:** 0 I/S CODE 0

	N/B	S/B	E/B	W/B
DUAL-WHEELED	15	0	8	4
BIKES	6	1	11	12
BUSES	0	0	0	0

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	10	8.00	1	7.15	9	9.00	13	8.00
PM PK 15 MIN	11	3.15	5	4.45	10	5.00	14	5.00
AM PK HOUR	37	7.45	1	7.00	31	8.30	35	8.00
PM PK HOUR	32	4.15	12	4.15	29	5.00	38	5.00

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	8	4	6	18
8-9	10	4	23	37
9-10	3	1	26	30
3-4	4	0	25	29
4-5	1	1	22	24
5-6	1	0	19	20
TOTAL	27	10	121	158

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	1	0	1
8-9	0	0	0	0
9-10	0	0	0	0
3-4	0	0	0	0
4-5	5	3	3	11
5-6	1	0	0	1
TOTAL	6	4	3	13

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
19	13	0	4	0
37	17	0	2	0
30	16	0	1	0
29	20	0	8	0
35	24	0	9	0
21	12	0	4	0
171	102	0	28	0

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	1	4	4	9
8-9	0	18	4	22
9-10	1	18	10	29
3-4	1	13	4	18
4-5	0	13	7	20
5-6	0	21	8	29
TOTAL	3	87	37	127

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	4	11	0	15
8-9	10	24	1	35
9-10	10	18	1	29
3-4	14	14	0	28
4-5	10	15	0	25
5-6	13	25	0	38
TOTAL	61	107	2	170

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
24	1	0	18	0
57	3	0	15	0
58	3	0	18	0
46	7	0	10	0
45	7	0	30	0
67	3	0	10	0
297	24	0	101	0

(Rev Oct 06)

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South Westmoreland Avenue

East/West Oakwood Avenue

Day: Thursday **Date:** November 21, 2019 **Weather:** CLEAR

Hours: 7-10AM 3-6PM **Staff:** CUI

School Day: YES **District:** 0 I/S CODE 0

	N/B	S/B	E/B	W/B
DUAL-WHEELED	2	0	13	2
BIKES	4	0	1	7
BUSES	0	0	0	0

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	6	8.00	0	7.00	14	9.45	23	8.00
PM PK 15 MIN	5	4.00	0	3.00	14	5.45	23	4.00
AM PK HOUR	14	7.30	0	7.00	41	8.00	62	7.45
PM PK HOUR	13	3.30	0	3.00	36	4.00	62	3.45

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	2	0	9	11
8-9	4	0	9	13
9-10	1	0	7	8
3-4	2	0	9	11
4-5	3	0	9	12
5-6	1	0	6	7
TOTAL	13	0	49	62

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	0	0	0
8-9	0	0	0	0
9-10	0	0	0	0
3-4	0	0	0	0
4-5	0	0	0	0
5-6	0	0	0	0
TOTAL	0	0	0	0

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
11	8	3	0	0
13	13	2	0	0
8	4	1	0	0
11	8	14	0	0
12	13	3	0	0
7	4	1	0	0
62	50	24	0	0

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	3	3	6
8-9	1	23	17	41
9-10	0	22	10	32
3-4	0	6	5	11
4-5	0	22	14	36
5-6	0	22	10	32
TOTAL	1	98	59	158

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	20	13	0	33
8-9	25	31	0	56
9-10	5	19	0	24
3-4	20	12	0	32
4-5	25	30	0	55
5-6	5	19	0	24
TOTAL	100	124	0	224

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
39	1	0	0	0
97	1	0	0	0
56	0	0	0	0
43	1	0	0	0
91	1	0	0	1
56	0	0	0	0
382	4	0	0	1

(Rev Oct 06)

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Westmoreland Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	12/31/2019
9-Ø1	East-West Street:	Beverly Blvd. & Temple St.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ Street Vacation				FUTURE W/ PROJECT W/ MITIGATION			
MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
No. of Phases			1			1			1				1					1
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0				0					0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- EB-- 0 WB--		0	NB-- 0 SB-- EB-- 0 WB--		0	NB-- 0 SB-- EB-- 0 WB--		0		NB-- 0 SB-- EB-- 0 WB--		0		NB-- 0 SB-- EB-- 0 WB--			0
ATSAC-1 or ATSAC+ATCS-2?			2			2			2				2					2
Override Capacity			0			0			0				0					0
EASTBOUND Beverly Blvd.																		
Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
Left-Through		0							0				0				0	
Through	692	2	346	3	695	348	8	728	2	364	3	752	2	376		752	2	376
Through-Right		0							0				0				0	
Right	530	1	**530**	4	534	**534**	21	573	1	**573**	4	577	1	**577**		577	1	**577**
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
WESTBOUND Temple St																		
Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
Left-Through		0							0				0				0	
Through	753	3	251	2	755	252	12	796	3	265	2	813	3	271		813	3	271
Through-Right		0							0				0				0	
Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through		0							0				0				0	
Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
Through-Right		0							0				0				0	
Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
Left-Through		0							0				0				0	
Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Through-Right		0							0				0				0	
Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
CRITICAL VOLUMES	*North-South:*	530		*North-South:*	534			*North-South:*	573			*North-South:*	577			*North-South:*	577	
	East-West:	0		*East-West:*	0			*East-West:*	0			*East-West:*	0			*East-West:*	0	
	SUM:	530		*SUM:*	534			*SUM:*	573			*SUM:*	577			*SUM:*	577	
VOLUME/CAPACITY *(V/C)* RATIO:																		
V/C LESS ATSAC/ATCS ADJUSTMENT:			0.000			0.000				0.000				0.000				0.000
LEVEL OF SERVICE (LOS):			A			A				A				A				A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	Δ*v/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Westmoreland Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	12/31/2019
9-Ø2	East-West Street:	Beverly Blvd. & Temple St.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ Street Vacation				FUTURE W/ PROJECT W/ MITIGATION			
MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
No. of Phases			1			1			1				1					1
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0				0					0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- / EB-- 0 WB--		0	NB-- 0 SB-- / EB-- 0 WB--		0	NB-- 0 SB-- / EB-- 0 WB--		0		NB-- 0 SB-- / EB-- 0 WB--		0		NB-- 0 SB-- / EB-- 0 WB--		0	
ATSAC-1 or ATSAC+ATCS-2?			2			2			2				2					2
Override Capacity			0			0			0				0					0
EASTBOUND Beverly Blvd.																		
Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
Left-Through		0							0				0				0	
Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
Through-Right		0							0				0				0	
Right	530	1	**530**	4	534	**534**	21	573	1	**573**	4	577	1	**577**		577	1	**577**
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
NWESTBOUND Beverly Blvd.																		
Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
Left-Through		0							0				0				0	
Through	312	1	175	3	315	177	36	361	1	201	3	364	1	202		364	1	202
Through-Right		1							1				1				1	
Right	38	0	38	0	38	38	0	40	0	40	0	40	0	40		40	0	40
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through		0							0				0				0	
Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
Through-Right		0							0				0				0	
Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
Left-Through		0							0				0				0	
Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Through-Right		0							0				0				0	
Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
CRITICAL VOLUMES	North-South:		530	North-South:		534	North-South:		573		North-South:		577		North-South:			577
	East-West:		0	East-West:		0	East-West:		0		East-West:		0		East-West:			0
	SUM:		530	SUM:		534	SUM:		573		SUM:		577		SUM:			577
VOLUME/CAPACITY (V/C) RATIO:																		
V/C LESS ATSAC/ATCS ADJUSTMENT:			0.000			0.000			0.000				0.000					0.000
LEVEL OF SERVICE (LOS):			A			A			A				A					A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	Δ*v/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Westmoreland Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	12/31/2019
9-Ø3	East-West Street:	Beverly Blvd. & Temple St.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ Street Vacation				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases		1	1		1	1			1	1			1	1			1	1
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0	0		0	0			0	0			0	0			0	0
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 2 SB-- EB-- 0 WB--	0	0	NB-- 0 SB-- EB-- 0 WB--	0	0	NB-- 0 SB-- EB-- 0 WB--		0	0	NB-- 0 SB-- EB-- 0 WB--		0	0	NB-- 0 SB-- EB-- 0 WB--		0	0
	ATSAC-1 or ATSAC+ATCS-2?		2	2		2	2			2	2			2	2			2	2
	Override Capacity		0	0		0	0			0	0			0	0			0	0
NORTHBOUND Westmoreland	Left	42	0	42	0	42	42	0	44	0	44	0	44	0	44		44	0	44
	Left-Through		1							1				1				1	
	Through	4	0	46	0	4	46	1	5	0	49	0	5	0	49		5	0	49
	Through-Right		0							0				0				0	
	Right	96	1	**96**	0	96	**96**	0	100	1	**100**	0	100	1	**100**		100	1	**100**
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND Westmoreland	Left	15	0	**15**	0	15	**15**	1	17	0	**17**	0	17	0	**17**		17	0	**17**
	Left-Through		0							0				0				0	
	Through	7	0	30	0	7	30	3	10	0	41	0	10	0	48		10	0	48
	Through-Right		0							0				0				0	
	Right	8	0	0	0	8	0	6	14	0	0	0	21	0	0		21	0	0
	Left-Through-Right		1							1				1				1	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	*North-South:*	111		*North-South:*	111		*North-South:*		117		*North-South:*		117		*North-South:*		117	
		East-West:	0		*East-West:*	0		*East-West:*		0		*East-West:*		0		*East-West:*		0	
		SUM:	111		*SUM:*	111		*SUM:*		117		*SUM:*		117		*SUM:*		117	
	VOLUME/CAPACITY *(V/C)* RATIO:																		
	V/C LESS ATSAC/ATCS ADJUSTMENT:			0.000			0.000				0.000				0.000				0.000
	LEVEL OF SERVICE (LOS):			A			A				A				A				A

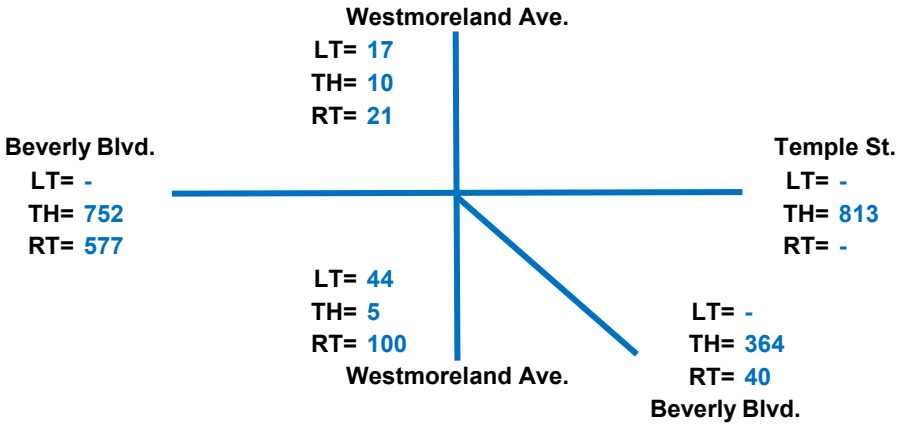
PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Enlightenment Plaza Project - Manual Adjustment 12/20/2019

Intersection #9 - Westmoreland Ave. & Beverly Blvd. & Temple St.

Future With Street Vacation - AM Peak



Ø 1 Beverly Blvd. (EB) & Temple St. (WB)

Beverly Blvd. (EB)

Number of Lanes	2	Thru			
	1	Right Only			
EB Right Lane Volume	577 / 1		=	**577**	**Critical**

OR

Temple St. (WB)

Number of Lanes	3	Thru			
EB Thru Lane Volume	813 / 3		=	271	

Ø 2 Beverly Blvd. (EB Right Only) & Beverly Blvd. (NWB)

EB Number of Lanes	1	Right Only			
Critical Volume	577 / 1		=	**577**	**Critical**
NWB Number of Lanes	1	Thru			
	1	Thru & Right			
NWB Critical Volume	364 + 40 / 2		=	202	

Enlightenment Plaza Project - Manual Adjustment 12/20/2019
Intersection #9 - Westmoreland Ave. & Beverly Blvd. & Temple St.
Future With Street Vacation - AM Peak

Ø 3 Westmoreland Ave. (NB & SB)

Westmoreland Ave. (NB LT & SB Thru)						
NB Left Number of Lanes	1	Left/Thru				
NB Left Lane Volume	44 / 1	=	44			
SB Thru/Right Number of Lanes	1	Left/Thru/Right				
SB Thru/Right Lane Volume			=	48		
Critical Volume	44	+	48	=	92	

OR

Westmoreland Ave. (SB LT & NB RT)						
SB Left Number of Lanes	1	Left Only				
SB Left Lane Volume	17 / 1	=	**17**			**Critical**
NB Right Number of Lanes	1	Right				
NB Right Lane Volume			=	**100**		**Critical**
Critical Volume	**17**	+	**100**	=	**117**	**Critical**

Critical Volumes:	**577**	**+**	**577**	**+**	**117**	**=**	**1271**
No. of Phases:					**3**		
Volume/Capacity (V/C) Ratio:					**0.892**		
V/C Less ATSAC/ATCS Adjustment:					**0.792**		
Level of Service (LOS):					**C**		

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Westmoreland Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	12/31/2019
9-Ø1	East-West Street:	Beverly Blvd. & Temple St.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ Street Vacation				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases			1			1			1				1					1
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0				0					0
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- / EB-- 0 WB--		0	NB-- 0 SB-- / EB-- 0 WB--		0	NB-- 0 SB-- / EB-- 0 WB--		0		NB-- 0 SB-- / EB-- 0 WB--		0		NB-- 0 SB-- / EB-- 0 WB--		0
	ATSAC-1 or ATSAC+ATCS-2?			2			2			2				2					2
	Override Capacity			0			0			0				0					0
EASTBOUND Beverly Blvd.	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	831	2	416	2	833	417	16	881	2	441	2	924	2	462		924	2	462
	Through-Right		0							0				0				0	
	Right	420	1	**420**	2	422	**422**	45	482	1	**482**	2	484	1	**484**		484	1	**484**
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND Temple St	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	647	3	216	3	650	217	15	688	3	229	3	714	3	238		714	3	238
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	*North-South:*		420	*North-South:*		422	*North-South:*			482	*North-South:*			484	*North-South:*			484
		East-West:		0	*East-West:*		0	*East-West:*			0	*East-West:*			0	*East-West:*			0
		SUM:		420	*SUM:*		422	*SUM:*			482	*SUM:*			484	*SUM:*			484
	VOLUME/CAPACITY *(V/C)* RATIO:																		
	V/C LESS ATSAC/ATCS ADJUSTMENT:			0.000			0.000				0.000				0.000				0.000
	LEVEL OF SERVICE (LOS):			A			A				A				A				A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	Δ*v/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Westmoreland Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	12/31/2019
9-Ø2	East-West Street:	Beverly Blvd. & Temple St.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ Street Vacation				FUTURE W/ PROJECT W/ MITIGATION			
MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
No. of Phases			1			1			1				1					1
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0				0					0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- EB-- 0 WB--		0	NB-- 0 SB-- EB-- 0 WB--		0	NB-- 0 SB-- EB-- 0 WB--		0		NB-- 0 SB-- EB-- 0 WB--		0		NB-- 0 SB-- EB-- 0 WB--		0	
ATSAC-1 or ATSAC+ATCS-2?			2			2			2				2					2
Override Capacity			0			0			0				0					0
EASTBOUND Beverly Blvd.																		
Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
Left-Through		0							0				0				0	
Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
Through-Right		0							0				0				0	
Right	420	1	**420**	2	422	**422**	45	482	1	**482**	2	484	1	**484**		484	1	**484**
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
NWESTBOUND Beverly Blvd.																		
Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**		0	0	**0**
Left-Through		0							0				0				0	
Through	371	1	205	3	374	206	36	422	1	231	3	425	1	233		425	1	233
Through-Right		1							1				1				1	
Right	38	0	38	0	38	38	0	40	0	40	0	40	0	40		40	0	40
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through		0							0				0				0	
Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
Through-Right		0							0				0				0	
Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
Left-Through		0							0				0				0	
Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Through-Right		0							0				0				0	
Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
CRITICAL VOLUMES	North-South:		420	North-South:		422	North-South:		482		North-South:		484		North-South:			484
	East-West:		0	East-West:		0	East-West:		0		East-West:		0		East-West:			0
	SUM:		420	SUM:		422	SUM:		482		SUM:		484		SUM:			484
VOLUME/CAPACITY (V/C) RATIO:																		
V/C LESS ATSAC/ATCS ADJUSTMENT:			0.000			0.000			0.000				0.000					0.000
LEVEL OF SERVICE (LOS):			A			A			A				A					A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	Δ*v/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Westmoreland Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	12/31/2019
9-Ø3	East-West Street:	Beverly Blvd. & Temple St.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ Street Vacation				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases		1			1				1				1				1	
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0			0				0				0				0	
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 2 SB--	0		NB-- 0 SB--	0		NB-- 0 SB--	0			NB-- 0 SB--	0			NB-- 0 SB--	0		
		EB-- 0 WB--	0		EB-- 0 WB--	0		EB-- 0 WB--	0			EB-- 0 WB--	0			EB-- 0 WB--	0		
	ATSAC-1 or ATSAC+ATCS-2?		2			2				2				2				2	
	Override Capacity		0			0				0				0				0	
NORTHBOUND Westmoreland	Left	22	0	22	0	22	22	0	23	0	23	0	23	0	23		23	0	23
	Left-Through		1							1				1				1	
	Through	6	0	28	0	6	28	3	9	0	32	0	9	0	32		9	0	32
	Through-Right		0							0				0				0	
	Right	139	1	**139**	0	139	**139**	0	145	1	**145**	0	145	1	**145**		145	1	**145**
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND Westmoreland	Left	30	0	**30**	0	30	**30**	1	32	0	**32**	0	32	0	**32**		32	0	**32**
	Left-Through		0							0				0				0	
	Through	32	0	64	0	32	64	1	34	0	71	0	34	0	76		34	0	76
	Through-Right		0							0				0				0	
	Right	2	0	0	0	2	0	3	5	0	0	0	10	0	0		10	0	0
	Left-Through-Right		1							1				1				1	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	*North-South:*	169		*North-South:*	169		*North-South:*		177		*North-South:*		177		*North-South:*		177	
		East-West:	0		*East-West:*	0		*East-West:*		0		*East-West:*		0		*East-West:*		0	
		SUM:	169		*SUM:*	169		*SUM:*		177		*SUM:*		177		*SUM:*		177	
	VOLUME/CAPACITY *(V/C)* RATIO:																		
	V/C LESS ATSAC/ATCS ADJUSTMENT:			0.000			0.000				0.000				0.000				0.000
	LEVEL OF SERVICE (LOS):			A			A				A				A				A

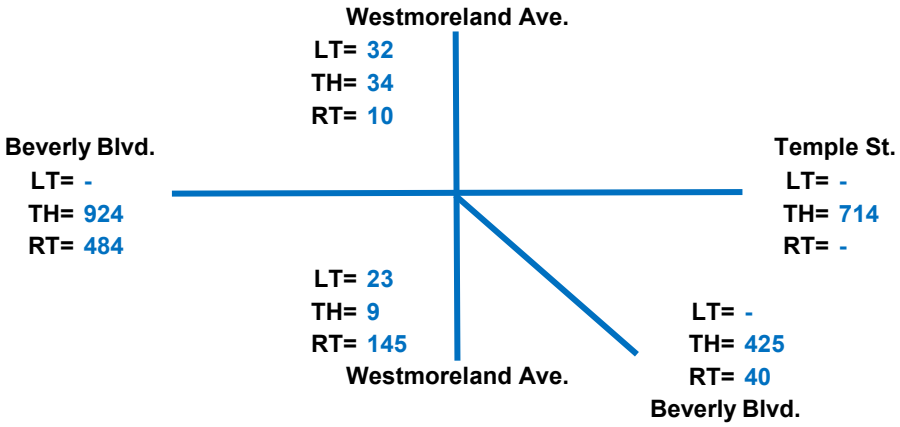
PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Enlightenment Plaza Project - Manual Adjustment 12/20/2019

Intersection #9 - Westmoreland Ave. & Beverly Blvd. & Temple St.

Future With Street Vacation - PM Peak



Ø 1 Beverly Blvd. (EB) & Temple St. (WB)

Beverly Blvd. (EB)

Number of Lanes	2	Thru			
	1	Right Only			
EB Right Lane Volume	484 / 1		=	**484**	**Critical**

OR

Temple St. (WB)

Number of Lanes	3	Thru			
EB Thru Lane Volume	714 / 3		=	238	

Ø 2 Beverly Blvd. (EB Right Only) & Beverly Blvd. (NWB)

EB Number of Lanes	1	Right Only			
Critical Volume	484 / 1		=	**484**	**Critical**
NWB Number of Lanes	1	Thru			
	1	Thru & Right			
NWB Critical Volume	425 + 40 / 2		=	233	

Enlightenment Plaza Project - Manual Adjustment 12/20/2019
Intersection #9 - Westmoreland Ave. & Beverly Blvd. & Temple St.
Future With Street Vacation - PM Peak

Ø 3 Westmoreland Ave. (NB & SB)

Westmoreland Ave. (NB LT & SB Thru)						
NB Left Number of Lanes	1	Left/Thru				
NB Left Lane Volume	23 / 1		=	23		
SB Thru/Right Number of Lanes	1	Left/Thru/Right				
SB Thru/Right Lane Volume			=	76		
Critical Volume	23	+	76	=	99	

OR

Westmoreland Ave. (SB LT & NB RT)						
SB Left Number of Lanes	1	Left Only				
SB Left Lane Volume	32 / 1		=	**32**		**Critical**
NB Right Number of Lanes	1	Right				
NB Right Lane Volume			=	**145**		**Critical**
Critical Volume	**32**	+	**145**	=	**177**	**Critical**

Critical Volumes:	**484**	**+**	**484**	**+**	**177**	**=**	**1145**
No. of Phases:					**3**		
Volume/Capacity (V/C) Ratio:					**0.804**		
V/C Less ATSAC/ATCS Adjustment:					**0.704**		
Level of Service (LOS):					**C**		

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Virgil Ave.			Year of Count:	2019		Ambient Growth: (%):	1		Conducted by:	Saeed K.		Date:	12/31/2019		
10-Ø1	East-West Street:	Temple St. & Silver Lake Blvd.			Projection Year:	2023		Peak Hour:	AM		Reviewed by:			Project:	Enlightenment Plaza		
No. of Phases				1			1			1			1				1
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0			0			0			0				0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB-- 0	NB--	0	SB-- 0	NB--	0	SB-- 0	NB--	0	SB--	0
	EB--	0	WB--	0	EB--	0	WB-- 0	EB--	0	WB-- 0	EB--	0	WB-- 0	EB--	0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?				2			2			2			2				2
Override Capacity				0			0			0			0				0

MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ Street Vacation				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND Virgil Ave.	Left	7	1	7	0	7	7	5	12	1	12	0	12	1	12		12	1	12
	Left-Through		0							0				0				0	
	Through	560	1	**383**	0	560	**383**	2	585	1	**402**	0	585	1	**402**		585	1	**402**
	Through-Right		1							1				1				1	
	Right	206	0	206	0	206	206	4	218	0	218	0	218	0	218		218	0	218
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND Virgil Ave.	Left	115	1	**115**	0	115	**115**	0	120	1	**120**	0	120	1	**120**		120	1	**120**
	Left-Through		0							0				0				0	
	Through	636	1	334	0	636	334	-3	659	1	346	0	659	1	354		659	1	354
	Through-Right		1							1				1				1	
	Right	31	0	31	0	31	31	0	32	0	32	0	48	0	48		48	0	48
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		498	*North-South:*		498	*North-South:*		522		*North-South:*			522	*North-South:*			522
		East-West:		0	*East-West:*		0	*East-West:*		0		*East-West:*			0	*East-West:*			0
		SUM:		498	*SUM:*		498	*SUM:*		522		*SUM:*			522	*SUM:*			522
VOLUME/CAPACITY *(V/C)* RATIO:																			
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.000			0.000			0.000					0.000				0.000
LEVEL OF SERVICE (LOS):				A			A			A					A				A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	12/31/2019
10-ø2	East-West Street:	Temple St. & Silver Lake Blvd.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ Street Vacation				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases		1	1		1	1		1	1	1		1	1	1		1	1	1
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0	0		0	0		0	0	0		0	0	0		0	0	0
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- EB-- 0 WB--	0	0	NB-- 0 SB-- EB-- 0 WB--	0	0	NB-- 0 SB-- EB-- 0 WB--	0	0	0	NB-- 0 SB-- EB-- 0 WB--	0	0	0	NB-- 0 SB-- EB-- 0 WB--	0	0	0
	ATSAC-1 or ATSAC+ATCS-2?		2	2		2	2		2	2	2		2	2	2		2	2	2
	Override Capacity		0	0		0	0		0	0	0		0	0	0		0	0	0
WESTBOUND Temple St	Left	185	0	**185**	0	185	**185**	2	195	0	**195**	0	195	0	**195**		195	0	**195**
	Left-Through		1							1				1				1	
	Through	179	1	179	1	180	180	3	189	1	189	1	190	1	190		190	1	190
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	*North-South:*	185		*North-South:*	185		*North-South:*	195			*North-South:*	195			*North-South:*	195		
		East-West:	0		*East-West:*	0		*East-West:*	0			*East-West:*	0			*East-West:*	0		
		SUM:	185		*SUM:*	185		*SUM:*	195			*SUM:*	195			*SUM:*	195		
	VOLUME/CAPACITY *(V/C)* RATIO:																		
	V/C LESS ATSAC/ATCS ADJUSTMENT:			0.000			0.000				0.000				0.000				0.000
	LEVEL OF SERVICE (LOS):			A			A				A				A				A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	Δ*v/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	12/31/2019
10-ø3	East-West Street:	Temple St. & Silver Lake Blvd.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ Street Vacation				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases		1	1		1	1		1	1	1		1	1	1				1
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0	0		0	0		0	0	0		0	0	0				0
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- EB-- 0 WB--		0	NB-- 0 SB-- EB-- 0 WB--		0	NB-- SB-- EB-- WB--			0	NB-- 0 SB-- EB-- 0 WB--			0	NB-- 0 SB-- EB-- 0 WB--			0
	ATSAC-1 or ATSAC+ATCS-2?			2			2				2				2				2
	Override Capacity			0			0				0				0				0
WESTBOUND Silver Lake Blvd.	Left	257	1	257	0	257	257	6	273	1	273	0	273	1	273		273	1	273
	Left-Through		0							0				0				0	
	Through	557	1	**311**	1	558	**311**	4	584	1	**326**	1	585	1	**326**		585	1	**326**
	Through-Right		1							1				1				1	
	Right	64	0	64	0	64	64	0	67	0	67	0	67	0	67		67	0	67
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	*North-South:*	311		*North-South:*	311		*North-South:*			326	*North-South:*			326		*North-South:*		326
		East-West:	0		*East-West:*	0		*East-West:*			0	*East-West:*			0		*East-West:*		0
		SUM:	311		*SUM:*	311		*SUM:*			326	*SUM:*			326		*SUM:*		326
	VOLUME/CAPACITY *(V/C)* RATIO:																		
	V/C LESS ATSAC/ATCS ADJUSTMENT:			0.000			0.000				0.000				0.000				0.000
	LEVEL OF SERVICE (LOS):			A			A				A				A				A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	Δ*v/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - AM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	12/31/2019
10-ø4	East-West Street:	Temple St. & Silver Lake Blvd.	Projection Year:	2023	Peak Hour:	AM	Reviewed by:		Project:	Enlightenment Plaza

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ Street Vacation				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases			1			1			1				1					1
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0				0					0
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- EB-- 0 WB--		0	NB-- 0 SB-- EB-- 0 WB--		0	NB-- 0 SB-- EB-- 0 WB--		0		NB-- 0 SB-- EB-- 0 WB--		0		NB-- 0 SB-- EB-- 0 WB--		0
	ATSAC-1 or ATSAC+ATCS-2?			2			2			2				2					2
	Override Capacity			0			0			0				0					0
EASTBOUND Temple St	Left	113	1	113	2	115	115	2	120	1	120	2	142	1	142		142	1	142
	Left-Through		0							0				0				0	
	Through	619	1	**315**	2	621	**316**	3	647	1	**331**	2	649	1	**332**		649	1	**332**
	Through-Right		1							1				1				1	
	Right	10	0	10	0	10	10	4	14	0	14	0	14	0	14		14	0	14
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	North-South:		315	North-South:		316	North-South:			331	North-South:			332		North-South:		332
		East-West:		0	East-West:		0	East-West:			0	East-West:			0		East-West:		0
		SUM:		315	SUM:		316	SUM:			331	SUM:			332		SUM:		332
	VOLUME/CAPACITY (V/C) RATIO:																		
	V/C LESS ATSAC/ATCS ADJUSTMENT:			0.000			0.000				0.000				0.000				0.000
	LEVEL OF SERVICE (LOS):			A			A				A				A				A

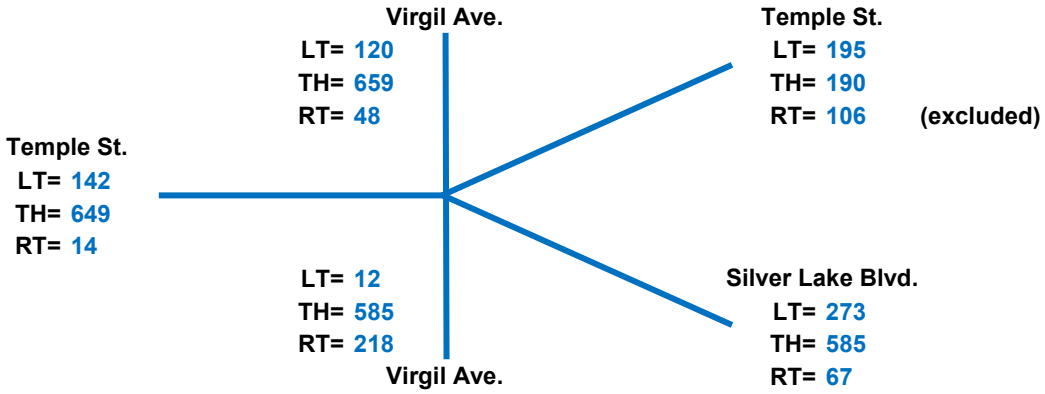
PROJECT IMPACT

Change in *v/c* due to project:	0.000	Δ*v/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Enlightenment Plaza Project - Manual Adjustment 12/20/2019

Intersection #10 - Virgil Ave. & Temple St. & Silver Lake Blvd.

Future With Street Vacation - AM Peak



Ø 1 Virgil Ave. (NB & SB)

Virgil Ave. (NB Left & SB Thru)

NB Left Number of Lanes	1 Left Only				
NB Left Lane Volume	$\frac{12}{1}$	=	12		
SB Thru/Right Number of Lanes	1 Thru 1 Thru & Right				
SB Thru/Right Lane Volume	$\frac{659 + 48}{2}$	=	354		
Critical Volume	12	+	354	=	366

OR

Virgil Ave. (SB Left & NB Thru)

SB Left Number of Lanes	1 Left Only					
SB Left Lane Volume	$\frac{120}{1}$	=	**120**			**Critical**
NB Thru/Right Number of Lanes	1 Thru 1 Thru & Right					
NB Thru/Right Lane Volume	$\frac{585 + 218}{2}$	=	**402**			**Critical**
Critical Volume	**120**	+	**402**	=	**522**	**Critical**

Enlightenment Plaza Project - Manual Adjustment 12/20/2019
Intersection #10 - Virgil Ave. & Temple St. & Silver Lake Blvd.
Future With Street Vacation - AM Peak

Ø 2 Temple St. (WB)

Number of Lanes	1	Thru & Left			
	1	Thru			
WB Left Lane Volume			=	**195**	**Critical**

Ø 3 Silver Lake Blvd. (WB)

Number of Lanes	1	Left Only			
	1	Thru			
	1	Thru & Right			
WB Left Lane Volume	273 / 1		=	273	
or					
WB Thru/Right Lane Volume	(585 + 67) / 2		=	**326**	**Critical**

Ø 4 Temple St. (EB)

Number of Lanes	1	Left Only			
	1	Thru			
	1	Thru & Right			
EB Left Lane Volume	142 / 1		=	142	
or					
EB Thru/Right Lane Volume	(649 + 14) / 2		=	**332**	**Critical**

Critical Volumes:	**522**	**+**	**195**	**+**	**326**	**+**	**332**	**=**	**1375**
No. of Phases:					**4**				
Volume/Capacity (V/C) Ratio:					**1.000**				
V/C Less ATSAC/ATCS Adjustment:					**0.900**				
Level of Service (LOS):					**D**				

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Virgil Ave.			Year of Count:	2019		Ambient Growth: (%):	1		Conducted by:	Saeed K.		Date:	12/31/2019		
10-Ø1	East-West Street:	Temple St. & Silver Lake Blvd.			Projection Year:	2023		Peak Hour:	PM		Reviewed by:			Project:	Enlightenment Plaza		
No. of Phases				1			1			1			1				1
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0			0			0			0				0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB-- 0	NB--	0	SB-- 0	NB--	0	SB-- 0	NB--	0	SB--	0
	EB--	0	WB--	0	EB--	0	WB-- 0	EB--	0	WB-- 0	EB--	0	WB-- 0	EB--	0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?				2			2			2			2				2
Override Capacity				0			0			0			0				0

MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ Street Vacation				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND Virgil Ave.	Left	16	1	16	0	16	16	5	22	1	22	0	22	1	22		22	1	22
	Left-Through		0							0				0				0	
	Through	578	1	**365**	0	578	**365**	5	606	1	**389**	0	606	1	**389**		606	1	**389**
	Through-Right		1							1				1				1	
	Right	152	0	152	0	152	152	14	172	0	172	0	172	0	172		172	0	172
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND Virgil Ave.	Left	97	1	**97**	0	97	**97**	1	102	1	**102**	0	102	1	**102**		102	1	**102**
	Left-Through		0							0				0				0	
	Through	695	1	358	0	695	358	27	750	1	386	0	750	1	398		750	1	398
	Through-Right		1							1				1				1	
	Right	21	0	21	0	21	21	0	22	0	22	0	45	0	45		45	0	45
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		462	*North-South:*		462	*North-South:*		491		*North-South:*			491	*North-South:*			491
		East-West:		0	*East-West:*		0	*East-West:*		0		*East-West:*			0	*East-West:*			0
		SUM:		462	*SUM:*		462	*SUM:*		491		*SUM:*			491	*SUM:*			491
VOLUME/CAPACITY *(V/C)* RATIO:																			
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.000			0.000			0.000					0.000				0.000
LEVEL OF SERVICE (LOS):				A			A			A					A				A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	12/31/2019
10-ø2	East-West Street:	Temple St. & Silver Lake Blvd.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ Street Vacation				FUTURE W/ PROJECT W/ MITIGATION			
MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
No. of Phases			1			1			1				1					1
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0				0					0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- EB-- 0 WB--		0	NB-- 0 SB-- EB-- 0 WB--		0	NB-- SB-- EB-- WB--		0		NB-- 0 SB-- EB-- 0 WB--		0		NB-- 0 SB-- EB-- 0 WB--		0	
ATSAC-1 or ATSAC+ATCS-2?			2			2			2				2					2
Override Capacity			0			0			0				0					0
WESTBOUND Temple St																		
Left	114	0	114	0	114	114	0	119	0	119	0	119	0	119		119	0	119
Left-Through		1							1				1				1	
Through	145	1	**130**	1	146	**130**	2	153	1	**136**	1	154	1	**137**		154	1	**137**
Through-Right		0							0				0				0	
Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
Left-Through		0							0				0				0	
Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Through-Right		0							0				0				0	
Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through		0							0				0				0	
Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
Through-Right		0							0				0				0	
Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
Left-Through		0							0				0				0	
Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Through-Right		0							0				0				0	
Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
CRITICAL VOLUMES	*North-South:*		130	*North-South:*		130	*North-South:*			136	*North-South:*			137	*North-South:*			137
	East-West:		0	*East-West:*		0	*East-West:*			0	*East-West:*			0	*East-West:*			0
	SUM:		130	*SUM:*		130	*SUM:*			136	*SUM:*			137	*SUM:*			137
VOLUME/CAPACITY *(V/C)* RATIO:																		
V/C LESS ATSAC/ATCS ADJUSTMENT:			0.000			0.000				0.000				0.000				0.000
LEVEL OF SERVICE (LOS):			A			A				A				A				A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	*Δv/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	12/31/2019
10-ø3	East-West Street:	Temple St. & Silver Lake Blvd.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ Street Vacation				FUTURE W/ PROJECT W/ MITIGATION			
MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
No. of Phases			1			1			1				1					1
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0				0					0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- EB-- 0 WB--		0	NB-- 0 SB-- EB-- 0 WB--		0	NB-- SB-- EB-- WB--		0		NB-- 0 SB-- EB-- 0 WB--		0		NB-- 0 SB-- EB-- 0 WB--		0	
ATSAC-1 or ATSAC+ATCS-2?			2			2			2				2					2
Override Capacity			0			0			0				0					0
WESTBOUND Silver Lake Blvd. Left	285	1	**285**	0	285	**285**	11	308	1	**308**	0	308	1	**308**		308	1	**308**
Left-Through		0							0				0				0	
Through	424	1	232	1	425	232	8	449	1	245	1	450	1	246		450	1	246
Through-Right		1							1				1				1	
Right	39	0	39	0	39	39	0	41	0	41	0	41	0	41		41	0	41
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through		0							0				0				0	
Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
Through-Right		0							0				0				0	
Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
Left	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through		0							0				0				0	
Through	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
Through-Right		0							0				0				0	
Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
Left-Through		0							0				0				0	
Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Through-Right		0							0				0				0	
Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
CRITICAL VOLUMES	*North-South:*		285	*North-South:*		285	*North-South:*		308		*North-South:*		308		*North-South:*			308
	East-West:		0	*East-West:*		0	*East-West:*		0		*East-West:*		0		*East-West:*			0
	SUM:		285	*SUM:*		285	*SUM:*		308		*SUM:*		308		*SUM:*			308
VOLUME/CAPACITY *(V/C)* RATIO:																		
V/C LESS ATSAC/ATCS ADJUSTMENT:			0.000			0.000			0.000				0.000					0.000
LEVEL OF SERVICE (LOS):			A			A			A				A					A

PROJECT IMPACT

Change in *v/c* due to project:	0.000	Δ*v/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet

Enlightenment Plaza Project - PM Peak Hour

I/S #:	North-South Street:	Virgil Ave.	Year of Count:	2019	Ambient Growth: (%):	1	Conducted by:	Saeed K.	Date:	12/31/2019
10-ø4	East-West Street:	Temple St. & Silver Lake Blvd.	Projection Year:	2023	Peak Hour:	PM	Reviewed by:		Project:	Enlightenment Plaza

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ Street Vacation				FUTURE W/ PROJECT W/ MITIGATION			
MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
No. of Phases			1			1			1				1					1
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0				0					0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- EB-- 0 WB--		0	NB-- 0 SB-- EB-- 0 WB--		0	NB-- SB-- EB-- WB--		0		NB-- 0 SB-- EB-- 0 WB--		0		NB-- 0 SB-- EB-- 0 WB--		0	
ATSAC-1 or ATSAC+ATCS-2?			2			2			2				2					2
Override Capacity			0			0			0				0					0
EASTBOUND Temple St																		
Left	107	1	107	1	108	108	6	117	1	117	1	160	1	160		160	1	160
Left-Through		0							0				0				0	
Through	870	1	**438**	1	871	**438**	6	911	1	**461**	1	912	1	**461**		912	1	**461**
Through-Right		1							1				1				1	
Right	5	0	5	0	5	5	5	10	0	10	0	10	0	10		10	0	10
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
Left	0	0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
Left-Through		0							0				0				0	
Through	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Through-Right		0							0				0				0	
Right	0	0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
Left		0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through		0							0				0				0	
Through		0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
Through-Right		0							0				0				0	
Right		0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
Left		0	**0**	0	0	**0**		0	0	**0**		0	0	**0**		0	0	**0**
Left-Through		0							0				0				0	
Through		0	0	0	0	0		0	0	0		0	0	0		0	0	0
Through-Right		0							0				0				0	
Right		0	0	0	0	0		0	0	0		0	0	0		0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
CRITICAL VOLUMES	*North-South:*		438	*North-South:*		438	*North-South:*			461	*North-South:*			461	*North-South:*			461
	East-West:		0	*East-West:*		0	*East-West:*			0	*East-West:*			0	*East-West:*			0
	SUM:		438	*SUM:*		438	*SUM:*			461	*SUM:*			461	*SUM:*			461
VOLUME/CAPACITY *(V/C)* RATIO:																		
V/C LESS ATSAC/ATCS ADJUSTMENT:			0.000			0.000				0.000				0.000				0.000
LEVEL OF SERVICE (LOS):			A			A				A				A				A

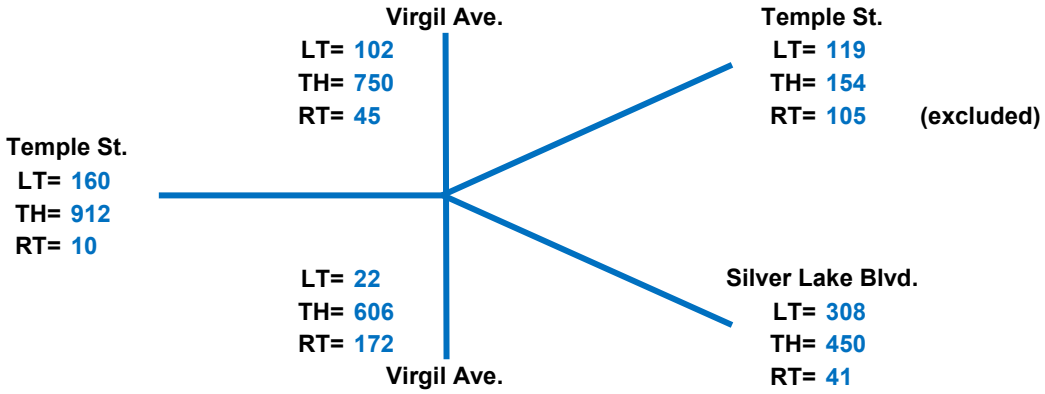
PROJECT IMPACT

Change in *v/c* due to project:	0.000	Δ*v/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Enlightenment Plaza Project - Manual Adjustment 12/20/2019

Intersection #10 - Virgil Ave. & Temple St. & Silver Lake Blvd.

Future With Street Vacation - PM Peak



Ø 1 Virgil Ave. (NB & SB)

Virgil Ave. (NB Left & SB Thru)

NB Left Number of Lanes	1 Left Only				
NB Left Lane Volume	$\frac{22}{1}$	=	22		
SB Thru/Right Number of Lanes	1 Thru 1 Thru & Right				
SB Thru/Right Lane Volume	$\frac{750 + 45}{2}$	=	398		
Critical Volume	22	+	398	=	420

OR

Virgil Ave. (SB Left & NB Thru)

SB Left Number of Lanes	1 Left Only					
SB Left Lane Volume	$\frac{102}{1}$	=	**102**			**Critical**
NB Thru/Right Number of Lanes	1 Thru 1 Thru & Right					
NB Thru/Right Lane Volume	$\frac{606 + 172}{2}$	=	**389**			**Critical**
Critical Volume	**102**	+	**389**	=	**491**	**Critical**

Enlightenment Plaza Project - Manual Adjustment 12/20/2019
Intersection #10 - Virgil Ave. & Temple St. & Silver Lake Blvd.
Future With Street Vacation - PM Peak

Ø 2 Temple St. (WB)

Number of Lanes	1	Thru & Left			
	1	Thru			
Thru Lane Volume			=	**137**	**Critical**

Ø 3 Silver Lake Blvd. (WB)

Number of Lanes	1	Left Only			
	1	Thru			
	1	Thru & Right			
WB Left Lane Volume	308 / 1		=	**308**	**Critical**
or					
WB Thru/Right Lane Volume	450 + 41 / 2		=	246	

Ø 4 Temple St. (EB)

Number of Lanes	1	Left Only			
	1	Thru			
	1	Thru & Right			
EB Left Lane Volume	160 / 1		=	160	
or					
EB Thru/Right Lane Volume	912 + 10 / 2		=	**461**	**Critical**

Critical Volumes:	**491**	**+**	**137**	**+**	**308**	**+**	**461**	**=**	**1397**
No. of Phases:					**4**				
Volume/Capacity (V/C) Ratio:					**1.016**				
V/C Less ATSAC/ATCS Adjustment:					**0.916**				
Level of Service (LOS):					**E**				

Table E.1 Future With Street Vacation 2/5/20
Unsignalized Intersection Analysis

Unsignalized Intersections[1]	FWP Conditions AM Peak			FWP Conditions PM Peak		
	Delay	LOS	Queue[2]	Delay	LOS	Queue[2]
Beverly Blvd. & Juanita Ave.						
Westbound Left	19.9	C	1	26.2	D	1
Eastbound Left	17.6	C	1	15.1	C	0
Northbound Left/Through/Right	75.5	F	3	148.5	F	6
Southbound Left/Through/Right	77.0	F	3	56.0	F	2
Beverly Blvd. & Madison Ave. (N)						
Southbound Left/Right	26.8	D	1	18.7	C	1
Eastbound Left	18.0	C	1	15.7	C	1
Beverly Blvd. & Madison Ave. (S)						
Northbound Left/Right	38.5	E	1	18.2	C	1
Westbound Left	23.4	C	1	24.8	C	1
Virgil Ave. & Oakwood Ave.						
Eastbound Left/Through/Right	93.7	F	1	263.8	F	4
Westbound Left/Through/Right	30.5	D	1	57.5	F	1
Northbound Left	10.5	B	1	10.3	B	1
Southbound Left	10.8	B	1	11.9	B	2

[1] Delay and LOS for unsignalized intersections are shown for the minor stopped approaches.

[2] HCM 95th Percentile Queue (veh)

Table E.2 Future Without Street Vacation 2/6/20
Unsignalized Intersection Analysis

Unsignalized Intersections[1]	FWP Without Street Vacation Conditions AM Peak			FWP Without Street Vacation Conditions PM Peak		
	Delay	LOS	Queue[2]	Delay	LOS	Queue[2]
Beverly Blvd. & Juanita Ave.						
Westbound Left	19.7	C	1	25.6	D	1
Eastbound Left	17.9	C	1	15.5	C	1
Northbound Left/Through/Right	116.8	F	4	Overflow	F	8
Southbound Left/Through/Right	101	F	5	108.9	F	3
Beverly Blvd. & Madison Ave. (N)						
Southbound Left/Right	27.9	D	1	20.6	C	1
Eastbound Left	17.9	C	1	15.5	C	1
Beverly Blvd. & Madison Ave. (S)						
Northbound Left/Right	35.1	E	1	18.0	C	1
Westbound Left	23.0	C	1	24.3	C	1
Virgil Ave. & Oakwood Ave.						
Eastbound Left/Through/Right	93.7	F	2	Overflow	F	7
Westbound Left/Through/Right	29.2	D	1	48.6	E	1
Northbound Left	10.4	B	1	10.1	B	0
Southbound Left	10.8	B	1	11.7	B	2

[1] Delay and LOS for unsignalized intersections are shown for the minor stopped approaches.

[2] HCM 95th Percentile Queue (veh)

Table E.3 Existing Conditions 2/4/20
Unsignalized Intersection Analysis

Unsignalized Intersections[1]	Existing Conditions AM Peak			Existing Conditions PM Peak		
	Delay	LOS	Queue[2]	Delay	LOS	Queue[2]
Beverly Blvd. & Juanita Ave.						
Westbound Left	18.5	C	1	23.5	C	1
Eastbound Left	16.9	C	1	14.7	B	1
Northbound Left/Through/Right	53.8	F	3	122.7	F	5
Southbound Left/Through/Right	27.8	D	2	24.8	C	1
Beverly Blvd. & Madison Ave. (N)						
Southbound Left/Right	14.5	B	1	13.5	B	1
Eastbound Left	16.6	C	1	14.8	B	1
Beverly Blvd. & Madison Ave. (S)						
Northbound Left/Right	28.3	D	1	17.2	C	1
Westbound Left	21.2	C	1	22.5	C	1
Virgil Ave. & Oakwood Ave.						
Eastbound Left/Through/Right	65.0	F	1	Overflow	F	6
Westbound Left/Through/Right	24.9	C	1	37.9	E	1
Northbound Left	10.2	B	1	9.9	A	0
Southbound Left	10.5	B	1	11.4	B	2

[1] Delay and LOS for unsignalized intersections are shown for the minor stopped approaches.

[2] HCM 95th Percentile Queue (veh)

Table E.4 Unsignalized Intersections - Signal Warrant Analysis - Future With Street Vacation [1] 2/6/2020

Intersection	Major Street	Minor Street	Peak Hour	Major Street		Minor Street		Minor Street Warrant Threshold Volume [3]	Signal Warranted
				Volume [2] (both approaches)	# of Lanes per Direction	Volume [2] (high volume approach)	# of Lanes per Direction		
Beverly Blvd. & Juanita Ave.	Beverly Blvd.	Juanita Ave.	AM	2,542	3	65	1	100	No
			PM	2,609	3	83	1	100	No
Virgil Ave. & Oakwood Ave.	Virgil Ave.	Oakwood Ave.	AM	1,882	2	41	1	100	No
			PM	1,940	2	33	1	100	No
Beverly Blvd. & Madison Ave. (S)	Beverly Blvd.	Madison Ave. (S)	AM	2,578	3	21	1	100	No
			PM	-	-	-	-	-	-

Note:

1. Warrant analysis for intersections at LOS E or LOS F in Future With Project conditions.
2. Future With Project volumes.
3. Caltrans Traffic Manual - Figure 9-8 Peak Hour Volume Warrant (Urban Areas).

Warrant 3: Peak Hour

13: Beverly Blvd. & Juanita Ave. - Future With Street Vacation - AM Peak Hour

Intersection Information

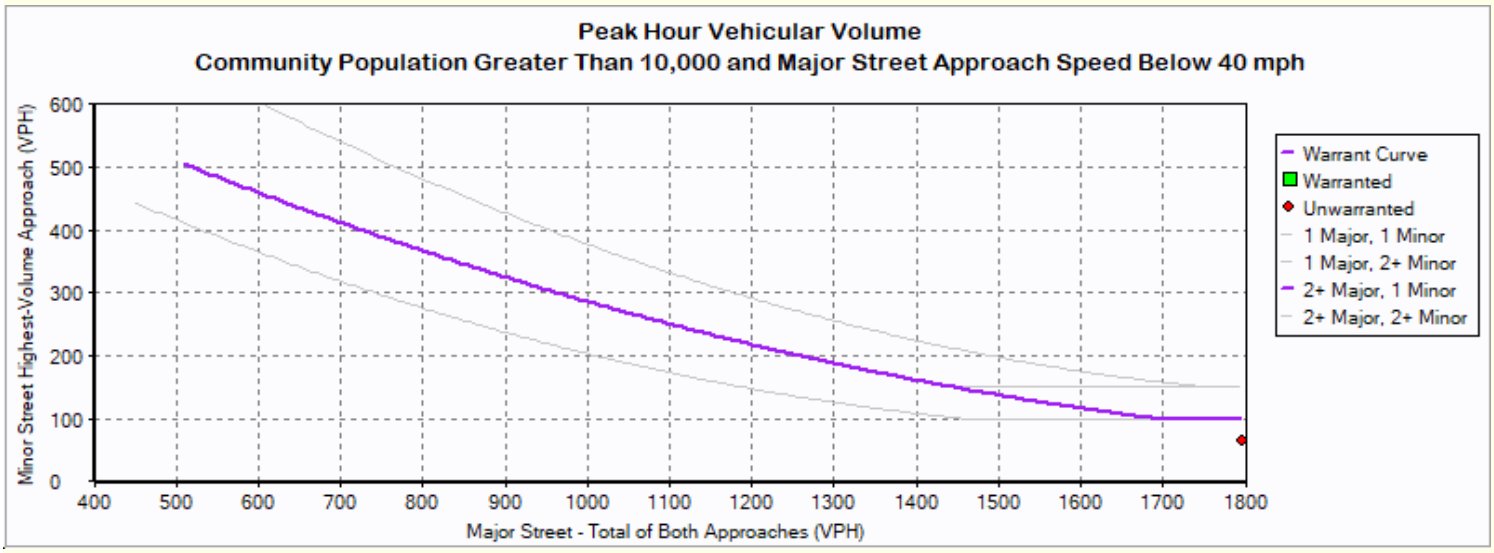
	Major Street	Minor Street
Street Name	Beverly Blvd.	Juanita Ave.
Direction	EB/WB	NB/SB
Number of Lanes	3	1
Approch Speed	30	30

Warrant 3 Met? **No**

Details

Low Population?	No		
Condition A Met?	No	**Condition B Met?**	No
Notes	0 Hours met (1 required)	**Notes**	0 Hours met (1 required)

Minor Approach Time Delay Condition Met?	Not Met
Minor Approach Volume Condition Met?	Not Met
Total Entering Intersection Volume Condition Met?	Not Met



Warrant 3: Peak Hour

13: Beverly Blvd. & Juanita Ave. - Future With Street Vacation - AM Peak Hour

Hour	Major Street Total All Approaches (vph)	Minor Street Highest Volume Approach (vph)
7:45	2,542	65

Warrant 3: Peak Hour

13: Beverly Blvd. & Juanita Ave. - Future With Street Vacation - PM Peak Hour

Intersection Information

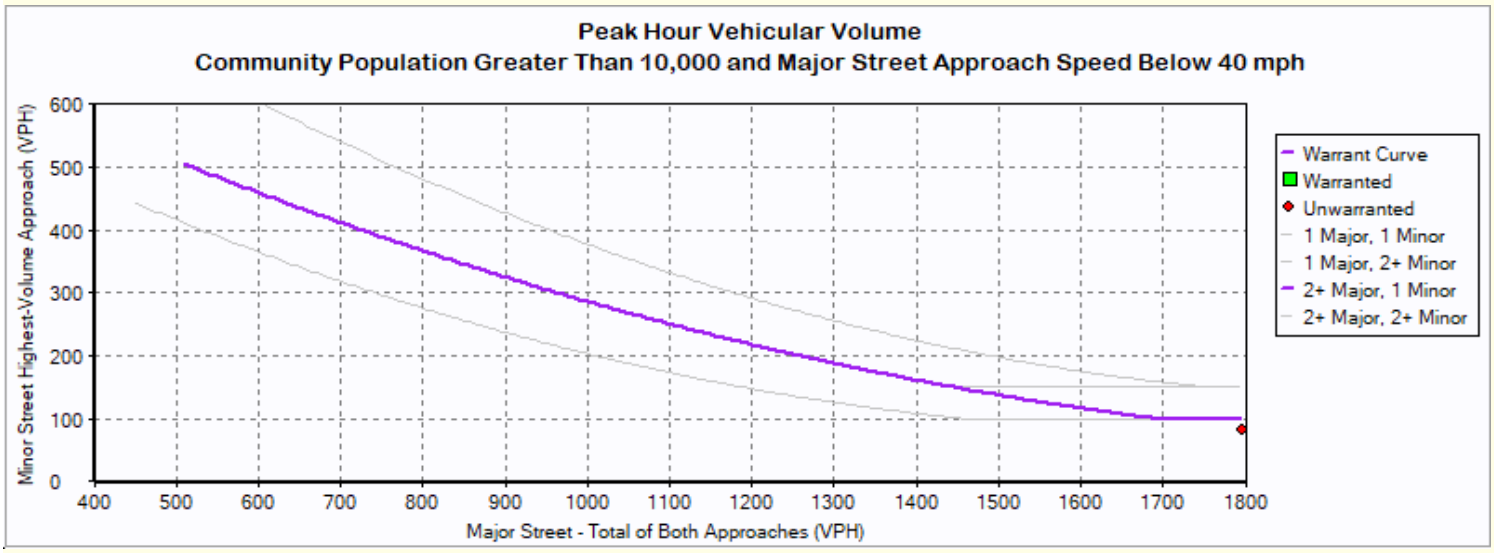
	Major Street	Minor Street
Street Name	Beverly Blvd.	Juanita Ave.
Direction	EB/WB	NB/SB
Number of Lanes	3	1
Approch Speed	30	30

Warrant 3 Met? **No**

Details

Low Population?	No		
Condition A Met?	No	**Condition B Met?**	No
Notes	0 Hours met (1 required)	**Notes**	0 Hours met (1 required)

Minor Approach Time Delay Condition Met?	Not Met
Minor Approach Volume Condition Met?	Not Met
Total Entering Intersection Volume Condition Met?	Not Met



Warrant 3: Peak Hour

13: Beverly Blvd. & Juanita Ave. - Future With Street Vacation - PM Peak Hour

Hour	Major Street Total All Approaches (vph)	Minor Street Highest Volume Approach (vph)
15:30	2,609	83

Warrant 3: Peak Hour

14: Beverly Blvd. & Madison Ave. (S) - Future With Street Vacation - AM Peak Hour

Intersection Information

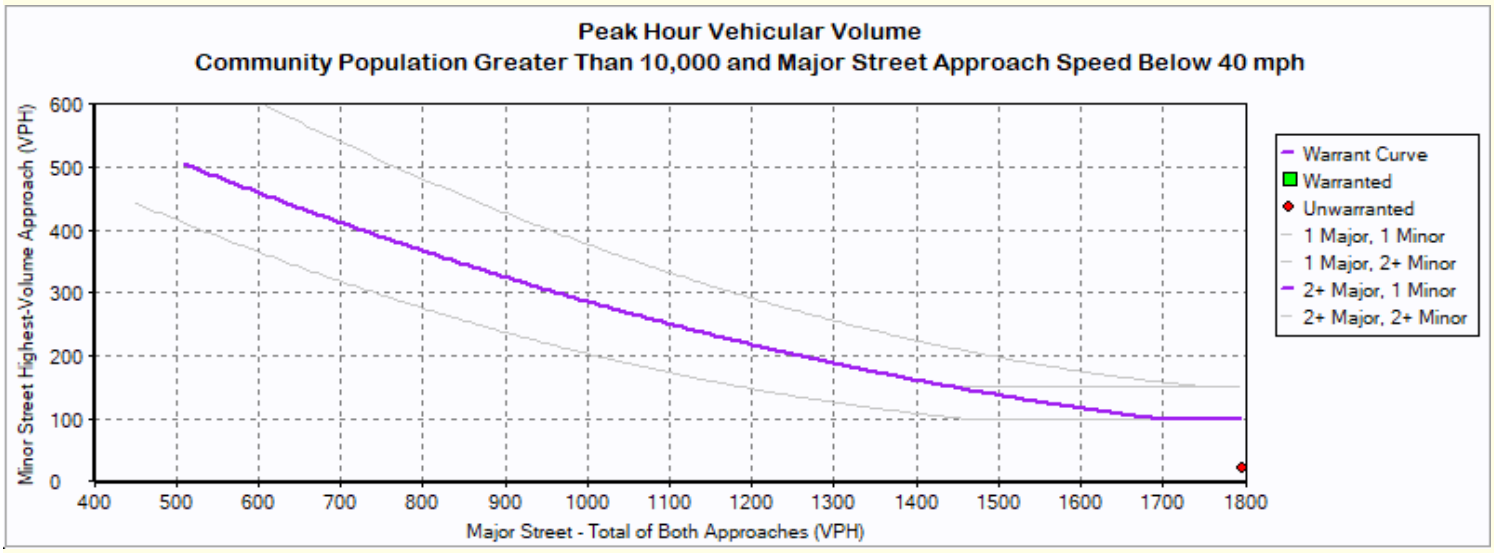
	Major Street	Minor Street
Street Name	Beverly Blvd.	Madison Ave.
Direction	EB/WB	NB
Number of Lanes	3	1
Approch Speed	30	30

Warrant 3 Met? **No**

Details

Low Population?	No		
Condition A Met?	No	**Condition B Met?**	No
Notes	0 Hours met (1 required)	**Notes**	0 Hours met (1 required)

Minor Approach Time Delay Condition Met?	Not Met
Minor Approach Volume Condition Met?	Not Met
Total Entering Intersection Volume Condition Met?	Not Met



Warrant 3: Peak Hour

14: Beverly Blvd. & Madison Ave. (S) - Future With Street Vacation - AM Peak Hour

Hour	Major Street Total All Approaches (vph)	Minor Street Highest Volume Approach (vph)
7:30	2,578	21

Warrant 3: Peak Hour

15: Virgil Ave. & Oakwood Ave. - Future With Street Vacation - AM Peak Hour

Intersection Information

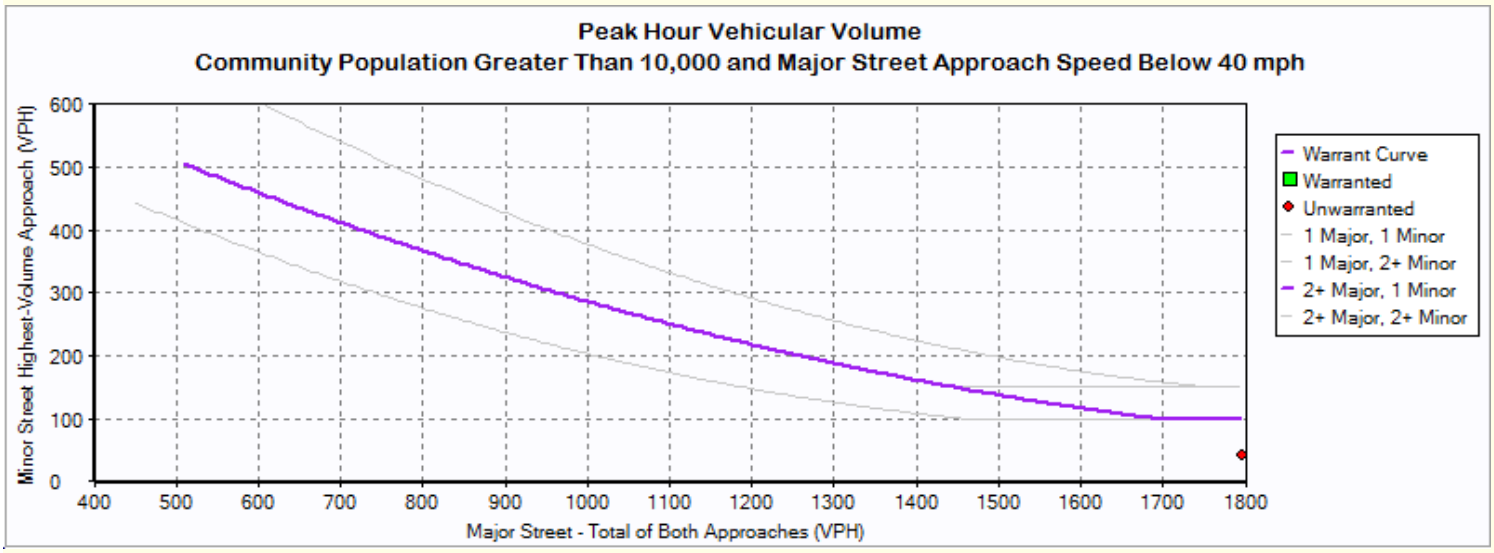
	Major Street	Minor Street
Street Name	Virgil Ave.	Oakwood Ave.
Direction	NB/SB	EB/WB
Number of Lanes	2	1
Approch Speed	30	30

Warrant 3 Met? **No**

Details

Low Population?	No		
Condition A Met	No	**Condition B Met**	No
Notes	0 Hours met (1 required)	**Notes**	0 Hours met (1 required)

Minor Approach Time Delay Condition Met?	Not Met
Minor Approach Volume Condition Met?	Not Met
Total Entering Intersection Volume Condition Met?	Not Met



Warrant 3: Peak Hour

15: Virgil Ave. & Oakwood Ave. - Future With Street Vacation - AM Peak Hour

Hour	Major Street Total All Approaches (vph)	Minor Street Highest Volume Approach (vph)
7:30	1,882	41

Warrant 3: Peak Hour

15: Virgil Ave. & Oakwood Ave. - Future With Street Vacation - PM Peak Hour

Intersection Information

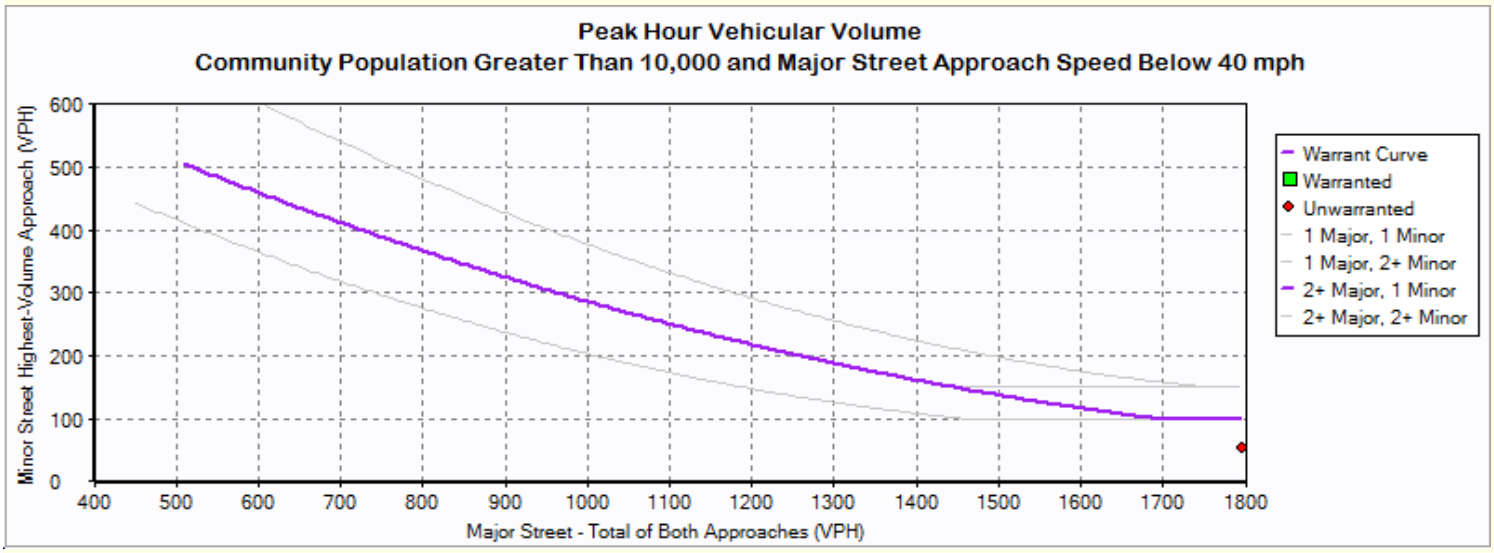
	Major Street	Minor Street
Street Name	Virgil Ave.	Oakwood Ave.
Direction	NB/SB	EB/WB
Number of Lanes	2	1
Approch Speed	30	30

Warrant 3 Met? **No**

Details

Low Population?	No		
Condition A Met	No	**Condition B Met**	No
Notes	0 Hours met (1 required)	**Notes**	0 Hours met (1 required)

Minor Approach Time Delay Condition Met?	Not Met
Minor Approach Volume Condition Met?	Not Met
Total Entering Intersection Volume Condition Met?	Not Met



Warrant 3: Peak Hour

15: Virgil Ave. & Oakwood Ave. - Future With Street Vacation - PM Peak Hour

Hour	Major Street Total All Approaches (vph)	Minor Street Highest Volume Approach (vph)
16:30	1,940	33

APPENDIX I-2:

SUPPLEMENTAL VMT ANALYSIS

The Mobility Group,
Enlightenment Plaza Project VMT Analysis,
February 5, 2020

FORM GEN. 160A (Rev. 1/82)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

321 N Madison Av
DOT Case No. CEN19-48497

Date: March 3, 2020

To: Debbie Lawrence, Senior City Planner
Department of City Planning

From: Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **UPDATED TRANSPORTATION IMPACT ASSESSMENT FOR THE PROPOSED FLEXIBLE ENLIGHTENMENT PLAZA AFFORDABLE HOUSING PROJECT AT 321 NORTH MADISON AVENUE (CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR/VTT-82798/ENV-2019-5597-SE)**

On October 22, 2019, the Department of Transportation (DOT) issued a traffic assessment report to the Department of City Planning for the affordable housing project at 321 North Madison Avenue, which was subject to a transportation analysis dated September 2019 prepared by The Mobility Group. However, since the report was released, the project has changed slightly and a January 14, 2020 revised transportation analysis was prepared and submitted by The Mobility Group. Additionally, the applicant submitted a VMT analysis dated February 5, 2020 for the proposed project pursuant to the City of Los Angeles adoption of vehicle miles traveled (VMT) as the criteria by which to determine transportation impacts under CEQA Senate Bill (SB) 743 and due to the recent changes to Section 15064.3 of the State's California Environmental Quality Act (CEQA) Guidelines. Please replace the previous DOT assessment report dated October 22, 2019, in its entirety, with this report, which addresses the totality of the transportation analysis.

The DOT has reviewed the transportation analyses prepared by The Mobility Group, dated January 14, 2020 and February 3, 2020, for the proposed Enlightenment Plaza Affordable Housing Project located at 321 North Madison Avenue within the Central Area Planning Commission (APC) and a Transit Oriented Community (TOC) Tier 4. In compliance with SB 743 and the CEQA guidelines, a VMT analysis is required to identify the project's ability to promote the reduction of green-house gas emissions, the access to diverse land uses, and the development of multi-modal networks. The significance of a project's impact in this regard is measured against the VMT thresholds established in DOT's Transportation Assessment Guidelines (TAG), as described below.

DISCUSSION AND FINDINGS

A. Project Description

The project proposes to remove the existing AT&T Service Yard at 316 North Juanita Avenue and three multi-family dwelling units at 3812 West Oakwood Avenue and construct five buildings with Affordable Housing units and mental and physical health, financial, employment services for on-site residents who were formerly homeless. The project land uses have been slightly modified since the October 22, 2019 DOT report was released:

Land Use	Original Project	Revised Project
Affordable Housing (Permanent Supportive)	454 units	449 units
Apartment (Manager)	-	5 units
Residential Services	5,127 square feet	5,700 square feet

Madison Avenue will provide the main vehicular access (ingress and egress) as well as serve as a centralized drop-off and pick-up area zone. Vehicular access will also be provided from Oakwood Avenue and Juanita Avenue as illustrated in **Attachment A**. In the future, the project may request vacation of the northern portion of Madison Avenue between the project main entrance and Oakwood Avenue and the portion of Oakwood Avenue from Juanita Avenue to Westmoreland Avenue. The vacated street sections would have a control barrier and would be accessible to project residents and employees with use of a key card or similar device to operate the control barrier. A similar option would be provided for the adjacent PATH Metro Villas project on the east side of Madison Avenue at 320-340 North Madison Avenue. The proposed project is expected to be completed by 2023.

B. CEQA Screening Threshold

Prior to accounting for trip reductions resulting from the application of Transportation Demand Management (TDM) Strategies, a trip generation analysis was conducted to determine if the project would exceed 250 daily vehicle trips screening threshold. Using the City of Los Angeles VMT Calculator tool, which draws upon trip rate estimates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition as well as applying trip generation adjustments when applicable, based on sociodemographic data and the built environment factors of the project's surroundings, it was determined that the project **does** exceed the net 250 daily vehicle trips threshold. It should be noted that because the project Memorandum of Understanding (MOU) was approved prior to July 2019, the project is not required to use the new TAG, but the project has voluntarily submitted a VMT analysis. A copy of the VMT calculator version 1.2 screening page, with the corresponding net daily trips estimate, is provided as **Attachment B** to this report.

C. Transportation Impacts

On July 30, 2019, pursuant to SB 743 and the recent changes to Section 15064.3 of the State's CEQA Guidelines, the City of Los Angeles adopted VMT as a criteria in determining transportation impacts under CEQA. The new DOT TAG provide instructions on preparing transportation assessments for land use proposals and defines the significant impact thresholds.

The DOT VMT Calculator tool measures project impact in terms of Household VMT per Capita, and Work VMT per Employee. DOT identified distinct thresholds for significant VMT impacts for each of the seven Area Planning Commission (APC) areas in the City. For the Central APC area, in which the project is located, the following thresholds have been established:

- Household VMT per Capita: 6.0
- Work VMT per Employee: 7.6

As cited in the February 5, 2020 VMT Analysis report, prepared by The Mobility Group, the proposed project is projected to have a Household VMT per capita of 5.4 and Work VMT per employee of 0. Therefore, it is concluded that implementation of the Project would result in no significant VMT impact. A copy of the VMT Calculator summary report is provided as **Attachment B**.

D. Access and Circulation

During the preparation of the new CEQA guidelines, the State's Office of Planning and Research stressed that lead agencies can continue to apply traditional operational analysis requirements to inform land use decisions provided that such analyses were outside of the CEQA process. The authority for requiring non-CEQA transportation analysis and requiring improvements to address potential circulation deficiencies, lies in the City of Los Angeles' Site Plan Review authority as established in Section 16.05 of the Los Angeles Municipal Code (LAMC). Therefore, DOT continues to require and review a project's site access, circulation, and operational plan to determine if any access enhancements, transit amenities, intersection improvements, traffic signal upgrades, neighborhood traffic calming, or other improvements are needed. In accordance with this authority, the project has completed a circulation analysis using a "level of service" screening methodology that indicates that the trips generated by the proposed development will not likely result in adverse circulation conditions at several locations. DOT has reviewed this analysis and determined that it adequately discloses operational concerns. A copy of the circulation analysis table that summarizes these potential deficiencies is provided as **Attachment C** to this report. Additionally, the study included a circulation analysis considering the potential street vacations of Madison Avenue and of Oakwood Avenue as previously mentioned in this report. These street vacations would not change the outcome of the circulation analysis or the VMT analysis.

PROJECT REQUIREMENTS

A. Non-CEQA Related Requirements and Considerations

To comply with transportation and mobility goals and provisions of adopted City plans and ordinances, the applicant should be required to implement the following:

1. Parking Requirements

The study does not specify the number of parking spaces that will be provided onsite. The applicant should check with the Departments of Building and Safety and City Planning on the number of Code-required parking spaces required for this project within a TOC Tier 4.

2. Highway Dedication and Street Widening Requirements

Per the new Mobility Element of the General Plan, **Madison Avenue**, **Juanita Avenue**, and **Oakwood Avenue**, Local Streets, would require an 18-foot half-width roadway within a 30-foot half-width right-of-way. The applicant should check with BOE's Land Development Group to determine if there are any other applicable highway dedication, street widening and/or sidewalk requirements for this project.

3. Project Access and Circulation

The conceptual site plan for the project (see **Attachment A**) is acceptable to DOT. However, the review of this study does not constitute approval of the dimensions for any new proposed driveway. This requires separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 North Figueroa Street, 5th Floor, Room 550, at 213-482-7024). In order to minimize and prevent last minute building design changes, the applicant should contact DOT for driveway width and internal circulation requirements prior to the commencement of building or parking layout design.

4. Worksite Traffic Control Requirements
DOT recommends that a construction work site traffic control plan be submitted to DOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. Refer to http://ladot.lacity.org/what-we-do/plan-review to determine which section to coordinate review of the work site traffic control plan. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related truck traffic be restricted to off-peak hours to the extent feasible.

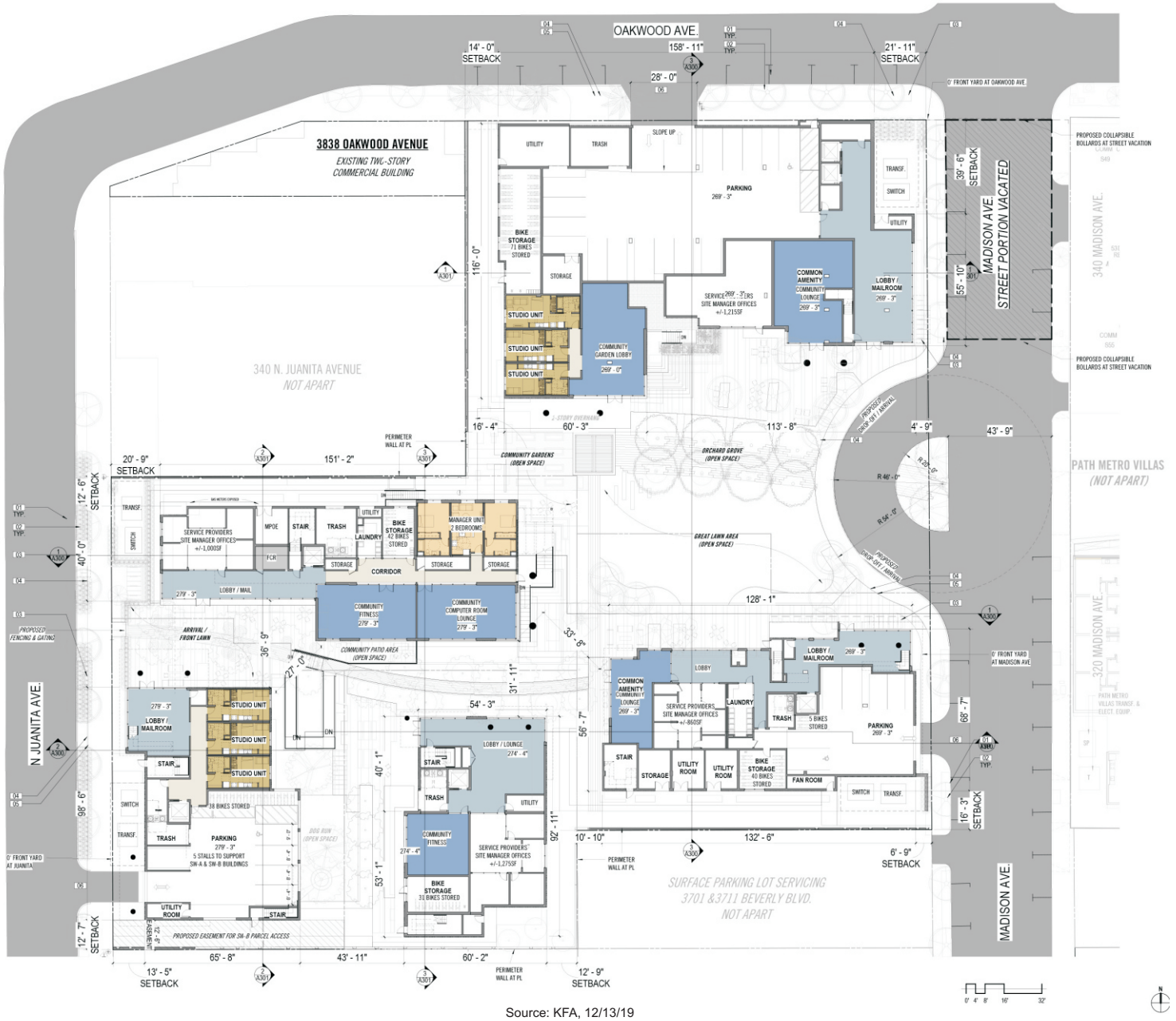
5. Development Review Fees
Section 19.15 of the LAMC identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact Eileen Hunt of my staff at (213) 972-8481.

Attachments

K:\Letters\2020\CEN19-48497_321 Madison_Enlightenment Plaza_Affordable Housing_vmt REV_ltr.docx

c: Craig Bullock, Council District 13
Matthew Masuda, Central District, BOE
Bhuvan Bajaj, Hollywood/Wilshire District, DOT
Taimour Tanavoli, Case Management, DOT
Michael Bates, The Mobility Group



Source: KFA, 12/13/19

2/5/20

Figure 1.2
Project Site Plan

Enlightenment Plaza Project

The **Mobility** Group
Transportation Strategies & Solutions

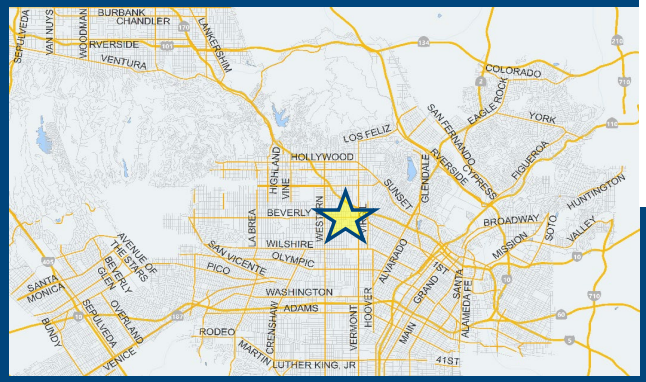
ATTACHMENT B
CEN19-48497_321 N Madison Av

CITY OF LOS ANGELES VMT CALCULATOR Version 1.2

Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: Enlightenment Plaza
Scenario: Proposed Project
Address: 321 N MADISON AVE, 90004



If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a fixed-rail or fixed-guideway transit station?

( ) Yes ( ) No

Existing Land Use

Land Use Type	Value	Unit
Housing | Single Family		DU
(custom) Light Industrial | Retail/Non-Retail	Non-Retail	LU type
(custom) Light Industrial | Residents	0	Person
(custom) Light Industrial | Employees	30	Person
(custom) Light Industrial | Daily	170	Trips
(custom) Light Industrial | HBW-Attraction Split	19	Percent
(custom) Light Industrial | HBO-Attraction Split	41	Percent
(custom) Light Industrial | NHB-Attraction Split	20	Percent
(custom) Light Industrial | HBW-Production Split	0	Percent
(custom) Light Industrial | HBO-Production Split	0	Percent
(custom) Light Industrial | NHB-Production Split	20	Percent

[x] Click here to add a single custom land use type (will be included in the above list)

Proposed Project Land Use

Land Use Type	Value	Unit
Housing | Multi-Family	5	DU
Housing | Affordable Housing - Permanent Suppor	449	DU
Housing | Multi-Family	5	DU

[ ] Click here to add a single custom land use type (will be included in the above list)

Project Screening Summary

Existing Land Use	Proposed Project
0 Daily Vehicle Trips	544 Daily Vehicle Trips
0 Daily VMT	3,228 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. [ ]

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	544 Net Daily Trips
The net increase in daily VMT ≤ 0	3,228 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0.000 ksf

The proposed project is required to perform VMT analysis.

Measuring the Miles

2/5/2020

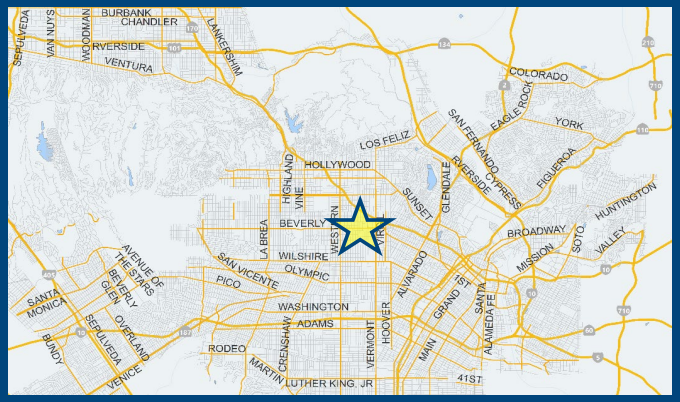
CITY OF LOS ANGELES VMT CALCULATOR Version 1.2

Project Information

Project: Enlightenment Plaza

Scenario: Proposed Project

Address: 321 N MADISON AVE, 90004



Proposed Project Land Use Type	Value	Unit
Housing | Affordable Housing - Permanent Suppor	449	DU
Housing | Multi-Family	5	DU

TDM Strategies

Select each section to show individual strategies

Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

	Proposed Project	With Mitigation
Max Home Based TDM Achieved?	**No**	**No**
Max Work Based TDM Achieved?	**No**	**No**

A Parking

Reduce Parking Supply	100	city code parking provision for the project site
☐ Proposed Prj ☐ Mitigation	74	actual parking provision for the project site
Unbundle Parking	150	monthly parking cost (dollar) for the project site
☐ Proposed Prj ☐ Mitigation		
Parking Cash-Out	50	percent of employees eligible
☐ Proposed Prj ☐ Mitigation		
Price Workplace Parking	6.00	daily parking charge (dollar)
☐ Proposed Prj ☐ Mitigation	25	percent of employees subject to priced parking
Residential Area Parking Permits	200	cost (dollar) of annual permit
☐ Proposed Prj ☐ Mitigation		

B Transit

C Education & Encouragement

D Commute Trip Reductions

E Shared Mobility

F Bicycle Infrastructure

G Neighborhood Enhancement

Analysis Results

Proposed Project	With Mitigation
544 Daily Vehicle Trips	**544** Daily Vehicle Trips
3,228 Daily VMT	**3,228** Daily VMT
5.4 Household VMT per Capita	**5.4** Household VMT per Capita
N/A Work VMT per Employee	**N/A** Work VMT per Employee

Significant VMT Impact?

Household: No Threshold = 6.0 15% Below APC	**Household: No** Threshold = 6.0 15% Below APC
Work: N/A Threshold = 7.6 15% Below APC	**Work: N/A** Threshold = 7.6 15% Below APC

Measuring the Miles

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: February 5, 2020
Project Name: Enlightenment Plaza
Project Scenario: Proposed Project
Project Address: 321 N MADISON AVE, 90004

Version 1.2

Project Information			
Land Use Type		**Value**	**Units**
Housing	*Single Family*	*0*	*DU*
	Multi Family	5	DU
	Townhouse	*0*	*DU*
	Hotel	*0*	*Rooms*
	Motel	*0*	*Rooms*
Affordable Housing	*Family*	*0*	*DU*
	Senior	*0*	*DU*
	Special Needs	*0*	*DU*
	Permanent Supportive	449	DU
Retail	*General Retail*	*0.000*	*ksf*
	Furniture Store	*0.000*	*ksf*
	Pharmacy/Drugstore	*0.000*	*ksf*
	Supermarket	*0.000*	*ksf*
	Bank	*0.000*	*ksf*
	Health Club	*0.000*	*ksf*
	High-Turnover Sit-Down Restaurant	*0.000*	*ksf*
	Fast-Food Restaurant	*0.000*	*ksf*
	Quality Restaurant	*0.000*	*ksf*
	Auto Repair	*0.000*	*ksf*
	Home Improvement	*0.000*	*ksf*
	Free-Standing Discount	*0.000*	*ksf*
	Movie Theater	*0*	*Seats*
Office	*General Office*	*0.000*	*ksf*
	Medical Office	*0.000*	*ksf*
Industrial	*Light Industrial*	*0.000*	*ksf*
	Manufacturing	*0.000*	*ksf*
	Warehousing/Self-Storage	*0.000*	*ksf*
School	*University*	*0*	*Students*
	High School	*0*	*Students*
	Middle School	*0*	*Students*
	Elementary	*0*	*Students*
	Private School (K-12)	*0*	*Students*

Other	*0*	*Trips*

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: February 5, 2020
Project Name: Enlightenment Plaza
Project Scenario: Proposed Project
Project Address: 321 N MADISON AVE, 90004

Version 1.2

Analysis Results			
Total Employees: 0 Total Population: 514			
Proposed Project		***With Mitigation***	
544	**Daily Vehicle Trips**	**544**	**Daily Vehicle Trips**
3,228	**Daily VMT**	**3,228**	**Daily VMT**
5.4	**Household VMT per Capita**	**5.4**	**Household VMT per Capita**
N/A	**Work VMT per Employee**	**N/A**	**Work VMT per Employee**

Significant VMT Impact?			
APC: Central			
Impact Threshold: 15% Below APC Average Household = 6.0 Work = 7.6			
Proposed Project		***With Mitigation***	
VMT Threshold	**Impact**	**VMT Threshold**	**Impact**
Household > 6.0 Work > 7.6	No N/A	Household > 6.0 Work > 7.6	No N/A

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: February 5, 2020
Project Name: Enlightenment Plaza
Project Scenario: Proposed Project
Project Address: 321 N MADISON AVE, 90004

Version 1.2

TDM Strategy Inputs

Strategy Type		Description	Proposed Project	Mitigations
Parking	Reduce parking supply	City code parking provision (spaces)	0	0
		Actual parking provision (spaces)	0	0
	Unbundle parking	Monthly cost for parking ($)	$0	$0
	Parking cash-out	Employees eligible (%)	0%	0%
	Price workplace parking	Daily parking charge ($)	$0.00	$0.00
		Employees subject to priced parking (%)	0%	0%
	Residential area parking permits	Cost of annual permit ($)	$0	$0

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Transit	*Reduce transit headways*	*Reduction in headways (increase in frequency) (%)*	*0%*	*0%*
		Existing transit mode share (as a percent of total daily trips) (%)	*0%*	*0%*
		Lines within project site improved (<50%, >=50%)	*0*	*0*
	Implement neighborhood shuttle	*Degree of implementation (low, medium, high)*	*0*	*0*
		Employees and residents eligible (%)	*0%*	*0%*
	Transit subsidies	*Employees and residents eligible (%)*	*0%*	*0%*
		Amount of transit subsidy per passenger (daily equivalent) ($)	*$0.00*	*$0.00*
Education & Encouragement	*Voluntary travel behavior change program*	*Employees and residents participating (%)*	*0%*	*0%*
	Promotions and marketing	*Employees and residents participating (%)*	*0%*	*0%*

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Commute Trip Reductions	*Required commute trip reduction program*	*Employees participating (%)*	*0%*	*0%*
	Alternative Work Schedules and Telecommute	*Employees participating (%)*	*0%*	*0%*
		Type of program	*0*	*0*
	Employer sponsored vanpool or shuttle	*Degree of implementation (low, medium, high)*	*0*	*0*
		Employees eligible (%)	*0%*	*0%*
		Employer size (small, medium, large)	*0*	*0*
	Ride-share program	*Employees eligible (%)*	*0%*	*0%*
Shared Mobility	*Car share*	*Car share project setting (Urban, Suburban, All Other)*	*0*	*0*
	Bike share	*Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)*	*0*	*0*
	School carpool program	*Level of implementation (Low, Medium, High)*	*0*	*0*

(cont. on following page)

TDM Strategy Inputs, Cont.				
Strategy Type		**Description**	**Proposed Project**	**Mitigations**
Bicycle Infrastructure	*Implement/Improve on-street bicycle facility*	*Provide bicycle facility along site (Yes/No)*	*0*	*0*
	Include Bike parking per LAMC	*Meets City Bike Parking Code (Yes/No)*	*0*	*0*
	Include secure bike parking and showers	*Includes indoor bike parking/lockers, showers, & repair station (Yes/No)*	*0*	*0*
Neighborhood Enhancement	*Traffic calming improvements*	*Streets with traffic calming improvements (%)*	*0%*	*0%*
		Intersections with traffic calming improvements (%)	*0%*	*0%*
	Pedestrian network improvements	*Included (within project and connecting off-site/within project only)*	*0*	*0*

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: February 5, 2020
Project Name: Enlightenment Plaza
Project Scenario: Proposed Project
Project Address: 321 N MADISON AVE, 90004

Version 1.2

TDM Adjustments by Trip Purpose & Strategy

Place type: Compact Infill

		Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*		*Source*
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Parking	Reduce parking supply	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Parking cash-out	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Price workplace parking	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Residential area parking permits	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	
Transit	Reduce transit headways	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Transit sections 1 - 3
	Implement neighborhood shuttle	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Transit subsidies	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
Education & Encouragement	Voluntary travel behavior change program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
Commute Trip Reductions	Required commute trip reduction program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Alternative Work Schedules and Telecommute Program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Employer sponsored vanpool or shuttle	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Ride-share program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
Shared Mobility	Car-share	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	TDM Strategy Appendix, Shared Mobility sections 1 - 3
	Bike share	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	
	School carpool program	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	

TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Compact Infill

		Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*		*Source*
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Bicycle Infrastructure	Implement/ Improve on-street bicycle facility	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
	Include Bike parking per LAMC	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	
	Include secure bike parking and showers	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	
Neighborhood Enhancement	Traffic calming improvements	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	TDM Strategy Appendix, Neighborhood Enhancement
	Pedestrian network improvements	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	

Final Combined & Maximum TDM Effect

	Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*
MAX. TDM EFFECT	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*

= Minimum (X%, 1-[(1-A)*(1-B)…])
where X%=

PLACE TYPE MAX:	*urban*	*75%*
	compact infill	*40%*
	suburban center	*20%*
	suburban	*15%*

Note: (1-[(1-A)*(1-B)…]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G)* for further discussion of dampening.

CITY OF LOS ANGELES VMT CALCULATOR

Report 4: MXD Methodology

Date: February 5, 2020
Project Name: Enlightenment Plaza
Project Scenario: Proposed Project
Project Address: 321 N MADISON AVE, 90004

Version 1.2

MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	169	-9.5%	153	8.1	1,369	1,239
Home Based Other Production	452	-34.1%	298	5.1	2,305	1,520
Non-Home Based Other Production	0	0.0%	0	7.6	0	0
Home-Based Work Attraction	0	0.0%	0	6.9	0	0
Home-Based Other Attraction	82	-36.6%	52	4.6	377	239
Non-Home Based Other Attraction	45	-8.9%	41	5.6	252	230

MXD Methodology with TDM Measures

	Proposed Project			*Project with Mitigation Measures*		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	0.0%	153	1,239	0.0%	153	1,239
Home Based Other Production	0.0%	298	1,520	0.0%	298	1,520
Non-Home Based Other Production	0.0%	0	0	0.0%	0	0
Home-Based Work Attraction	0.0%	0	0	0.0%	0	0
Home-Based Other Attraction	0.0%	52	239	0.0%	52	239
Non-Home Based Other Attraction	0.0%	41	230	0.0%	41	230

MXD VMT Methodology Per Capita & Per Employee

Total Population: 514
Total Employees: 0
APC: Central

	Proposed Project	*Project with Mitigation Measures*
Total Home Based Production VMT	**2,759**	**2,759**
Total Home Based Work Attraction VMT	**0**	**0**
Total Home Based VMT Per Capita	**5.4**	**5.4**
Total Work Based VMT Per Employee	**N/A**	**N/A**

Table 5.1 Future Without Project - Intersection LOS AM Peak Hour

No.	Intersection	Existing Conditions		Future Without Project Conditions	
		V/C	LOS	V/C	LOS
1	Vermont Ave & 101 NB on-ramp	0.540	A	0.593	A
2	Vermont Ave & 101 NB off-ramp	0.419	A	0.452	A
3	Vermont Ave & Rosewood Ave	0.583	A	0.624	B
4	Vermont Ave & Oakwood Ave	0.554	A	0.592	A
5	Vermont Ave & Beverly Blvd	0.694	B	0.762	C
6	Vermont Ave & W 1st St	0.597	A	0.643	B
7	Kenmore Ave & Beverly Blvd	0.421	A	0.449	A
8	New Hampshire Ave & Beverly Blvd	0.575	A	0.624	B
9	Beverly Blvd & Temple St & Westmoreland Ave	0.722	C	0.786	C
10	Temple St & Virgil Ave & Silver Lake Blvd	0.852	D	0.899	D
11	Beverly Blvd & Virgil Ave & Council St	0.720	C	0.770	C
12	101 SB off-ramp & Rosewood Ave	0.267	A	0.285	A

Table 5.2 Future Without Project - Intersection LOS PM Peak Hour

No.	Intersection	Existing Conditions		Future Without Project Conditions	
		V/C	LOS	V/C	LOS
1	Vermont Ave & 101 NB on-ramp	0.335	A	0.373	A
2	Vermont Ave & 101 NB off-ramp	0.435	A	0.468	A
3	Vermont Ave & Rosewood Ave	0.584	A	0.637	B
4	Vermont Ave & Oakwood Ave	0.565	A	0.615	B
5	Vermont Ave & Beverly Blvd	0.688	B	0.757	C
6	Vermont Ave & W 1st St	0.716	C	0.771	C
7	Kenmore Ave & Beverly Blvd	0.389	A	0.434	A
8	New Hampshire Ave & Beverly Blvd	0.556	A	0.601	B
9	Beverly Blvd & Temple St & Westmoreland Ave	0.608	B	0.704	C
10	Temple St & Virgil Ave & Silver Lake Blvd	0.856	D	0.916	E
11	Beverly Blvd & Virgil Ave & Council St	0.771	C	0.836	D
12	101 SB off-ramp & Rosewood Ave	0.349	A	0.380	A

Table 6.1 Future With Project - Intersection LOS AM Peak Hour

No.	Intersection	Future Without Project Conditions		Future With Project Conditions		Change in V/C	Adverse Queuing
		V/C	LOS	V/C	LOS		
1	Vermont Ave & 101 NB on-ramp	0.593	A	0.595	A	0.002	No
2	Vermont Ave & 101 NB off-ramp	0.452	A	0.453	A	0.001	No
3	Vermont Ave & Rosewood Ave	0.624	B	0.625	B	0.001	No
4	Vermont Ave & Oakwood Ave	0.592	A	0.593	A	0.001	No
5	Vermont Ave & Beverly Blvd	0.762	C	0.770	C	0.008	No
6	Vermont Ave & W 1st St	0.643	B	0.643	B	0.000	No
7	Kenmore Ave & Beverly Blvd	0.449	A	0.451	A	0.002	No
8	New Hampshire Ave & Beverly Blvd	0.624	B	0.627	B	0.003	No
9	Beverly Blvd & Temple St & Westmoreland Ave	0.786	C	0.792	C	0.006	No
10	Temple St & Virgil Ave & Silver Lake Blvd	0.899	D	0.900	D	0.001	No
11	Beverly Blvd & Virgil Ave & Council St	0.770	C	0.771	C	0.001	No
12	101 SB off-ramp & Rosewood Ave	0.285	A	0.286	A	0.001	No

Table 6.2 Future With Project - Intersection LOS PM Peak Hour

No.	Intersection	Future Without Project Conditions		Future With Project Conditions		Change in V/C	Adverse Queuing
		V/C	LOS	V/C	LOS		
1	Vermont Ave & 101 NB on-ramp	0.373	A	0.374	A	0.001	No
2	Vermont Ave & 101 NB off-ramp	0.468	A	0.469	A	0.001	No
3	Vermont Ave & Rosewood Ave	0.637	B	0.639	B	0.002	No
4	Vermont Ave & Oakwood Ave	0.615	B	0.616	B	0.001	No
5	Vermont Ave & Beverly Blvd	0.757	C	0.764	C	0.007	No
6	Vermont Ave & W 1st St	0.771	C	0.772	C	0.001	No
7	Kenmore Ave & Beverly Blvd	0.434	A	0.436	A	0.002	No
8	New Hampshire Ave & Beverly Blvd	0.601	B	0.603	B	0.002	No
9	Beverly Blvd & Temple St & Westmoreland Ave	0.701	C	0.704	C	0.003	No
10	Temple St & Virgil Ave & Silver Lake Blvd	0.915	E	0.916	E	0.001	No
11	Beverly Blvd & Virgil Ave & Council St	0.836	D	0.836	D	0.000	No
12	101 SB off-ramp & Rosewood Ave	0.380	A	0.381	A	0.001	No

The **Mobility** Group
Transportation Strategies & Solutions

Memorandum

To: Wes Pringle, LADOT

From: Michael Bates

Subject: Enlightenment Plaza Project – VMT Analysis

Date: February 5, 2020

Introduction

This memorandum provides an analysis of vehicle-miles traveled (VMT) for the Enlightenment Plaza Project using the most recent version of the City of Los Angeles VMT Calculator Version 1.2. The analysis shows that with applying the VMT impact criteria established by LADOT, the Proposed Project would not have significant VMT impacts. The project has an approved Transportation Impact Study (TIS). This information is being provided to supplement that study.

Background to VMT Analysis

State of California Senate Bill 743[1], requires the Governor's Office of Planning and Research to change the California Environmental Quality Act (CEQA) guidelines regarding transportation impact analysis. Under SB 743, the focus of transportation analysis will shift from driver delay – typically measured by traffic level of service (LOS) – to a new measurement that better address the state's goals on reduction of greenhouse gas emission (GHG), creation of multimodal transportation and promotion of mixed-use developments. Since 2014, the Governor's Office of Planning and Research has been developing guidelines and has recommended that vehicle-miles traveled (VMT) replace LOS as the primary measure of transportation impacts. Fully implemented guidelines were originally scheduled to be in place by January 1, 2016. However, an extension has allowed cities more time to establish an analysis methodology. The City of Los Angeles has updated its travel demand model, and has developed and calibrated to local conditions an impact evaluation methodology and transportation impact thresholds based on VMT. This is called the VMT Calculator. The City of Los Angeles has adopted the new CEQA methodology and thresholds as of July 30, 2019.

[1] SB 743(Steinberg, 2013).

VMT Analysis

VMT Screening

In accordance with LADOT, an initial assessment of the development project is conducted to determine if a VMT transportation assessment is required. A Development Project is defined as any proposed land use project that changes the use within an existing structure, creates an addition to an existing structure, or new construction, which includes any occupied floor area.

With respect to VMT, a VMT transportation assessment is required for Development Projects or Transportation Projects that meet the following criteria:

- If the Development Project is estimated to generate a net increase of 250 or more daily vehicle trips and requires discretionary action.

For the purpose of screening for daily vehicle trips, a proposed project's daily vehicle trips should be estimated using the VMT Calculator tool or the most recent edition of the ITE Trip Generation Manual. TDM strategies should not be considered for the purpose of screening. If existing land uses are present on the project site or there were previously terminated land uses that meet the criteria for trip credits, the daily vehicle trips generated by the existing or qualified terminated land uses can be estimated using the VMT Calculator tool and subtracted from the Project's daily vehicle trips to determine the increase in daily vehicle trips.

In accordance with these provisions, the project is expected to generate a net increase of 374 daily trips and thus a project VMT analysis is required. The summary results of the project screening are provided in Table 1 below. The VMT Calculator results for existing trips are shown on Appendix A.

VMT Thresholds

The LADOT VMT Calculator analyses in terms of Household VMT per Capita, and Work VMT per Employee. LADOT has identified thresholds for significant VMT impacts by sub-area of the city. For the area of the Proposed Project he following thresholds have been identified:

Household VMT per Capita: 6.0
Work VMT per Employee: 7.6

Table 1. Trip Generation – Project Screening

	Land Use	*Scale*	*Daily Vehicle Trips*
Proposed	Permanent Supportive Housing	449 DU	
	Apartments	5 DU	
	Sub-total		544
Existing	AT&T Yard		
	Sub-total		170
	Net Difference [Proposed – Existing]		374
	Analysis Required (Net Difference > 250)		Yes

VMT with Project

The VMT results are summarized in Table 2. The results show that with the Proposed Project, the Household VMT per Capita would be 5.4 compared to the threshold of 6.0, and the Work VMT per Capita would be 0.0 compared to the threshold of 7.6. Therefore, it is concluded that the Project would not cause significant VMT impacts. Appendix B provides the analysis results. The detailed application of the VMT calculator is described below.

Table 2 Summary of VMT Results

Category	*Household*			*Work*		
Scenario	*Household VMT Threshold*	*Household VMT Per Capita*	*Impact*	*Work VMT Threshold*	*Work VMT per Employee*	*Impact*
VMT With Proposed Project	6.0	5.4	No	7.6	0.0	No

Application of the LADOT VMT Calculator

Input on Project Land Use Information

This part of the VMT Calculator includes entering the Project location address by its latitude and longitude (to identify the specific location of the Project for the correct application of the VMT Calculator localized data), and the type and quantity of proposed land uses. Table 3 shows the land use quantities used for the traffic impact analysis in the Enlightenment Plaza Project Transportation Study (as shown in Table 3.1 of the Transportation Study), and input to the Calculator. Note that the existing AT&T Service Yard was entered into the Calculator with the trip totals in Table 3.1 of the Transportation Study.

Table 3. Project Land Uses

Land Use	*Quantity*
Existing Land Uses	
AT&T Service Yard Light Industrial	7,862 SF
Proposed Land Uses	
Permanent Supportive Housing Apartments	449 DU's 5 DU's

Input on Project Design Features and Mitigation Measures

The VMT Calculator allows input of various TDM strategies as either Project Design Features or as Mitigation Measures. No Project Design Features or Mitigation Measures that would affect trips for the Enlightenment Plaza Project were identified in the approved Traffic Study. The Calculator indicated the Proposed Project would not cause a significant VMT impact. For these two reasons, none were input into the VMT calculator.

Appendix A

VMT Analysis Results

VMT Calculator Inputs and Outputs

CITY OF LOS ANGELES VMT CALCULATOR Version 1.2

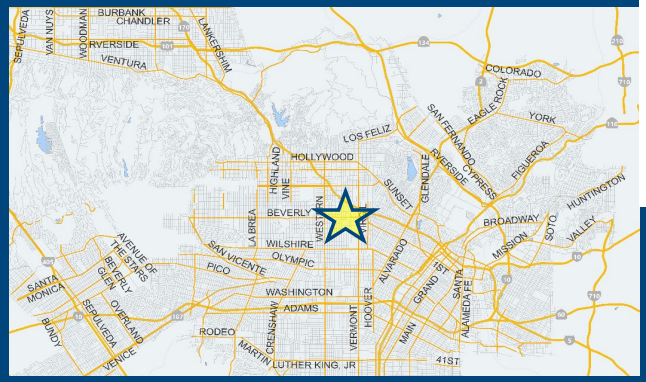
Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: Enlightenment Plaza

Scenario: Proposed Project

Address: 321 N MADISON AVE, 90004



If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a fixed-rail or fixed-guideway transit station?

( ) Yes ( ) No

Existing Land Use

Land Use Type	Value	Unit
Housing | Single Family		DU
(custom) Light Industrial | Retail/Non-Retail	Non-Retail	LU type
(custom) Light Industrial | Residents	0	Person
(custom) Light Industrial | Employees	30	Person
(custom) Light Industrial | Daily	170	Trips
(custom) Light Industrial | HBW-Attraction Split	19	Percent
(custom) Light Industrial | HBO-Attraction Split	41	Percent
(custom) Light Industrial | NHB-Attraction Split	20	Percent
(custom) Light Industrial | HBW-Production Split	0	Percent
(custom) Light Industrial | HBO-Production Split	0	Percent
(custom) Light Industrial | NHB-Production Split	20	Percent

[x] Click here to add a single custom land use type (will be included in the above list)

Proposed Project Land Use

Land Use Type	Value	Unit
Housing | Multi-Family	5	DU
Housing | Affordable Housing - Permanent Suppor	449	DU
Housing | Multi-Family	5	DU

[ ] Click here to add a single custom land use type (will be included in the above list)

Project Screening Summary

Existing Land Use	Proposed Project
0 Daily Vehicle Trips	544 Daily Vehicle Trips
0 Daily VMT	3,228 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. [ ]

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	544 Net Daily Trips
The net increase in daily VMT ≤ 0	3,228 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0.000 ksf

The proposed project is required to perform VMT analysis.

Measuring the Miles

2/5/2020

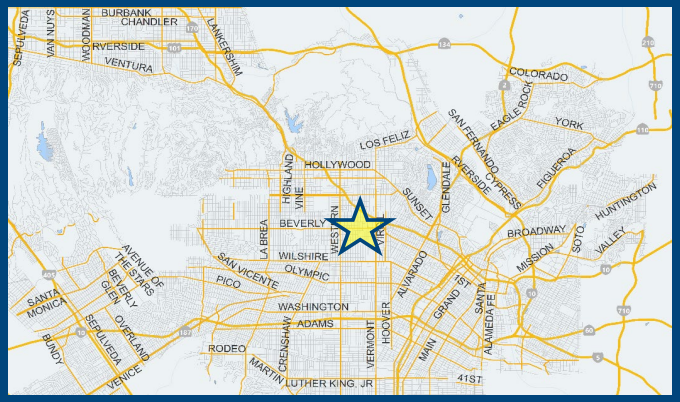
CITY OF LOS ANGELES VMT CALCULATOR Version 1.2

Project Information

Project: Enlightenment Plaza

Scenario: Proposed Project

Address: 321 N MADISON AVE, 90004



Proposed Project Land Use Type	Value	Unit
Housing | Affordable Housing - Permanent Suppor	449	DU
Housing | Multi-Family	5	DU

TDM Strategies

Select each section to show individual strategies

Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

	Proposed Project	With Mitigation
Max Home Based TDM Achieved?	**No**	**No**
Max Work Based TDM Achieved?	**No**	**No**

A Parking

Reduce Parking Supply	100	city code parking provision for the project site
☐ Proposed Prj ☐ Mitigation	74	actual parking provision for the project site
Unbundle Parking	150	monthly parking cost (dollar) for the project site
☐ Proposed Prj ☐ Mitigation		
Parking Cash-Out	50	percent of employees eligible
☐ Proposed Prj ☐ Mitigation		
Price Workplace Parking	6.00	daily parking charge (dollar)
☐ Proposed Prj ☐ Mitigation	25	percent of employees subject to priced parking
Residential Area Parking Permits	200	cost (dollar) of annual permit
☐ Proposed Prj ☐ Mitigation		

B Transit

C Education & Encouragement

D Commute Trip Reductions

E Shared Mobility

F Bicycle Infrastructure

G Neighborhood Enhancement

Analysis Results

Proposed Project	With Mitigation
544 Daily Vehicle Trips	**544** Daily Vehicle Trips
3,228 Daily VMT	**3,228** Daily VMT
5.4 Household VMT per Capita	**5.4** Household VMT per Capita
N/A Work VMT per Employee	**N/A** Work VMT per Employee

Significant VMT Impact?

Household: No Threshold = 6.0 15% Below APC	**Household: No** Threshold = 6.0 15% Below APC
Work: N/A Threshold = 7.6 15% Below APC	**Work: N/A** Threshold = 7.6 15% Below APC

Measuring the Miles

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: February 5, 2020
Project Name: Enlightenment Plaza
Project Scenario: Proposed Project
Project Address: 321 N MADISON AVE, 90004

Version 1.2

Project Information			
Land Use Type		**Value**	**Units**
Housing	*Single Family*	*0*	*DU*
	Multi Family	5	DU
	Townhouse	*0*	*DU*
	Hotel	*0*	*Rooms*
	Motel	*0*	*Rooms*
Affordable Housing	*Family*	*0*	*DU*
	Senior	*0*	*DU*
	Special Needs	*0*	*DU*
	Permanent Supportive	449	DU
Retail	*General Retail*	*0.000*	*ksf*
	Furniture Store	*0.000*	*ksf*
	Pharmacy/Drugstore	*0.000*	*ksf*
	Supermarket	*0.000*	*ksf*
	Bank	*0.000*	*ksf*
	Health Club	*0.000*	*ksf*
	High-Turnover Sit-Down Restaurant	*0.000*	*ksf*
	Fast-Food Restaurant	*0.000*	*ksf*
	Quality Restaurant	*0.000*	*ksf*
	Auto Repair	*0.000*	*ksf*
	Home Improvement	*0.000*	*ksf*
	Free-Standing Discount	*0.000*	*ksf*
	Movie Theater	*0*	*Seats*
Office	*General Office*	*0.000*	*ksf*
	Medical Office	*0.000*	*ksf*
Industrial	*Light Industrial*	*0.000*	*ksf*
	Manufacturing	*0.000*	*ksf*
	Warehousing/Self-Storage	*0.000*	*ksf*
School	*University*	*0*	*Students*
	High School	*0*	*Students*
	Middle School	*0*	*Students*
	Elementary	*0*	*Students*
	Private School (K-12)	*0*	*Students*

Other	*0*	*Trips*

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: February 5, 2020
Project Name: Enlightenment Plaza
Project Scenario: Proposed Project
Project Address: 321 N MADISON AVE, 90004

Version 1.2

Analysis Results			
Total Employees: 0 Total Population: 514			
Proposed Project		***With Mitigation***	
544	**Daily Vehicle Trips**	**544**	**Daily Vehicle Trips**
3,228	**Daily VMT**	**3,228**	**Daily VMT**
5.4	**Household VMT per Capita**	**5.4**	**Household VMT per Capita**
N/A	**Work VMT per Employee**	**N/A**	**Work VMT per Employee**

Significant VMT Impact?			
APC: Central			
Impact Threshold: 15% Below APC Average Household = 6.0 Work = 7.6			
Proposed Project		***With Mitigation***	
VMT Threshold	**Impact**	**VMT Threshold**	**Impact**
Household > 6.0 Work > 7.6	No N/A	Household > 6.0 Work > 7.6	No N/A

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: February 5, 2020
Project Name: Enlightenment Plaza
Project Scenario: Proposed Project
Project Address: 321 N MADISON AVE, 90004

Version 1.2

TDM Strategy Inputs

Strategy Type		Description	Proposed Project	Mitigations
Parking	Reduce parking supply	City code parking provision (spaces)	0	0
		Actual parking provision (spaces)	0	0
	Unbundle parking	Monthly cost for parking ($)	$0	$0
	Parking cash-out	Employees eligible (%)	0%	0%
	Price workplace parking	Daily parking charge ($)	$0.00	$0.00
		Employees subject to priced parking (%)	0%	0%
	Residential area parking permits	Cost of annual permit ($)	$0	$0

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Transit	*Reduce transit headways*	*Reduction in headways (increase in frequency) (%)*	*0%*	*0%*
		Existing transit mode share (as a percent of total daily trips) (%)	*0%*	*0%*
		Lines within project site improved (<50%, >=50%)	*0*	*0*
	Implement neighborhood shuttle	*Degree of implementation (low, medium, high)*	*0*	*0*
		Employees and residents eligible (%)	*0%*	*0%*
	Transit subsidies	*Employees and residents eligible (%)*	*0%*	*0%*
		Amount of transit subsidy per passenger (daily equivalent) ($)	*$0.00*	*$0.00*
Education & Encouragement	*Voluntary travel behavior change program*	*Employees and residents participating (%)*	*0%*	*0%*
	Promotions and marketing	*Employees and residents participating (%)*	*0%*	*0%*

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Commute Trip Reductions	*Required commute trip reduction program*	*Employees participating (%)*	*0%*	*0%*
	Alternative Work Schedules and Telecommute	*Employees participating (%)*	*0%*	*0%*
		Type of program	*0*	*0*
	Employer sponsored vanpool or shuttle	*Degree of implementation (low, medium, high)*	*0*	*0*
		Employees eligible (%)	*0%*	*0%*
		Employer size (small, medium, large)	*0*	*0*
	Ride-share program	*Employees eligible (%)*	*0%*	*0%*
Shared Mobility	*Car share*	*Car share project setting (Urban, Suburban, All Other)*	*0*	*0*
	Bike share	*Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)*	*0*	*0*
	School carpool program	*Level of implementation (Low, Medium, High)*	*0*	*0*

(cont. on following page)

TDM Strategy Inputs, Cont.				
Strategy Type		**Description**	**Proposed Project**	**Mitigations**
Bicycle Infrastructure	*Implement/Improve on-street bicycle facility*	*Provide bicycle facility along site (Yes/No)*	*0*	*0*
	Include Bike parking per LAMC	*Meets City Bike Parking Code (Yes/No)*	*0*	*0*
	Include secure bike parking and showers	*Includes indoor bike parking/lockers, showers, & repair station (Yes/No)*	*0*	*0*
Neighborhood Enhancement	*Traffic calming improvements*	*Streets with traffic calming improvements (%)*	*0%*	*0%*
		Intersections with traffic calming improvements (%)	*0%*	*0%*
	Pedestrian network improvements	*Included (within project and connecting off-site/within project only)*	*0*	*0*

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: February 5, 2020
Project Name: Enlightenment Plaza
Project Scenario: Proposed Project
Project Address: 321 N MADISON AVE, 90004

Version 1.2

TDM Adjustments by Trip Purpose & Strategy

Place type: Compact Infill

		Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*		*Source*
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Parking	Reduce parking supply	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Parking cash-out	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Price workplace parking	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Residential area parking permits	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	
Transit	Reduce transit headways	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Transit sections 1 - 3
	Implement neighborhood shuttle	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Transit subsidies	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
Education & Encouragement	Voluntary travel behavior change program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
Commute Trip Reductions	Required commute trip reduction program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Alternative Work Schedules and Telecommute Program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Employer sponsored vanpool or shuttle	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Ride-share program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
Shared Mobility	Car-share	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	TDM Strategy Appendix, Shared Mobility sections 1 - 3
	Bike share	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	
	School carpool program	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	

TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Compact Infill

		Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*		*Source*
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Bicycle Infrastructure	Implement/ Improve on-street bicycle facility	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
	Include Bike parking per LAMC	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	
	Include secure bike parking and showers	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	
Neighborhood Enhancement	Traffic calming improvements	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	TDM Strategy Appendix, Neighborhood Enhancement
	Pedestrian network improvements	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	

Final Combined & Maximum TDM Effect

	Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*
MAX. TDM EFFECT	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*

= Minimum (X%, 1-[(1-A)*(1-B)…])
where X%=

PLACE TYPE MAX:	*urban*	*75%*
	compact infill	*40%*
	suburban center	*20%*
	suburban	*15%*

Note: (1-[(1-A)*(1-B)…]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G)* for further discussion of dampening.

CITY OF LOS ANGELES VMT CALCULATOR

Report 4: MXD Methodology

Date: February 5, 2020
Project Name: Enlightenment Plaza
Project Scenario: Proposed Project
Project Address: 321 N MADISON AVE, 90004

Version 1.2

MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	169	-9.5%	153	8.1	1,369	1,239
Home Based Other Production	452	-34.1%	298	5.1	2,305	1,520
Non-Home Based Other Production	0	0.0%	0	7.6	0	0
Home-Based Work Attraction	0	0.0%	0	6.9	0	0
Home-Based Other Attraction	82	-36.6%	52	4.6	377	239
Non-Home Based Other Attraction	45	-8.9%	41	5.6	252	230

MXD Methodology with TDM Measures

	Proposed Project			*Project with Mitigation Measures*		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	0.0%	153	1,239	0.0%	153	1,239
Home Based Other Production	0.0%	298	1,520	0.0%	298	1,520
Non-Home Based Other Production	0.0%	0	0	0.0%	0	0
Home-Based Work Attraction	0.0%	0	0	0.0%	0	0
Home-Based Other Attraction	0.0%	52	239	0.0%	52	239
Non-Home Based Other Attraction	0.0%	41	230	0.0%	41	230

MXD VMT Methodology Per Capita & Per Employee

Total Population: 514
Total Employees: 0
APC: Central

	Proposed Project	*Project with Mitigation Measures*
Total Home Based Production VMT	**2,759**	**2,759**
Total Home Based Work Attraction VMT	**0**	**0**
Total Home Based VMT Per Capita	**5.4**	**5.4**
Total Work Based VMT Per Employee	**N/A**	**N/A**

APPENDIX J:

TRIBAL CULTURAL RESOURCES REPORT

Dudek,
DRAFT Tribal Cultural Resources Report for the
316 North Juanita Avenue Project,
City of Los Angeles, Los Angeles County, California,
April 2020.

DRAFT TRIBAL CULTURAL RESOURCES REPORT FOR THE 316 NORTH JUANITA AVENUE PROJECT

CITY OF LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA

PREPARED FOR:

FLEXIBLE PSH SOLUTIONS, INC.
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Los Angeles, California 90067
Contact: John Molloy

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APRIL 2020

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EXECUTIVE SUMMARY

Flexible PSH Solutions, Inc. retained Dudek to conduct a Tribal Cultural Resources (TCRs) study for the 316 North Juanita Avenue Project (proposed Project) for compliance with the California Environmental Quality Act (CEQA). The proposed Project site is located in the Wilshire Community Plan Area and the northwest corner of the Rampart Village neighborhood of the City of Los Angeles, approximately 12.4 miles northeast of the Pacific Ocean. The approximately 1.93-acre project site is located within a heavily developed area at 312-328 North Juanita Avenue, 317-345 North Madison Avenue, and 3810-3838 West Oakwood Avenue. The proposed Project site is bound by development to the north, south, and west, and east. For the purposes of this report, the entire block in which the proposed Project site is situated is considered the Study Area. The Study Area falls on public land survey system (PLSS) Section 18 of Township 1 South, Range 13 West, within the *Hollywood*, CA 7.5-minute USGS Quadrangle.

The present study documents the results of a California Historical Resources Information Systems (CHRIS) records search conducted at the South Central Coastal Information Center (SCCIC), and a search of the Native American Heritage Commission's (NAHC's) Sacred Lands File (SLF). Tribal consultation has not been required by the City of Los Angeles Department of City Planning (City); it is the understanding of the applicant that the Project is not subject to California Assembly Bill (AB) 52. This report further includes a cultural context and in-depth review of archival, academic, and ethnographic information. No Native American resources were identified within the proposed Project site or the Study Area through the SCCIC records search (completed April 8, 2019) or through a search of the NAHC's SLF (completed April 25, 2019). A review of historic aerials indicates that the Study Area was developed by the 1920s and was redeveloped between the 1950s and 1960s. These development episodes may have impacted or destroyed potential TCRs that may have been present on or immediately below the surface. However, there does not appear to have been any subsurface structures, such as a below-ground parking lot or basement, identified as a result of this study and the proposed Project site is predominately covered by an asphalt parking lot, which may have capped unknown TCRs below the surface.

Given that the areas is substantially developed and no known TCRs have been identified through research that would be affected, no mitigation beyond standard regulatory statutes relating to TCRs appears to be necessary. Should additional information be presented result in the identification of a TCR that may be impacted by the project, appropriate measures must be included in the environmental document. The City is likely to adopt a standard condition of approval for unanticipated tribal cultural resources which is sufficient to avoid significant impacts. Based on current information, impacts to TCRs as a result of the proposed Project would be less than significant.

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1 INTRODUCTION

Flexible PSH Solutions, Inc. retained Dudek to complete a Tribal Cultural Resources (TCRs) study for the proposed 316 North Juanita Avenue Project (proposed Project) for compliance with the California Environmental Quality Act (CEQA). The present study documents the results of a California Historical Resources Information System (CHRIS) records search, and a search of the Native American Heritage Commission's (NAHC's) Sacred Lands File (SLF).. This report further includes a cultural context and in-depth review of archival, academic, and ethnographic information.

1.1 Project Personnel

Adam Giacinto, MA, RPA, acted as principal archaeological and ethnographic investigator, as well as finalized the present report. Erica Nicolay, MA, drafted components of the present report and completed the SCCIC records search. Linda Kry, BA, contributed to the present report and provided management oversight. Samantha Murray, MA, contributed to portions of the cultural context. Micah Hale, PhD, RPA, reviewed the report recommendations for regulatory compliance.

1.2 Project Location and Present Uses

The proposed Project site is located in the Wilshire Community Plan Area and in the northwest corner of the Rampart Village neighborhood of the City of Los Angeles, approximately 12.4 miles northeast of the Pacific Ocean. The proposed Project site, located at 312-328 North Juanita Avenue, 317-345 North Madison Avenue, and 3810-3838 Oakwood Avenue includes approximately 7,499.9 square feet of lot area (1.93 acres. The proposed Project site is bound by Oakwood Avenue to the north, Beverly Boulevard to the south, North Madison Avenue to the east, and North Juanita Avenue to the west. For the purposes of this report, the entire block where the proposed Project site is situated is considered the Study Area. The Study Area falls on public land survey system (PLSS) Section 18 of Township 1 South, Range 13 West, within the *Hollywood*, California 7.5-minute USGS Quadrangle (Figure 1).

The Study Area is located within a fully urbanized area devoted mainly to residential and commercial developments immediately south of the Hollywood Freeway (US-101). Surrounding uses in the immediate vicinity of the proposed Project site include commercial uses to the east, west, and south and residential uses to the north. The Study Area encompasses eight parcels and include Assessor's Parcel Numbers (APNs) 5501-001-016, -019, -023, -025, -026, -027, -028, and -800 (Figure 2). Of these eight parcels, three parcels are within the proposed Project site (APNs 5501-001-023, -025, and -800). The Study Area is currently developed with a total of 11 buildings while the undeveloped portions are covered with an asphalt parking lot. Of these 11 extant buildings, seven are within the proposed Project site. Table 1, below, provides a summary of all 11 extant buildings within the Study Area and identifies which of those properties are within the proposed Project site.

Table 1. Extant Buildings Within the Study Area

APN	Street Address	Current Uses	Number of Buildings Present	Within Proposed Project Site?
5501-001-016	311 North Madison Ave	Commercial: Dewey Pest Control	None	No
5501-001-019	3725 Beverly Boulevard	Commercial: Midway Car Rental Hollywood	1 Building	No
5501-001-023	3812 Oakwood Avenue	Residential	3 Buildings	Yes
5501-001-025	3820 Oakwood Avenue	Commercial: Mackintosh & Mackintosh Structural Engineer	1 Building	Yes
5501-001-026	340 North Juanita Avenue	Commercial: MZ Collision Center	1 Building	No
5501-001-027	307 Madison Avenue	Commercial: Dewey Pest Control	1 Quonset Hut Structure	No
5501-001-027	3701 Beverly Boulevard	Commercial: Dewey Pest Control	1 Building	No
5501-001-800	316 North Juanita Avenue	Commercial: AT&T Yard	3 Buildings	Yes

1.3 Project Description

The proposed Project includes the development of a four-phase Restricted Affordable development referred to as Enlightenment Plaza Apartments. The Project proposes to construct five 7- and 8-story multifamily buildings over 2-3 story levels of ground floor parking. The proposed Project will contain approximately 454 units and 5,800 square feet of Resident Service floor area. Phase 1 will include one building in the northeastern portion of parcel 5501-001-800 containing 96,170 square feet of residential floor area, 1,164 square feet of support services, and 6,092 square feet of common area with a total of 166 units. Phase 2 will include one building in the northwestern portion of parcel 5501-001-800 containing 50,936 square feet of residential floor area, 957 square feet of support services, and 2,829 square feet of common area with a total of 72 units. Phase 3 will include one building in the southeastern portion parcel 5501-001-800 containing 57,211 square feet of residential floor area, 861 square feet of support services, and 1,865 square feet of common area with a total of 101 units. Phase 4 will include two buildings in the southwestern portion of parcel 5501-001-800 with 46,661 and 34,344 square feet residential floor area, 1,255 and 1,179 square feet of support services, and 2,421 and 2,981 square feet of common area with a total of 115 units. Additionally, the proposed project will provide 23 vehicle parking spaces as well as 227 bicycle parking spaces. The proposed Project will focus on providing housing and supportive social serviced for formerly homeless individuals.

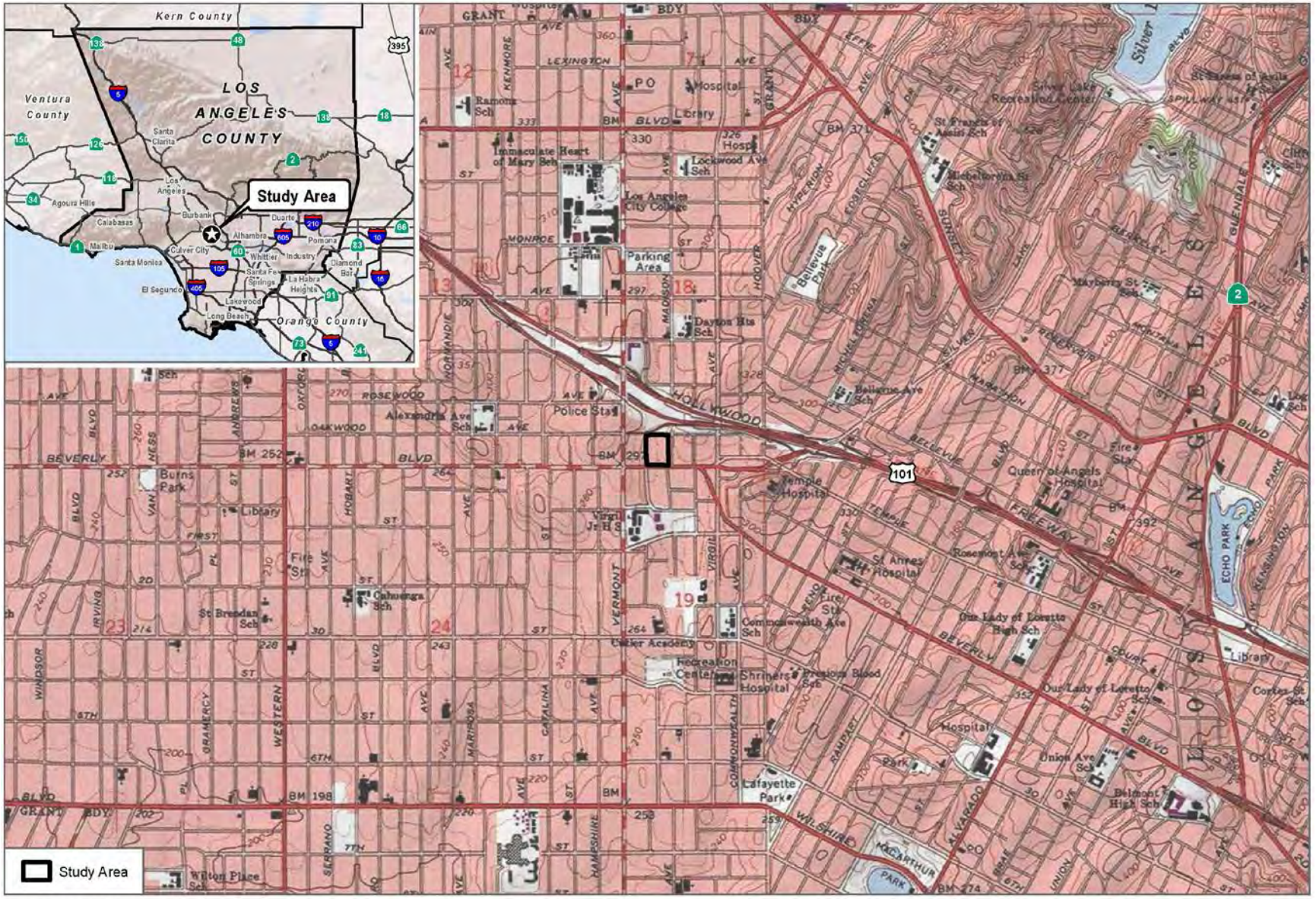

FIGURE 1
Project Location
316 North Juanita Avenue Project - Tribal Cultural Resources Report

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SOURCE: Bing Maps 2019, Los Angeles County 2011

DUDEK

0 50 100 Feet
0 15 30 Meters
1:1,200

FIGURE 2
Project Site
316 North Juanita Avenue Project - Tribal Cultural Resources Report

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2 REGULATORY SETTING

This section includes a discussion of the applicable state laws, ordinances, regulations, and standards governing cultural resources, which must be adhered to before and during construction of the proposed Project.

2.1 State

2.1.1 The California Register of Historical Resources (CRHR)

In California, the term "historical resource" includes, but is not limited to, "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code (PRC), Section 5020.1(j)). In 1992, the California legislature established the California Register of Historical Resources (CRHR) "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below. According to PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

(2) Is associated with the lives of persons important in our past.

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

(4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 California Code of Regulations [CCR] 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

2.1.2 California Environmental Quality Act

As described further, the following CEQA statutes (PRC Section 21000 et seq.) and CEQA Guidelines (14 CCR 15000 et seq.) are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- PRC Section 21083.2(g) defines "unique archaeological resource."
- PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a) defines "historical resources." In addition, CEQA Guidelines Section 15064.5(b) defines the phrase "substantial adverse change in the significance of an historical resource"; it also defines the circumstances when a project would materially impair the significance of a historical resource.
- PRC Section 21074(a) defines "tribal cultural resources."
- PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- PRC Sections 21083.2(b) and 21083.2(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures. Preservation in place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context, and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource" (PRC Section 21084.1; CEQA Guidelines Section 15064.5(b)). If a site is listed or eligible for listing in the CRHR, or included in a local register of historic resources, or identified as significant in a historical resources survey (meeting the requirements of PRC Section 5024.1(q)), it is an "historical resource" and is presumed to be historically or culturally significant for purposes of CEQA (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A "substantial adverse change in the significance of an historical resource" reflecting a significant effect under CEQA means "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (CEQA Guidelines Section 15064.5(b)(1); PRC Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project does any of the following:

(1) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the CRHR or

(2) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(3) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA (CEQA Guidelines Section 15064.5(b)(2)).

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any "historical resources," then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (PRC Sections 21083.2(a)–(c)).

Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

(1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.

(2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.

(3) Is directly associated with a scientifically recognized important prehistoric or historic event or person (PRC Section 21083.2(g)).

Impacts on non-unique archaeological resources are generally not considered a significant environmental impact (PRC Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as a TCR (PRC Sections 21074(c) and 21083.2(h)), further consideration of significant impacts is required.

CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in PRC Section 5097.98.

California State Assembly Bill 52

AB 52 of 2014 amended PRC Section 5097.94 and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 established that TCRs must be considered under CEQA and also provided for additional Native American consultation requirements for the lead agency. Section 21074 describes a TCR as a site, feature, place, cultural landscape, sacred place, or object that is considered of cultural value to a California Native American Tribe and that is either:

- On or determined to be eligible for the CRHR or a local historic register; or
- 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 Section 5024.1.

AB 52 formalizes the lead agency–tribal consultation process, requiring the lead agency to initiate consultation with California Native American groups that are traditionally and culturally affiliated with the project site, including tribes that may not be federally recognized. Lead agencies are required to begin consultation prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report.

Section 1 (a)(9) of AB 52 establishes that "a substantial adverse change to a tribal cultural resource has a significant effect on the environment." Effects on TCRs should be considered under CEQA. Section 6 of AB 52 adds Section 21080.3.2 to the PRC, which states that parties may propose mitigation measures "capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource." Further, if a California Native American tribe requests consultation regarding project alternatives, mitigation measures, or significant effects to tribal cultural resources, the consultation shall include those topics (PRC Section 21080.3.2[a]). The environmental document and the mitigation monitoring and reporting program (where applicable) shall include any mitigation measures that are adopted (PRC Section 21082.3[a]).

2.1.3 California Health and Safety Code Section 7050.5

CEQA Guidelines section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in PRC section 5097.98.

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the county coroner has examined the remains (Section 7050.5(b)). PRC Section 5097.98 also outlines the process to be followed in the event that remains are discovered. If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact NAHC within 24 hours (Section 7050.5(c)). NAHC will notify the "most likely descendant" (MLD).

With the permission of the landowner, the MLD may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the MLD by the NAHC. The MLD may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

2.1.4 California Native American Graves Protection and Repatriation Act

The California Native American Graves Protection and Repatriation Act (California Repatriation Act), enacted in 2001, requires all state agencies and museums that receive state funding and that have possession or control over collections of human remains or cultural items, as defined, to complete an inventory and summary of these remains and items on or before January 1, 2003, with certain exceptions. The California Repatriation Act also provides a process for the identification and repatriation of these items to the appropriate tribes.

2.2 Local Regulations

2.2.1 Los Angeles Historic-Cultural Monuments

Local landmarks in the City of Los Angeles are known as Historic-Cultural Monument (HCMs) and are under the aegis of the Planning Department, Office of Historic Resources. They are defined in the Cultural Heritage Ordinance as follows (Los Angeles Municipal Code Section 22.171.7, added by Ordinance No. 178,402, effective April 2, 2007):

> Historic-Cultural Monument (Monument) is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or which is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

This definition has been broken down into four HCM designation criteria that closely parallel the existing NRHP and CRHR criteria – the HCM:

1. Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community; or
2. Is associated with the lives of Historic Personages important to national, state, city, or local history; or

3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values; or
4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

2.2.2 City of Los Angeles General Plan

The Conservation Element of the City of Los Angeles General Plan specifically addresses potential impacts to archaeological, paleontological, cultural, and historical resources (City of Los Angeles 2001). The General Plan addresses the City's rich archaeological and paleontological history; discusses regulations for site protection; and provides the following objectives, policies, programs:

Objective: protect the city's archaeological and paleontological resources for historical, cultural, research and/or educational purposes.

Policy: continue to identify and protect significant archaeological and paleontological sites and/or resources known to exist or that are identified during land development, demolition or property modification activities.

Program: permit processing, monitoring, enforcement and periodic revision of regulations and procedures.

Responsibility: departments of *Building and Safety, *City Planning and Cultural Affairs and/or the *lead agency responsible for project implementation."

2.2.3 Historic Preservation Overlay Zones

As described by the City of Los Angeles Office of Historic Resources, the Historic Preservation Overlay Zone (HPOZ) Ordinance was adopted in 1979 and amended in 2004 to identify and protect neighborhoods with distinct architectural and cultural resources. HPOZs, commonly known as historic districts, provide for review of proposed exterior alterations and additions to historic properties within designated districts.

Regarding HPOZ eligibility, City of Los Angeles Ordinance Number 175891 states (Los Angeles Municipal Code, Section 12.20.3):

> Features designated as contributing shall meet one or more of the following criteria:
>
> 1. adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
> 2. owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or

3. retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of an Historic place or area of Historic interest in the City.

Regarding effects on federal and locally significant properties, Los Angeles Municipal Code states the following (Section 91.106.4.5, Permits for Historical and Cultural Buildings):

> The department shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of historic cultural monuments, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the California Environmental Quality Act Initial Study and Check List, as specified in Section 19.05 of the Los Angeles Municipal Code. If the Initial Study and Check List identifies the historical or cultural asset as significant, the permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.

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3 ENVIRONMENTAL SETTING

3.1 Environmental Setting and Current Conditions

The Study Area is on a relatively flat lot and is currently developed with nine buildings. The Study Area is situated within a residential and commercial zone in the northeastern corner of the Wilshire Community Plan Area and the northwest corner of the Rampart Village of the City of Los Angeles. Surrounding uses in the immediate vicinity of the Study Area include commercial uses to the east, west, and south and residential uses to the north. The Study Area is also located immediately south of the US-101 Freeway. The entirety of the Study Area is developed with exposed ground surface and a few trees identified within APNs 5501-001-016 and 5501-001-019. Additionally, the proposed Project site includes a tree well situated in the west portion of the parking lot within APN 5501-001-800.

The Study Area is situated in the valley representing Downtown Los Angeles, approximately 12.4 miles northeast of the Pacific Ocean. Existing development is underlain by older alluvial sediments and marine sediments. Soils are dominated by the urban land-Montebello complex, associated with low-slope conditions and soils derived from older alluvium and human transported soils. Urban land soils make up the majority (70%) of Urban land-Montebello complex and are characterized by areas that have been developed with structures, parking lots, buildings, etc. and are underlain by disturbed natural soils. Montebello soils make up 20% of the Urban land-Montebello complex and are characterized by grayish brown silt loam on a graded alluvial fan remnant. The remaining 10% of soils present within the Urban land-Montebello complex are made up of various loamy soils derived from alluvial and granitic sources (UC Davis 2019; USDA 2019). Any cultural deposits that are or may have been present within the proposed Project site would likely have been located on or near the surface, within the younger quaternary alluvium that makes up the surficial deposits within the entire Study Area. However, given that the entire surface of the proposed Project site has been disturbed for the extant developments, cultural resources located on or near the surface may have been adversely impacted or destroyed, though it is possible that the asphalt covering the proposed Project site has capped deeper cultural deposits.

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4 CULTURAL SETTING

4.1 Prehistoric Overview

Evidence for continuous human occupation in Southern California spans the last 10,000 years. Various attempts to parse out variability in archaeological assemblages over this broad period have led to the development of several cultural chronologies; some of these are based on geologic time, most are based on temporal trends in archaeological assemblages, and others are interpretive reconstructions. To be more inclusive, this research employs a common set of generalized terms used to describe chronological trends in assemblage composition: Paleoindian (pre-5500 BC), Archaic (8000 BC–AD 500), Late Prehistoric (AD 500–1769), and Ethnohistoric (post-AD 1769).

4.1.1 Paleoindian Period (pre-5500 BC)

Evidence for Paleoindian occupation in the region is tenuous. Our knowledge of associated cultural pattern(s) is informed by a relatively sparse body of data that has been collected from within an area extending from coastal San Diego, through the Mojave Desert, and beyond. One of the earliest dated archaeological assemblages in the region is located in coastal Southern California (though contemporaneous sites are present in the Channel Islands) derives from SDI-4669/W-12 in La Jolla. A human burial from SDI-4669 was radiocarbon dated to 9,590–9,920 years before present (95.4% probability) (Hector 2006). The burial is part of a larger site complex that contained more than 29 human burials associated with an assemblage that fits the Archaic profile (i.e., large amounts of ground stone, battered cobbles, and expedient flake tools). In contrast, typical Paleoindian assemblages include large stemmed projectile points, high proportions of formal lithic tools, bifacial lithic reduction strategies, and relatively small proportions of ground stone tools. Prime examples of this pattern are sites that were studied by Emma Lou Davis (1978) on Naval Air Weapons Station China Lake near Ridgecrest, California. These sites contained fluted and unfluted stemmed points and large numbers of formal flake tools (e.g., shaped scrapers, blades). Other typical Paleoindian sites include the Komodo site (MNO-679)—a multi-component fluted point site, and MNO-680—a single component Great Basined Stemmed point site (see Basgall et al. 2002). At MNO-679 and -680, ground stone tools were rare while finely made projectile points were common.

Warren et al. (2004) claimed that a biface (prehistoric stone tool that has been flaked on both faces), manufacturing tradition present at the Harris site complex (SDI-149) is representative of typical Paleoindian occupation in the region that possibly dates between 10,365 and 8,200 BC (Warren et al. 2004). Termed San Dieguito (see also Rogers 1945), assemblages at the Harris site are qualitatively distinct from most others in region because the site has large numbers of finely made bifaces (including projectile points), formal flake tools, a biface reduction trajectory, and relatively small amounts of processing tools (see also Warren 1968). Despite the unique assemblage composition, the definition of San Dieguito as a separate cultural tradition is hotly debated. Gallegos (1987) suggested that the San Dieguito pattern is simply an inland manifestation of a broader economic pattern. Gallegos's interpretation of San Dieguito has been widely accepted in recent years, in part

because of the difficulty in distinguishing San Dieguito components from other assemblage constituents. In other words, it is easier to ignore San Dieguito as a distinct socioeconomic pattern than it is to draw it out of mixed assemblages.

The large number of finished bifaces (i.e., projectile points and non-projectile blades), along with large numbers of formal flake tools at the Harris site complex, is very different than nearly all other assemblages throughout the region, regardless of age. Warren et al. (2004) made this point, tabulating basic assemblage constituents for key early Holocene sites. Producing finely made bifaces and formal flake tools implies that relatively large amounts of time were spent for tool manufacture. Such a strategy contrasts with the expedient flake-based tools and cobble-core reduction strategy that typifies non-San Dieguito Archaic sites. It can be inferred from the uniquely high degree of San Dieguito assemblage formality that the Harris site complex represents a distinct economic strategy from non-San Dieguito assemblages.

San Dieguito sites are rare in the inland valleys, with one possible candidate, RIV-2798/H, located on the shore of Lake Elsinore. Excavations at Locus B at RIV-2798/H produced a toolkit consisting predominately of flaked stone tools, including crescents, points, and bifaces, and lesser amounts of groundstone tools, among other items (Grenda 1997). A calibrated and reservoir-corrected radiocarbon date from a shell produced a date of 6630 BC. Grenda (1997) suggested this site represents seasonal exploitation of lacustrine resources and small game and resembles coastal San Dieguito assemblages and spatial patterning.

If San Dieguito truly represents a distinct socioeconomic strategy from the non-San Dieguito Archaic processing regime, its rarity implies that it was not only short-lived, but that it was not as economically successful as the Archaic strategy. Such a conclusion would fit with other trends in Southern California deserts, where hunting-related tools were replaced by processing tools during the early Holocene (see Basgall and Hall 1990).

4.1.2 Archaic Period (8000 BC – AD 500)

The more than 2,500-year overlap between the presumed age of Paleoindian occupations and the Archaic period highlights the difficulty in defining a cultural chronology in Southern California. If San Dieguito is the only recognized Paleoindian component in the coastal Southern California, then the dominance of hunting tools implies that it derives from Great Basin adaptive strategies and is not necessarily a local adaptation. Warren et al. (2004) admitted as much, citing strong desert connections with San Dieguito. Thus, the Archaic pattern is the earliest local socioeconomic adaptation in the region (see Hale 2001, 2009).

The Archaic pattern, which has also been termed the Millingstone Horizon (among others), is relatively easy to define with assemblages that consist primarily of processing tools, such as millingstones, handstones, battered cobbles, heavy crude scrapers, incipient flake-based tools, and cobble-core reduction. These assemblages occur in all environments across the region with little variability in tool composition. Low assemblage variability over time and space among Archaic sites has been equated with cultural conservatism (see Basgall and Hall 1990; Byrd and Reddy 2002; Warren 1968; Warren et al. 2004). Despite enormous

amounts of archaeological work at Archaic sites, little change in assemblage composition occurred until the bow and arrow was adopted around AD 500, as well as ceramics at approximately the same time (Griset 1996; Hale 2009). Even then, assemblage formality remained low. After the bow was adopted, small arrow points appear in large quantities and already low amounts of formal flake tools are replaced by increasing amounts of expedient flake tools. Similarly, shaped millingstones and handstones decreased in proportion relative to expedient, unshaped ground stone tools (Hale 2009). Thus, the terminus of the Archaic period is equally as hard to define as its beginning because basic assemblage constituents and patterns of manufacturing investment remain stable, complemented only by the addition of the bow and ceramics.

4.1.3 Late Prehistoric Period (AD 500–1769)

The period of time following the Archaic and before Ethnohistoric times (AD 1769) is commonly referred to as the Late Prehistoric (Rogers 1945; Wallace 1955; Warren et al. 2004); however, several other subdivisions continue to be used to describe various shifts in assemblage composition. In general, this period is defined by the addition of arrow points and ceramics, as well as the widespread use of bedrock mortars. The fundamental Late Prehistoric assemblage is very similar to the Archaic pattern, but includes arrow points and large quantities of fine debitage from producing arrow points, ceramics, and cremations. The appearance of mortars and pestles is difficult to place in time because most mortars are on bedrock surfaces. Some argue that the Ethnohistoric intensive acorn economy extends as far back as AD 500 (Bean and Shipek 1978). However, there is no substantial evidence that reliance on acorns, and the accompanying use of mortars and pestles, occurred before AD 1400. Millingstones and handstones persisted in higher frequencies than mortars and pestles until the last 500 years (Basgall and Hall 1990); even then, weighing the economic significance of millingstone-handstone versus mortar-pestle technology is tenuous due to incomplete information on archaeological assemblages.

4.2 Ethnographic Overview

The history of the Native American communities prior to the mid-1700s has largely been reconstructed through later mission-period and early ethnographic accounts. The first records of the Native American inhabitants of the region come predominantly from European merchants, missionaries, military personnel, and explorers. These brief, and generally peripheral, accounts were prepared with the intent of furthering respective colonial and economic aims and were combined with observations of the landscape. They were not intended to be unbiased accounts regarding the cultural structures and community practices of the newly encountered cultural groups. The establishment of the missions in the region brought more extensive documentation of Native American communities, though these groups did not become the focus of formal and in-depth ethnographic study until the early twentieth century (Bean and Shipek 1978; Boscana 1846; Geiger and Meighan 1976; Harrington 1934; Laylander 2000; Sparkman 1908; White 1963). The principal intent of these researchers was to record the precontact, culturally specific practices, ideologies, and languages that had survived the destabilizing effects of missionization and colonialism. This research, often understood as "salvage ethnography," was driven by the understanding that traditional knowledge was being lost due to the impacts of modernization and cultural

assimilation. Alfred Kroeber applied his "memory culture" approach (Lightfoot 2005: 32) by recording languages and oral histories within the region. Ethnographic research by Dubois, Kroeber, Harrington, Spier, and others during the early twentieth century seemed to indicate that traditional cultural practices and beliefs survived among local Native American communities.

It is important to note that even though there were many informants for these early ethnographies who were able to provide information from personal experiences about native life before the Europeans, a significantly large proportion of these informants were born after 1850 (Heizer and Nissen 1973); therefore, the documentation of pre-contact, aboriginal culture was being increasingly supplied by individuals born in California after considerable contact with Europeans. As Robert F. Heizer (1978) stated, this is an important issue to note when examining these ethnographies, since considerable culture change had undoubtedly occurred by 1850 among the Native American survivors of California. This is also a particularly important consideration for studies focused on TCRs; where concepts of "cultural resource" and the importance of traditional cultural places are intended to be interpreted based on the values expressed by present-day Native American representatives and may vary from archaeological values (Giacinto 2012).

Based on ethnographic information, it is believed that at least 88 different languages were spoken from Baja California Sur to the southern Oregon state border at the time of Spanish contact (Johnson and Lorenz 2006, p. 34). The distribution of recorded Native American languages has been dispersed as a geographic mosaic across California through six primary language families (Golla 2007).

Victor Golla has contended that one can interpret the amount of variability within specific language groups as being associated with the relative "time depth" of the speaking populations (Golla 2007: 80) A large amount of variation within the language of a group represents a greater time depth then a group's language with less internal diversity. One method that he has employed is by drawing comparisons with historically documented changes in Germanic and Romantic language groups. Golla has observed that the "absolute chronology of the internal diversification within a language family" can be correlated with archaeological dates (2007: 71). This type of interpretation is modeled on concepts of genetic drift and gene flows that are associated with migration and population isolation in the biological sciences.

The tribes of this area have traditionally spoken Takic languages that may be assigned to the larger Uto–Aztecan family (Golla 2007: 74). These groups include the Gabrieleño, Cahuilla, and Serrano. Golla has interpreted the amount of internal diversity within these language-speaking communities to reflect a time depth of approximately 2,000 years. Other researchers have contended that Takic may have diverged from Uto–Aztecan ca. 2600 BC–AD 1, which was later followed by the diversification within the Takic speaking tribes, occurring approximately 1500 BC–AD 1000 (Laylander 2010).

4.2.1 Gabrieleño/Tongva

Based on evidence presented through past archaeological investigations, the Gabrieleño appear to have arrived in the Los Angeles Basin around 500 B.C. Surrounding native groups included the Chumash and Tataviam to the northwest, the Serrano and Cahuilla to the northeast, and the Juaneño and Luiseño to the southeast.

The names by which Native Americans identified themselves have, for the most part, been lost and replaced by those derived by the Spanish people administering the local Missions. These names were not necessarily representative of a specific ethnic or tribal group, and traditional tribal names are unknown in the post-Contact period. The name "Gabrielino" was first established by the Spanish from the San Gabriel Mission and included people from the established Gabrieleño area as well as other social groups (Bean and Smith 1978; Kroeber 1925). Many modern Native Americans commonly referred to as Gabrieleño identify themselves as descendants of the indigenous people living across the plains of the Los Angeles Basin and refer to themselves as the Tongva (King 1994). This term is used here in reference to the pre-Contact inhabitants of the Los Angeles Basin and their descendants.

The Tongva established large, permanent villages along rivers and streams, and lived in sheltered areas along the coast. Tongva lands included the greater Los Angeles Basin and three Channel Islands, San Clemente, San Nicolas, and Santa Catalina and stretched from the foothills of the San Gabriel Mountains to the Pacific Ocean. Tribal population has been estimated to be at least 5,000 (Bean and Smith 1978), but recent ethnohistoric work suggests a much larger population, approaching 10,000 (O'Neil 2002). Archaeological sites composed of villages with various sized structures have been identified through the Los Angeles Basin. Within the permanent village sites, the Tongva constructed large, circular, domed houses made of willow poles thatched with tule, each of which could hold upwards of 50 people (Bean and Smith 1978). Other structures constructed throughout the villages probably served as sweathouses, menstrual huts, ceremonial enclosures, and communal granaries. Cleared fields for races and games, such as lacrosse and pole throwing, were created adjacent to Tongva villages (McCawley 1996).

The largest, and best documented, ethnographic Tongva village in the vicinity was that of *Yanga* (also known as *Yaangna*, *Janga*, and *Yabit*), which was in the vicinity of the downtown Los Angeles. It is important to note that the village was reported to have been identified multiple times throughout the 19th century within the area located north of present day Temple Street as far as Union Station. This falls approximately 1.2 miles to 2 miles north of the Project site, as will be discussed in greater detail in following sections (McCawley 1996: 56-57; NEA and King 2004). This village was reportedly first encountered by the Portola expedition in 1769. In 1771, Mission San Gabriel was established. Yanga provided a large number of the recruitments to this mission; however, following the founding of the Pueblo of Los Angeles in 1781, opportunities for local paid work became increasingly common, which had the result of reducing the number of Native American neophytes from the immediately surrounding area (NEA and King 2004). Mission records indicate that 179 Gabrieleño

inhabitants of Yanga were recruited to San Gabriel Mission (NEA and King 2004: 104). Based on this information, Yanga may have been the most populated village in the Western Gabrieleño territory.

Father Juan Crespi passed through the area near this village on August 2-3, 1769. The pertinent sections from his translated diary are provided here:

> Sage for refreshment is very plentiful at all three rivers and very good here at the Porciúncula [the Los Angeles River]. At once on our reaching here, eight heathens came over from a good sized village encamped at this pleasing spot among some trees. They came bringing two or three large bowls or baskets half-full of very good sage with other sorts of grass seeds that they consume; all brought their bows and arrows but with the strings removed from the bows. In his hands the chief bore strings of shell beads of the sort that they use, and on reaching the camp they threw the handfuls of these beads at each of us. Some of the heathens came up smoking on pipes made of baked clay, and they blew three mouthfuls of smoke into the air toward each one of us. The Captain and myself gave them tobacco, and he gave them our own kind of beads, and accepted the sage from them and gave us a share of it for refreshment; and very delicious sage it is for that purpose.
>
> We set out at a half past six in the morning from this pleasing, lush river and valley of Our Lady of Angeles of La Porciúncula. We crossed the river here where it is carrying a good deal of water almost at ground level, and on crossing it, came into a great vineyard of grapevines and countless rose bushes having a great many open blossoms, all of it very dark friable soil. Keeping upon a westerly course over very grass-grown, entirely level soils with grand grasses, on going about half a league we came upon the village belonging to this place, where they came out to meet and see us, and men, women, and children in good numbers, on approaching they commenced howling at us though they had been wolves, just as before back at the spot called San Francisco Solano. We greeted them and they wished to give us seeds. As we had nothing at hand to carry them in, we refused [Brown 2002:339-341, 343].The environment surrounding the Tongva included mountains, foothills, valleys, deserts, riparian, estuarine, and open and rocky coastal eco-niches. Like most native Californians, acorns (the processing of which was established by the early Intermediate Period) were the staple food source. Acorns were supplemented by the roots, leaves, seeds, and fruits of a wide variety of flora (e.g., islay, cactus, yucca, sages, and agave). Fresh water and saltwater fish, shellfish, birds, reptiles, and insects, as well as large and small mammals, were also consumed (Bean and Smith 1978:546; Kroeber 1925; McCawley 1996).

Tools and implements used by the Tongva to gather and collect food resources included the bow and arrow, traps, nets, blinds, throwing sticks and slings, spears, harpoons, and hooks. Trade between the mainland and the Channel Islands Groups was conducted using plank canoes as well as tule balsa canoes. These canoes were also used for general fishing and travel (McCawley 1996). The collected food

resources were processed food with hammerstones and anvils, mortars and pestles, manos and metates, strainers, leaching baskets and bowls, knives, bone saws, and wooden drying racks. Catalina Island steatite was used to make ollas and cooking vessels (Blackburn 1963; Kroeber 1925; McCawley 1996).

The Chinigchinich cult, centered on the last of a series of heroic mythological figures, was the basis of religious life at the time of Spanish contact. The Chinigchinich cult not only provided laws and institutions, but it also taught people how to dance, which was the primary religious act for this society. The Chinigchinich religion seems to have been relatively new when the Spanish arrived. It was spreading south into the Southern Takic groups even as Christian missions were being built. This cult may be the result of a mixture of native and Christian belief systems and practices (McCawley 1996).

Inhumation of deceased Tongva was the more common method of burial on the Channel Islands while neighboring mainland coast people performed cremation (Harrington 1942; McCawley 1996). Cremation ashes have been found buried within stone bowls and in shell dishes (Ashby and Winterbourne 1966), as well as scattered among broken ground stone implements (Cleland et al. 2007). Supporting this finding in the archaeological record, ethnographic descriptions have provided an elaborate mourning ceremony. Offerings varied with the sex and status of the deceased (Johnston 1962; McCawley 1996; Reid 1926). At the behest of the Spanish missionaries, cremation essentially ceased during the post-Contact period (McCawley 1996).

4.3 Historic-Period Overview

Post-Contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1821), Mexican Period (1821–1848), and American Period (1846–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, signals the beginning of the American Period when California became a territory of the United States.

4.3.1 Spanish Period (1769–1821)

Spanish explorers made sailing expeditions along the coast of southern California between the mid-1500s and mid-1700s. In search of the legendary Northwest Passage, Juan Rodríquez Cabrillo stopped in 1542 at present-day San Diego Bay. With his crew, Cabrillo explored the shorelines of present Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded in the next half-century by Spanish naval officer Sebastián Vizcaíno. Vizcaíno's crew also landed on Santa Catalina Island and at San Pedro and Santa Monica Bays, giving each location its long-standing name. The Spanish crown laid claim to California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Gumprecht 1999).

More than 200 years passed before Spain began the colonization and inland exploration of Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California's Historic period, occurring just after the King of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring southern California, Franciscan Fr. Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823.

The Portolá expedition first reached the present-day boundaries of Los Angeles in August 1769, thereby becoming the first Europeans to visit the area. Father Crespi named "the campsite by the river Nuestra Señora la Reina de los Angeles de la Porciúncula" or "Our Lady the Queen of the Angels of the Porciúncula." Two years later, Friar Junípero Serra returned to the valley to establish a Catholic mission, the Mission San Gabriel Arcángel, on September 8, 1771 (Kyle 2002). Mission San Fernando Rey de España was established nearly 30 years later on September 8, 1797.

4.3.2 Mexican Period (1821–1846)

A major emphasis during the Spanish Period in California was the construction of missions and associated presidios to integrate the Native American population into Christianity and communal enterprise. Incentives were also provided to bring settlers to pueblos or towns, but just three pueblos were established during the Spanish Period, only two of which were successful and remain as California cities (San José and Los Angeles). Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous population. After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955).

Extensive land grants were established in the interior during the Mexican Period, in part to increase the population inland from the more settled coastal areas where the Spanish had first concentrated their colonization efforts. The secularization of the missions (enacted 1833) following Mexico's independence from Spain resulted in the subdivision of former mission lands and establishment of many additional ranchos.

During the supremacy of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of nonnative inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the Native American population, who had no associated immunities.

4.3.3 American Period (1848–Present)

War in 1846 between Mexico and the United States precipitated the Battle of Chino, a clash between resident Californios and Americans in the San Bernardino area. The Mexican-American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American Period.

California officially became a state with the Compromise of 1850, which also designated Utah and New Mexico (with present-day Arizona) as U.S. Territories (Waugh 2003). Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the southern California economy through 1850s. The Gold Rush began in 1848, and with the influx of people seeking gold, cattle were no longer desired mainly for their hides but also as a source of meat and other goods. During the 1850s cattle boom, rancho vaqueros drove large herds from southern to northern California to feed that region's burgeoning mining and commercial boom. Cattle were at first driven along major trails or roads such as the Gila Trail or Southern Overland Trail, then were transported by trains when available. The cattle boom ended for southern California as neighbor states and territories drove herds to northern California at reduced prices. Operation of the huge ranchos became increasingly difficult, and droughts severely reduced their productivity (Cleland 2005).

4.4 Project Site Historic Context

4.4.1 City of Los Angeles

In 1781, a group of 11 Mexican families traveled from Mission San Gabriel Arcángel to establish a new pueblo called El Pueblo de la Reyna de Los Angeles (The Pueblo of the Queen of the Angels). This settlement consisted of a small group of adobe-brick houses and streets and would eventually be known as the Ciudad de Los Angeles (City of Angels), which incorporated on April 4, 1850, only two years after the Mexican-American War and five months prior to California achieving statehood. Settlement of the Los Angeles region continued in the early American Period. The County of Los Angeles was established on February 18, 1850, one of 27 counties established in the months prior to California acquiring official statehood in the United States. Many of the ranchos in the area now known as Los Angeles County remained intact after the United States took possession of California; however, a severe drought in the 1860s resulted in many of the ranchos being sold or otherwise acquired by Americans. Most of these ranchos were subdivided into agricultural parcels or towns (Dumke 1944). Nonetheless, ranching retained its importance, and by the late 1860s, Los Angeles was one of the top dairy production centers in the country (Rolle 2003). By 1876, Los Angeles County reportedly had a population of 30,000 persons (Dumke 1944).

Los Angeles maintained its role as a regional business center and the development of citriculture in the late 1800s and early 1900s further strengthened this status (Caughey and Caughey 1977). These factors, combined with the expansion of port facilities and railroads throughout the region, contributed to the impact of the real estate boom of the 1880s on Los Angeles (Caughey and Caughey 1977; Dumke 1944).

By the late 1800s, government leaders recognized the need for water to sustain the growing population in the Los Angeles area. Irish immigrant William Mulholland personified the city's efforts for a stable water supply (Dumke 1944; Nadeau 1997). By 1913, the City of Los Angeles had purchased large tracts of land in the Owens Valley and Mulholland planned and completed the construction of the 240-mile aqueduct that brought the valley's water to the city (Nadeau 1997).

Los Angeles continued to grow in the twentieth century, in part due to the discovery of oil in the area and its strategic location as a wartime port. The county's mild climate and successful economy continued to draw new residents in the late 1900s, with much of the county transformed from ranches and farms into residential subdivisions surrounding commercial and industrial centers. Hollywood's development into the entertainment capital of the world and southern California's booming aerospace industry were key factors in the county's growth in the twentieth century.

5 BACKGROUND RESEARCH

5.1 SCCIC Records Search

On April 8, 2019, Dudek completed a CHRIS records search conducted at the SCCIC, located on the campus of California State University, Fullerton of the Study Area and a 0.5-mile (804 foot) record search area. This search included their collections of mapped prehistoric, historic, and built environment resources, Department of Parks and Recreation Site Records, technical reports, and ethnographic references. Additional consulted sources included historical maps of the Study Area, the NRHP, the CRHR, the California Historic Property Data File, and the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility. The results of the records search are presented in Confidential Appendix A.

5.1.1 Previously Conducted Cultural Resource Studies

The SCCIC records indicate that 22 cultural resources investigations have been conducted within a half-(0.5)-mile of the Study Area (Table 2). Of these, two studies have been conducted within a portion of the Study Area, including LA-05349 and LA-07061. Both of these reports are cultural resource studies prepared by LSA Associates, Inc. in support of a proposed wireless service facilities to be developed by AT&T Fixed Wireless Services. Neither study identified archaeological resources within a 0.5-mile of the Study Area and neither project required ground disturbance. Therefore, it was determined that there would be no potential to impact any unrecorded archaeological resources (Duke 2001a, Duke 2001b).

Table 2. Previous Cultural Resources Investigations Within a 0.5-Mile of the Study Area

SCCIC Report Number (LA-)	Title	Author	Year	Proximity to Study Area
05344	Cultural Resource Assessment Cingular Wireless Facility No. Sm 057-01 Los Angeles County, California	Duke, Curt	2001	Outside
05349	Cultural Resources Assessment for AT&T Fixed Wireless Services Facility Number LA_057_a, County of Los Angeles, California	Duke, Curt	2001	Within
05358	Negative Archaeological Survey Report:07-la-ha12-n/a-07-174-21980k	Sylvia, Barbara	2001	Outside
07061	Cultural Resource Assessment for AT&T Fixed Wireless Services Facility Number La_057_a, County of Los Angeles, California	Duke, Curt	2001	Within
07381	Phase 1 Archaeological Investigation of 0.34 Acre Gateways SRO Housing Project 444-450 North Hoover Street Los Angeles City & County, California	Maki, Mary K.	2004	Outside

Table 2. Previous Cultural Resources Investigations Within a 0.5-Mile of the Study Area

SCCIC Report Number (LA-)	Title	Author	Year	Proximity to Study Area
07388	Cultural Resources Survey for the Los Angeles Department of Water and Power First Street Trunk Line Project, Los Angeles, California	Snyder, T. Beth	2005	Outside
07430	Caltrans Historic Bridges Inventory Update: Concrete Box Girder Bridges	Feldman, J., Hope, A.	2004	Outside
07562	Additional Information for Dseis, Core Study Alignments 1, 2, 3, 4, and 5	Greenwood, Roberta S.	1987	Outside
07565	Technical Report Archaeology Los Angeles Rail Rapid Transit Project "Metro Rail" Core Study, Candidate Alignments 1 to 5	Unknown	1987	Outside
07566	Technical Report Dseis, Core Study Alignments 1, 2, 3, 4, and 5	Hatheway, Roger G. and Peter, Kevin J.	1987	Outside
07771	A Phase 1 Archaeological Study for the Proposed Regency at Robinson Affordable Housing Development Project Located at 3201-3221 W. Temple Street City of Los Angeles, County of Los Angeles, California	Wlodarski, Robert J.	2006	Outside
07399	Cultural Resources Records Search Results and Site Visit for Cingular Wireless Site EL-089-02 (Longview), 318 North Mariposa Avenue, Los Angeles, Los Angeles County, California	Michael Brandman Associates	2005	Outside
07997	Fcc Form 621 (section 106) Submittal Beverly Blvd/rs-la-0220b, Los Angeles City and County, California	Billat, Lorna	2006	Outside
08003	Historic American Building Survey Report Conducted in Conjunction With the Kehe/kfi Radio Broadcast Studio Building Hans/haer Program, 141 North Vermont Avenue, City of Los Angeles, California	Van Horn, David M., White, Laurie S., and White, Robert S.	2002	Outside
8020	Technical Report: Cultural Resources Los Angeles Rail Rapid Transit Project “Metro Rail” Core Study; Draft Supplemental Environmental Impact Statement, Draft Subsequent Environmental Impact Report	Southern California Rapid Transit District	1987	Outside
08251	Los Angeles Metro Red Line Project, Segments 2 and 3 Archaeological Resources Impact Mitigation Program Final Report of Findings	Gust, Sherri and Heather Puckett	2004	Outside
10149	Finding of no adverse effect: US 101 from Alameda Street Underpass to Barham Boulevard Overcrossing	Stewart, Noah M.	2009	Outside

Table 2. Previous Cultural Resources Investigations Within a 0.5-Mile of the Study Area

SCCIC Report Number (LA-)	Title	Author	Year	Proximity to Study Area
11572	Final Environmental Impact Report Belmont New Elementary School No. 6, State Clearinghouse No. 2001101116	Brandman, Jason	2002	Outside
11696	Cultural Resource Records Search and Site Survey AT&T Site LA0468-01, Good News Central Church, 3500 West First Street, Los Angeles, Los Angeles County, CA	Loftus, Shannon	2011	Outside
11943	Cultural Resource Records Search and Site Visit Results for T-Mobile West, LLC Candidate SV11566A (Beverly Storage) 3636 Beverly Boulevard, Los Angeles, Los Angeles County, California	Bonner, Wayne	2012	Outside
12176	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate Sv00198A (SM198 Beverly View Apartments) 302 North Alexandria Avenue, Los Angeles, Los Angeles County, California	Bonner, Wayne and Crawford, Kathleen	2012	Outside
13140	Cultural Resources Assessment of the Clinton SoCal Project, Los Angeles, Los Angeles County, California (BCR Consulting Project No. TRF1412)	Brunzell, David	2014	Outside

5.1.2 Previously Recorded Cultural Resources

SCCIC records indicate that a total of 16 previously recorded cultural resources fall within the records search area, none of which are within the Study Area. All 16 resources are historic-era buildings or structures. Table 3, below, summarize all 16 resources. No prehistoric sites or resources documented to be of specific Native American origin have been previously recorded within a 0.5-mile of the Study Area.

Table 3. Previously Recorded Cultural Resources Within a 0.5-Mile of the Study Area

Primary Number (P-19-)	Age and Type	Description	NRHP Eligibility	Recorded By and Year	Proximity to Study Area
173422	Historic: Built Environment	Korea Times; OHP Property Number - 064891	Originally 2S2 (Individual Property determined eligible for NRHP by a consensus through Section 106 process. Listed in the CRHR; Has since been demolished	1986 (S. Bourstein, SCRTD)	Outside
173423	Historic: Built Environment	133 S Vermont Ave; OHP Property Number - 064892	6Y (not eligible for NRHP; not evaluated for CRHR or local)	1986 (S. Bourstein, SCRTD)	Outside

Table 3. Previously Recorded Cultural Resources Within a 0.5-Mile of the Study Area

Primary Number (P-19-)	Age and Type	Description	NRHP Eligibility	Recorded By and Year	Proximity to Study Area
173424	Historic: Built Environment	U S Credit Bureau; OHP Property Number - 064893	6Y (not eligible for NRHP; not evaluated for CRHR or local)	1986 (S. Bourstein, SCRTD)	Outside
173431	Historic: Built Environment	Décor Interiors; OHP Property Number - 064900	6Y (not eligible for NRHP; not evaluated for CRHR or local)	1986 (S. Bourstein, SCRTD)	Outside
176445	Historic: Built Environment	Virgil Junior High School	7J (Received by OHP for Evaluation or action but not yet evaluated)	1986 (S. Bourstein, SCRTD)	Outside
187559	Historic: Built Environment	Clinton St under US 101 Bridge	5 (Not eligible for the NRHP)	2003 (C. Chasteen, D. Greenwood, Myra L Franck)	Outside
187869	Historic: Built Environment	American Storage Co	2S2 (Individual property determined eligible for the NRHP by consensus through Section 106 process. Listed in CR)	2006 (B. Taniguchi and R. Smith, Galvin Preservation Associates)	Outside
189930	Historic: Built Environment	Korean Community Cultural Center	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189931	Historic: Built Environment	Korean Community Cultural Center	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189932	Historic: Built Environment	100 N. New Hampshire Ave	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189933	Historic: Built Environment	106 N. New Hampshire Ave	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189934	Historic: Built Environment	112 N. New Hampshire Ave	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside

Table 3. Previously Recorded Cultural Resources Within a 0.5-Mile of the Study Area

Primary Number (P-19-)	Age and Type	Description	NRHP Eligibility	Recorded By and Year	Proximity to Study Area
189935	Historic: Built Environment	118 N. New Hampshire Ave	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189936	Historic: Built Environment	122-132 N. New Hampshire Ave	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189937	Historic: Built Environment	Gallery Furniture	Found ineligible during a survey evaluation; Never formally evaluated and has since been demolished	2002 (David M. Van Horn, MBA)	Outside
189985	Historic: Built Environment	Good News Central Church	3S (Appears eligible for CR as an individual property through survey evaluation)	2011 (Shannon L. Loftus, ACE Environmental)	Outside

5.2 Review of Historic Aerials and Maps

Dudek consulted historic maps and aerial photographs to understand development of the Study Area and surrounding properties. Topographic maps are available for the years 1894, 1896, 1898, 1900, 1902, 1904, 1906, 1908, 1910, 1913, 1915, 1921, 1928, 1931, 1932, 1955, 1963, 1968, 1975, 1982, 1995 and 2012 (NETR 2019a). Historic Aerial maps are available for the years 1927, 1941, 1948, 1952, 1954, 1956, 1960, 1962, 1964, 1965, 1968, 1971, 1972, 1976, 1979, 1980, 1983, 1989, 1994, 2003, 2004, 2005, 2009, 2010, 2012, and 2014 (Aerial Map Industries 1983; Fairchild Aerial Survey 1927, 1927, 1941, 1952, 1956, 1960, 1962, 1965, 1968; Teledyne Geotronics 1971, 1976, 1979; U.S. Geological Survey 1994; NETR 2019b).

The first USGS topographic map showing the Study Area dates to 1894 and shows that there was at least one structure within the Study Area and a few other structures in the general vicinity. Additionally, the topographic map from 1894 shows a railroad line running in an east-west alignment south of the Study Area and several streets in the general vicinity. Topographic maps show no changes to the Study Area or the general vicinity until 1921. The 1921 map shows a dramatic increase in development within the Study Area and the general vicinity. In 1921, the Study Area was extensively developed and the extant streets had been laid out. Between 1921 and 1928 there was a general increase in development throughout the area. There are no discernible changes to the Study Area visible on the 1928 map. The next visible changes to the Study Area and vicinity can be seen on the 1955 map which shows that the entire area had been completely built out and that the US-101 freeway had been developed immediately to the north of the Study Area. Topographic maps from later decades do not show extensive changes within the Study Area aside from a general increase in density in the city overall.

The historic aerial from 1927 shows the Study Area as completely developed with many small residential structures. The quality of the aerial makes it difficult to determine the exact number of structures within the Study Area. The next aerial, dating to 1941, shows that the Study Area has been developed with approximately 15 residential structures, some of which have associated ancillary buildings. The three extant residential structures developed within APN 5501-0001-023 are visible on this aerial. In addition to the homes, there is one rectangular building present on the southeast corner of the Study Area, in APN 5501-001-028, depicted on the 1941 aerial. This building appears to be part of the extant building, which was later expanded to include an addition along the western wall. The 1941 aerial indicates that there is some type of commercial development in the southeast corner, consisting of a large parking lot, a small hexagon-shaped structure, and a small building. There are two large areas of undeveloped land in the central portion and in the southeast quadrant of the Study Area, both of these undeveloped sections of the Study Area are within the proposed Project site. The aerial from 1948 shows the Study Area in much the same state as in 1941. To the northeast of the Study Area, the initial demolitions associated with the development of the US-101 Freeway are visible on the 1948 aerial. The aerial from 1952 shows the US-101 Freeway in its current state. By 1952, the Quonset Hut, in APN 5501-001-027, is visible. There is still one large vacant area in the center of the Study Area, within a portion of the proposed Project site. There are no discernible changes to the Study Area or general vicinity visible on the 1954 or 1956 aerial.

The most extensive changes to the Study Area occurred between 1956 and 1960; these changes consisted of the demolition of all of the structures within the site except for the extant structures in the southeast corner and several residential structures in the northwest corner. One of these extant structures, the rectangular building in APN 5501-001-028, was expanded to its current extent during this time. The majority of the site was paved, the rectangular building within the center of APN 5501-001-800 was built, and three rectangular structures within APN 5501-001-019, one of which is the extant structure, were built. Additionally, there were two structures directly north of the Quonset Hut visible on the 1960 aerial. Between 1962 and 1965, all but the three existing houses in the northwest corner were demolished and the existing structures were built. There are no visible changes on the aerials between 1965 or 1972 aerial. Between 1972 and 1976 the small rectangular building in the center of the Study Area, in APN 5501-001-800, was built. Between 1980 and 1989 the small shed-like structure in the northeastern most corner of the Study Area within APN 5501-001-800 was built. There are no discernible changes on the aerials until 2003, when it appears that four structures, two in the southwest corner of the Study Area and two in the southeast, had been demolished. The remaining aerials do not show any significant changes to the Study Area.

The review of historic aerials and topographic maps indicates that of the seven structures existing within the proposed Project site, the three extant residential structures at 3812 Oakwood Avenue in APN 5501-001-023, were constructed by at least 1941. At 316 North Juanita Avenue, within APN 5501-001-800 there are currently three structures. The rectangle structure along the western boundary, associated with was built between 1956 and 1960. The smaller rectangle structure in the center of APN 5501-001-800, directly east of the building developed between 1956 and 1960, was built after 1972. Prior to this time the center of APN 5501-001-800 was paved or undeveloped. The small shed-like structure in the northeastern most corner of APN 5501-001-800 was built between 1980 and 1989. The seventh building within the proposed Project site, located at 3820 Oakwood Avenue, within APN 5501-001-025 was built between 1962 and 1965.

Within the Study Area, the large structure currently associated with the MZ Collision Center, within APN 5501-001-026 was built between 1965 and 1972. The rectangular structure currently associated with Dewey Pest Control within APN 5501-001-027 was initially developed between 1927 and 1941 and was later renovated between 1956 and 1960. The Quonset Hut currently associated with Dewey Pest Control, within APN 5501-001-028, was built between 1948 and 1952. Finally, the building currently associated with Midway Car Rental Hollywood, within APN 5501-001-019, was built between 1956 and 1960.

5.3 Native American Correspondence

5.3.1 NAHC Sacred Lands File Search

Dudek contacted the NAHC on April 4, 2019 and requested a review of the SLF. The NAHC replied via email on April 25, 2019 stating that the SLF search was completed with negative results. Because the SLF search does not include an exhaustive list of Native American cultural resources, the NAHC suggested contacting Native American individuals and/or tribal organizations who may have direct knowledge of cultural resources

in or near the Study Area. No additional tribal outreach was conducted by Dudek. Tribal consultation has not been required by the City of Los Angeles Department of City Planning (City); it is the understanding of the applicant that the Project is not subject to A) 52.

5.4 Ethnographic Research and Review of Academic Literature

Dudek cultural resources specialists reviewed pertinent academic and ethnographic literature for information pertaining to past Native American use of the Study Area. This review included consideration of sources commonly identified though consultation, notably the 1938 Kirkman-Harriman Historical Map often referenced by the Gabrieleño Band of Mission Indians-Kizh Nation (Figure 3). Based on this map, the Study Area is located directly west of a north-south trending creek or river and directly east of El Camino Real, which ran roughly the same route as the present US-101 and Ventura Freeway (State Route (SR)-134). Additionally, this map shows the La Brea Tar Pit, which is also indicated as a location of a battle between Europeans and Indians in August 1770, approximately 2.25 miles to the west of the Study Area. The nearest mapped Native American settlements, identified as red teepees on the map, is two miles north of the Study Area at the base of the Santa Monica Mountains. The map also shows several other Native American settlements mapped along the foothills of the Santa Monica Mountains, including two that are between two and three miles northwest of the Study Area, mapped at the base of the Cahuenga Pass. It should be noted that this map is highly generalized due to scale and age, and may be somewhat inaccurate with regard to distance and location of mapped features. Additionally, this map was prepared based on review of historic documents and notes more than 100 years following secularization of the missions (in 1833). Although the map contains no specific primary references, it matches with the details documented by the Portola expedition (circa 1769-1770). While the map is a valuable representation of post-mission history, substantiation of the specific location and uses of the represented individual features would require review of archaeological or other primary documentation on a case-by-case basis.

At the time of Portola's expedition, and through the subsequent mission period, the area surrounding the Study Area would have been occupied by Western Gabrieleño/Tongva inhabitants (Figure 4 and Figure 5). Use of Gabrieleño as a language has not been documented since the 1930s (Golla 2011). One study made an effort to map the traditional Gabrieleño/Tongva cultural use area through documented family kinships included in mission records (NEA and King 2004). This process allowed for the identification of clusters of tribal villages (settlements) with greater relative frequencies of related or married individuals than surrounding areas (Figure 6). Traditional cultural use area boundaries, as informed by other ethnographic and archaeological evidence, were then drawn around these clusters. The relative sizes of these villages were also inferred from their relative number of mission-period recruits. The nearest village site to the Study Area was *Yaanga* (also called *Yabit* in NEA and King 2004), located in roughly the same area as the extant Los Angeles Plaza Church just west of Union Station, approximately 4 miles southeast of the Study Area. Yaanga, though not depicted on the Kirkman-Harriman map, is referenced in several archaeological and ethnographic works including Dakin 1978, Johnston 1962, McCawley 1996, and Morris et al. 2016. Yaanga is described as being the "Indian precursor of modern Los Angeles" as the city was originally established within its boundaries

(McCawley 1996: 57). This map also identifies the village of *Cahuepet,* approximately 7 miles to the northwest of the Study Area near the northern opening of the Cahuenga Pass, near what is now Universal Studios, and *Jajamobit*, approximately 5.5 miles north of the Study Area, at the intersection of Interstate (I)-5 and SR-134, near Griffith Park (NEA and King 2004).

The village of Jajamobit is referenced in McCawley, and though it has not been substantiated through archaeological evidence, Mission records do indicate that there were Gabrieleño individuals at both San Fernando and San Gabriel Mission who came from Jajamobit (NEA & King 2004: 105-106). Mission records indicate that 123 Native American neophytes came from this village, second only to the number of recruits from Yanga in the Western Gabrieleño territory (NEA and King 2004). Campo de Cahuenga was also in this vicinity, which is the site where the 1847 treaty between General Andres Pico and Lieutenant-Colonel John C. Fremont marked the surrender of Mexican California to the United States (Westec 1983). The La Brea Tar Pits area (CA-LAN-159) was a known area of Native American use for hunting and the gathering of tar (Westec 1983). The largest village in the vicinity was likely Yaanga. Mission records indicate 179 Gabrieleño inhabitants of Yanga were recruited to San Gabriel Mission, indicating that it may have been the most populated village in the Western Gabrieleño territory (NEA and King 2004: 104). In general, the mapped position of both Yaanga and Cahuenga have been substantiated through archaeological evidence, although the archaeological record has been substantially compromised by rapid and early urbanization throughout much of the region. No archaeological evidence of the nearest villages on the 1938 Kirkman-Harriman map was provided in the SCCIC records search results or review of other archaeological information, however these fell outside of the archaeological records search area.

No archaeological evidence of the nearest village depicted on the 1938 Kirkman-Harriman map was provided in the SCCIC records search results or through a review of other archaeological information, however these fell outside of the archaeological records search area. Based on review of pertinent academic and ethnographic information, the Study Area falls within the boundaries of the Gabrieleño/Tongva traditional territory, however, no Native American resources have been previously documented in areas that may be impacted by the proposed Project. Although the Study Area is not documented within the noted boundaries of any mapped villages, it is located near several natural resources that may have been utilized by prehistoric and protohistoric peoples, such as a creek, trails or trade routes, and the La Brea Tar Pits.

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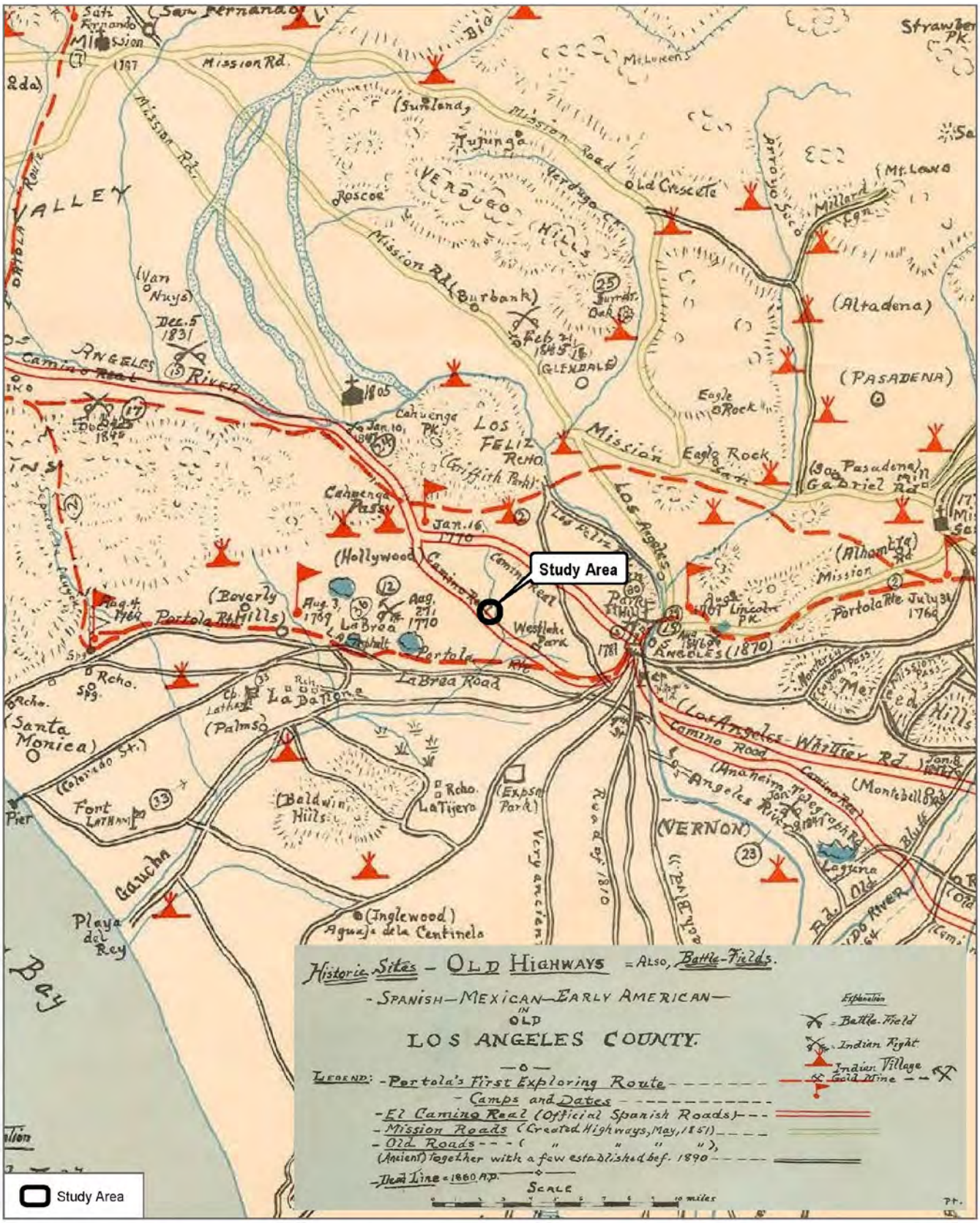

SOURCE: Kirkman - Hamman 1937 Pictorial and Historical Map of Los Angeles County: 1860-1937 AD

DUDEK

0 1.5 3 Miles
0 2.5 5 Kilometers

FIGURE 3

1860-1937 Historical Map

316 North Juanita Avenue Project - Tribal Cultural Resources Report

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SOURCE: Golla 2011 California Indian Languages - Map 36

DUDEK

0 7.5 15 Miles
0 12.5 25 Kilometers
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FIGURE 4

Takic Languages and Dialects

316 North Juanita Avenue Project - Tribal Cultural Resources Report

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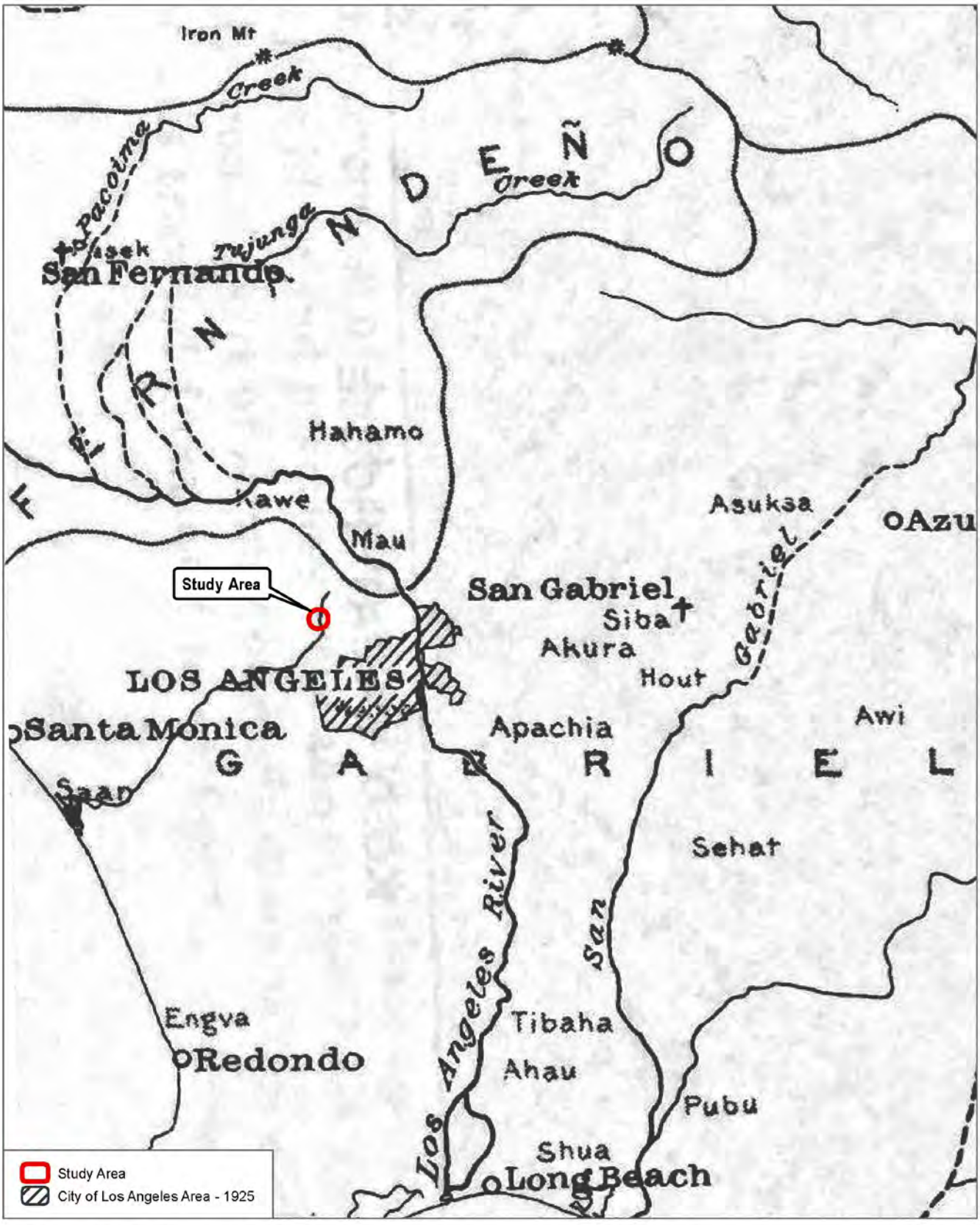

SOURCE: Kroeber, A.L. 1925 (1976) Handbook of Indians of California

DUDEK

0 2.5 5 Miles
0 4 8 Kilometers
1:300,000

FIGURE 5

Gabrielino Traditional Area

316 North Juanita Avenue Project - Tribal Cultural Resources Report

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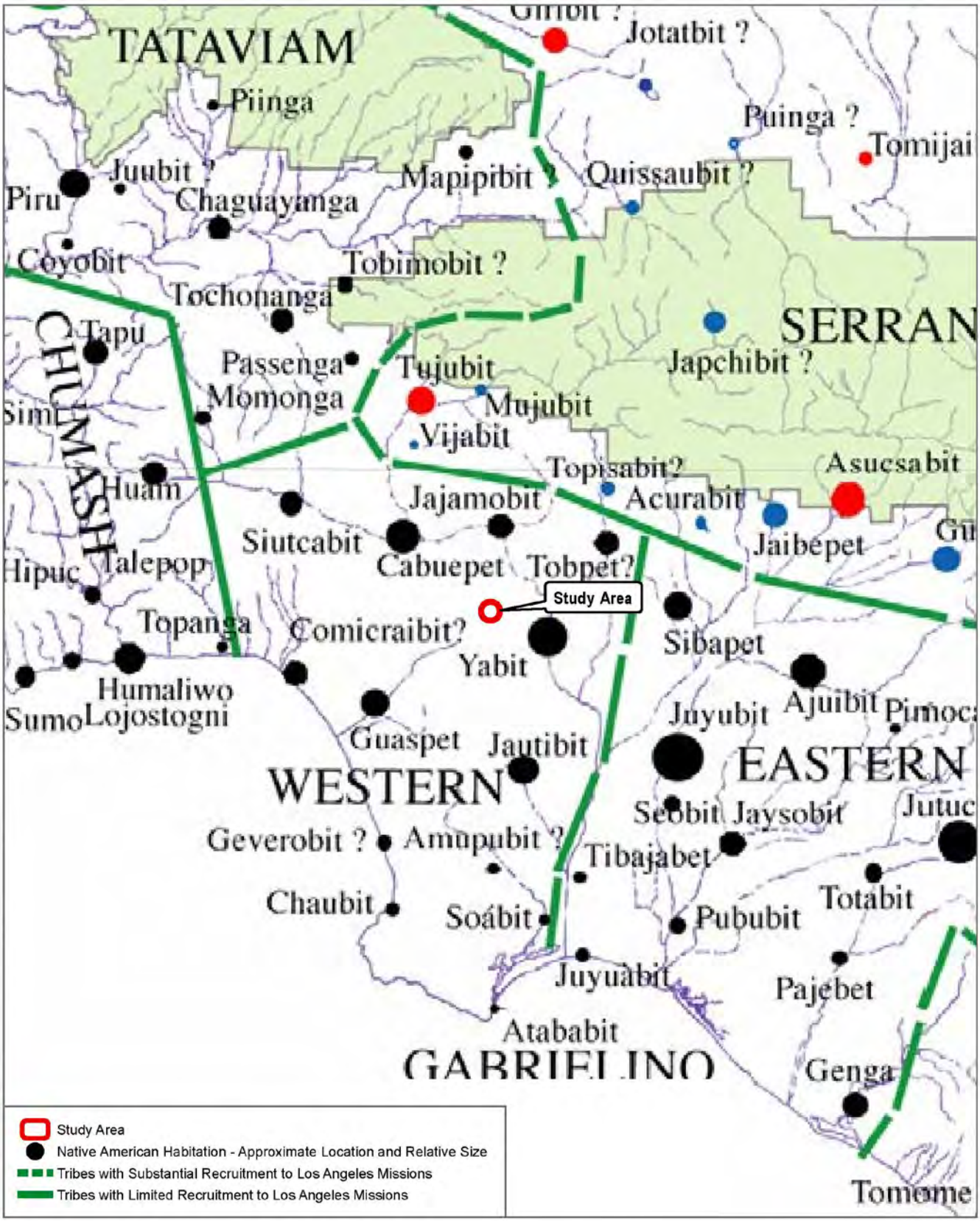

SOURCE: NEA and King 2004 Ethnographic Overview of the Angeles National Park - Figure 2

DUDEK

0 4 8 Miles
0 5 10 Kilometers
1:500,000

FIGURE 6

Tribal Settlements and Mission Recruitment

316 North Juanita Avenue Project - Tribal Cultural Resources Report

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6 FINDINGS AND RECOMMENDATIONS

6.1 Summary of Impacts to Tribal Cultural Resources

A project with an effect that may cause a substantial adverse change in the significance of a TCR is a project that may have a significant effect on the environment (PRC Section 21084.2.). AB 52 requires a TCR to have tangible, geographically defined properties that can be impacted by an undertaking. No Native American resources have been identified within the proposed Project site, Study Area, or the surrounding 0.5-mile records search radius through the SCCIC records (completed April 8, 2019) or through a search of the NAHC SLF records (completed April 25, 2019). Ethnographic research indicates that the proposed Project site is located between four and seven miles from the believed location of three Native American villages, and near natural resources which would have been important to Native Americans in prehistoric and protohistoric times. However, the proposed Project site and surrounding neighborhoods have been extensively developed throughout the twentieth century.

6.2 Recommendations

Tribal consultation has not been required by the City of Los Angeles Department of City Planning (City); it is the understanding of the applicant that the Project is not subject to AB 52. Any information that may be provided or regarding TCRs that could be affected by the Project should be appropriately considered. Based on review of ethnographic and archaeological information, if the following recommendations are followed, impacts to TCRs would be less-than-significant. Given that no TCR has been identified, no specific mitigation measures pertaining to known TCRs are necessary. Management strategies for cultural resources and human remains will provide for management of related resources of Native American origin.

While no TCRs are anticipated to be affected by the proposed Project, the City has established a standard condition of approval to address inadvertent discovery of TCRs. Should TCRs be inadvertently encountered, this condition of approval provides for temporarily halting construction activities near the encounter and notifying the City and Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed Project. If the City determines that a potential resource appears to be a TCR (as defined by PRC Section 21074), the City would provide any affected tribe a reasonable period of time to conduct a site visit and make recommendations regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered TCRs. The Applicant would then implement the tribe's recommendations if a qualified archaeologist reasonably concludes that the tribe's recommendations are reasonable and feasible. The recommendations would then be incorporated into a TCR monitoring plan and once the plan is approved by the City, ground disturbance activities could recommence. In accordance with the condition of approval, all activities would be conducted in accordance with regulatory requirements. As a result, potential impacts to TCRs would continue to be less-than-significant.

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APPENDIX A (CONFIDENTIAL)

SCCIC Records Search Results

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APPENDIX B

NAHC Sacred Lands File Search

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95501
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: Juanita Avenue Project (11822)

County: Los Angeles

USGS Quadrangle

Name: Hollywood

Township: 1S Range: 13W Section(s): 18

Company/Firm/Agency:

Dudek

Contact Person: Erica Nicolay

Street Address: 38 North Marengo Avenue

City: Pasadena Zip: 91101

Phone: (760) 936-7952 Extension: N/A

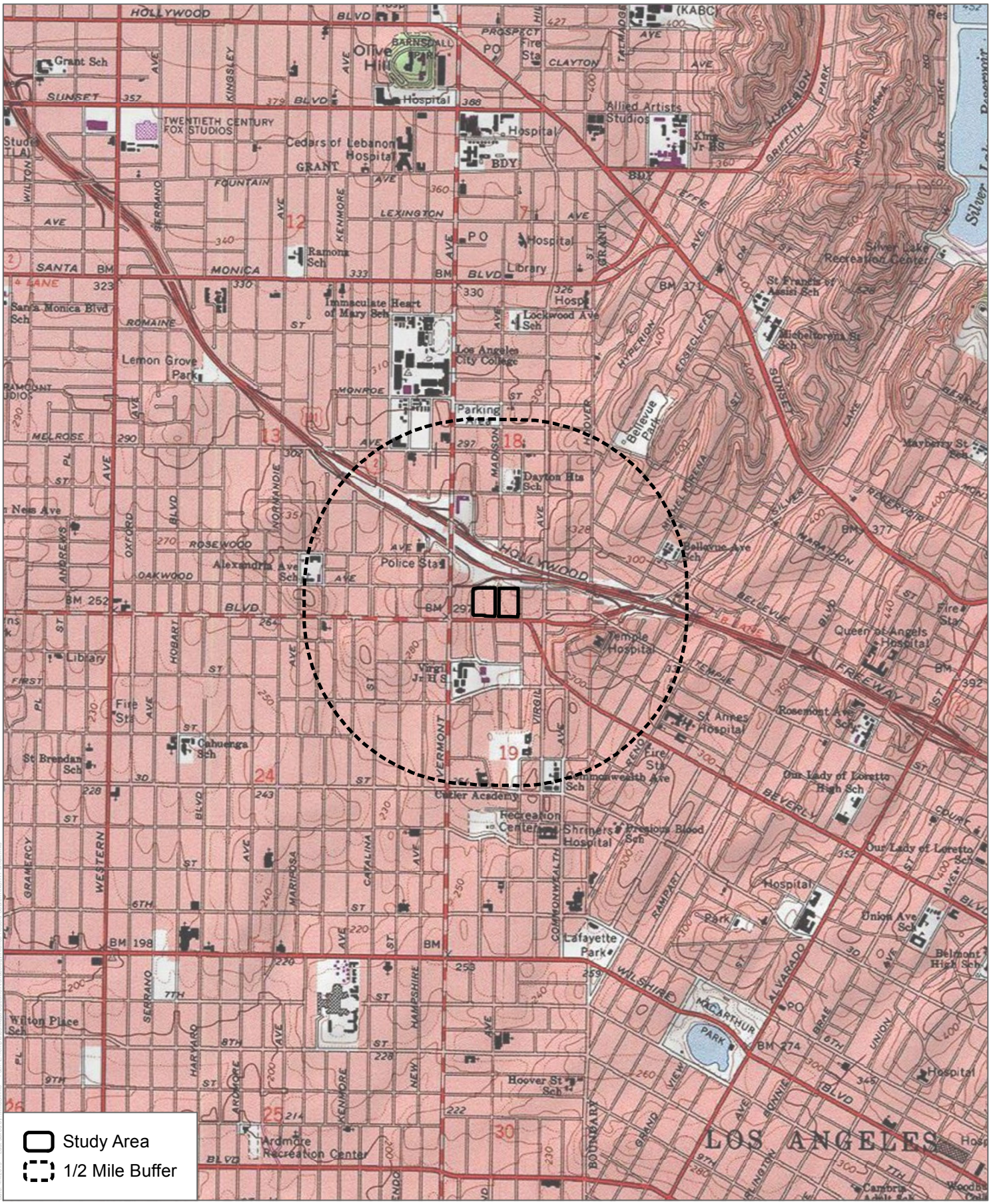
Fax: (760) 632-0164

Email: enicolay@dudek.com

Project Description:

The Juanita Avenue Project involves the development of between 400-500 units of housing dedicated to Permanent Supportive Housing for formerly homeless individuals. The plan currently includes 4-5 buildings of housing with services (mental & Physical health, financial, employment). The project site is located at 312-328 North Juanita Avenue, 317-345 North Madison Avenue, and 3810-3838 West Oakwood Avenue.

☑ Project Location Map is attached



SOURCE: SOURCE: USGS 7.5-Minute Series Hollywood Quadrangle
Township 1S; Range 13W, 14W; Sections 13, 18, 19, 24

DUDEK

0 1,000 2,000 Feet
0 285 570 Meters
1:24,000

Records Search

Juanita Avenue

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone: (916) 373-3710
Email: nahc@nahc.ca.gov
Website: http://www.nahc.ca.gov
Twitter: @CA_NAHC

April 25, 2019

Erica Nicolay
Dudek

VIA Email to: enicolay@dudek.com

RE: Juanita Avenue Project, Los Angeles County

Dear Ms. Nicolay:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: steven.quinn@nahc.ca.gov.

Sincerely,

Steven Quinn
Associate Governmental Program Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Los Angeles County
4/25/2019

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393 Gabrieleno
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 Gabrieleno
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231 Gabrielino
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490 Gabrielino
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

Gabrielino-Tongva Tribe
Charles Alvarez,
23454 Vanowen Street Gabrielino
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Juanita Avenue Project, Los Angeles County.

TREE REPORT

PREPARED FOR

Flexible PSH Solutions, INC.

Enlightenment Plaza

PROPERTY

316 N Juanita Ave,

Los Angeles, CA 90004

CONTACT

Jim Ries, Craig Lawson & Co., LLC

(310) 838-2400 x 101

jim@craiglawson.com

March 24, 2020

PREPARED BY

LISA SMITH, **THE TREE RESOURCE**

REGISTERED CONSULTING ARBORIST #464

ISA BOARD CERTIFIED MASTER ARBORIST #WE3782

ISA TREE RISK ASSESSOR QUALIFIED

MEMBER OF AMERICAN SOCIETY OF CONSULTING ARBORISTS

P.O. BOX 49314, LOS ANGELES, CA 90049

T 310-663-2290 **E** lisa@thetreeresource.com

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TREE REPORT

316 N Juanita Ave,
Los Angeles, CA 90004

SUMMARY

PROJECT OVERVIEW	
Site Address	**312-328 N Juanita Ave, 3810-3838 W Oakwood Ave, and 317-345 N Madison Avenue, Los Angeles, CA 90004**
Location and/or Specific Plan	**East Hollywood**
Project Description	**454 PSH Units Plus Support Services**
Number of Protected Trees on Site	**0**
Number of Recommended Protected Tree Removals	**0**

This Tree Report was prepared at the request of the property owner, Flexible PSH Solutions, INC., who are preparing to build a 454-unit Permanent Supportive Housing (PSH) project on this property. The subject property is 94,623 square feet and is located in the East Hollywood area of Los Angeles.

PROTECTED TREES, URBAN FORESTRY DIVISION

This property is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance No. 177,404. **Protected Trees** are defined by this ordinance as oaks (*Quercus* sp) indigenous to California but excluding the scrub oak (*Quercus dumosa*); Southern California black walnut (*Juglans californica* var. californica); Western sycamore *(Platanus racemosa)* and California bay laurel (*Umbellularia californica*) trees with a diameter at breast height (DBH) of four inches (4") or greater.

There are NO trees on this property that would be considered protected within the City of Los Angeles Native Tree Protection Ordinance.

NEIGHBOR TREES

I have also inspected the neighboring properties to confirm there are no protected tree species that are adjacent to the construction zone, or in areas of impact.

NON-PROTECTED SIGNIFICANT TREES, DEPARTMENT OF CITY PLANNING

The Department of City Planning requires the identification of the location, size, type and condition of all existing trees on the site with a DBH of 8 inches (8") or greater. These trees will be identified as **Non-Protected Significant Trees.**

At this time, I observed three (3) **Non-Protected Significant Trees** on the property. These trees will be impacted by construction and are recommended for removal and replacement to the satisfaction of the City of Los Angeles Department of City Planning.

CITY OF LOS ANGELES STREET TREES, URBAN FORESTRY DIVISION

At this time, I observed four (4) **City of Los Angeles Street Trees.** Three (3) of these trees will be retained and protected in place. One is recommended for removal.

ASSIGNMENT

The Assignment included a field observation and inventory of the trees on site; an evaluation of potential construction impacts; and recommendations for the protection of trees to remain. A Tree Location Plot Map is included in Appendix A. Photographs of the subject trees are included in Appendix B.

LIMITS OF THE ASSIGNMENT

The field inspection was a visual, grade level tree assessment. No special tools or equipment were used. No tree risk assessments were performed. My site examination and the information in this report is limited to the date and time the inspection occurred. The information in this report is limited to the condition of the trees at the time of my inspection.

TREE CHARACTERISTICS AND SITE CONDITIONS

Detailed information with respect to size, condition, species and recommendations are included in the Summary of Field Inspections in Appendix C. The trees are numbered on the Tree Location Map in Appendix A.

IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

NON-PROTECTED TREES

Three (3) non-protected significant trees are in the direct footprint of the new construction and will be removed and replaced at a one-to-one (1:1) ratio, to the satisfaction of the City of Los Angeles Department of City Planning.

STREET TREES

Street tree Weeping Fig *(Ficus benjamina)* #3 was intentionally planted by someone, possibly in the adjacent office buildings as evidenced by the surrounding cactus garden and lack of space between the actual street trees. This tree should be removed to allow for proper growing distance and preservation for the actual street trees. Even though this is an intentionally installed tree by someone other than the city the client is proposing eight replacement street trees.

APPENDIX A.1 - TREE LOCATION MAP, REDUCED

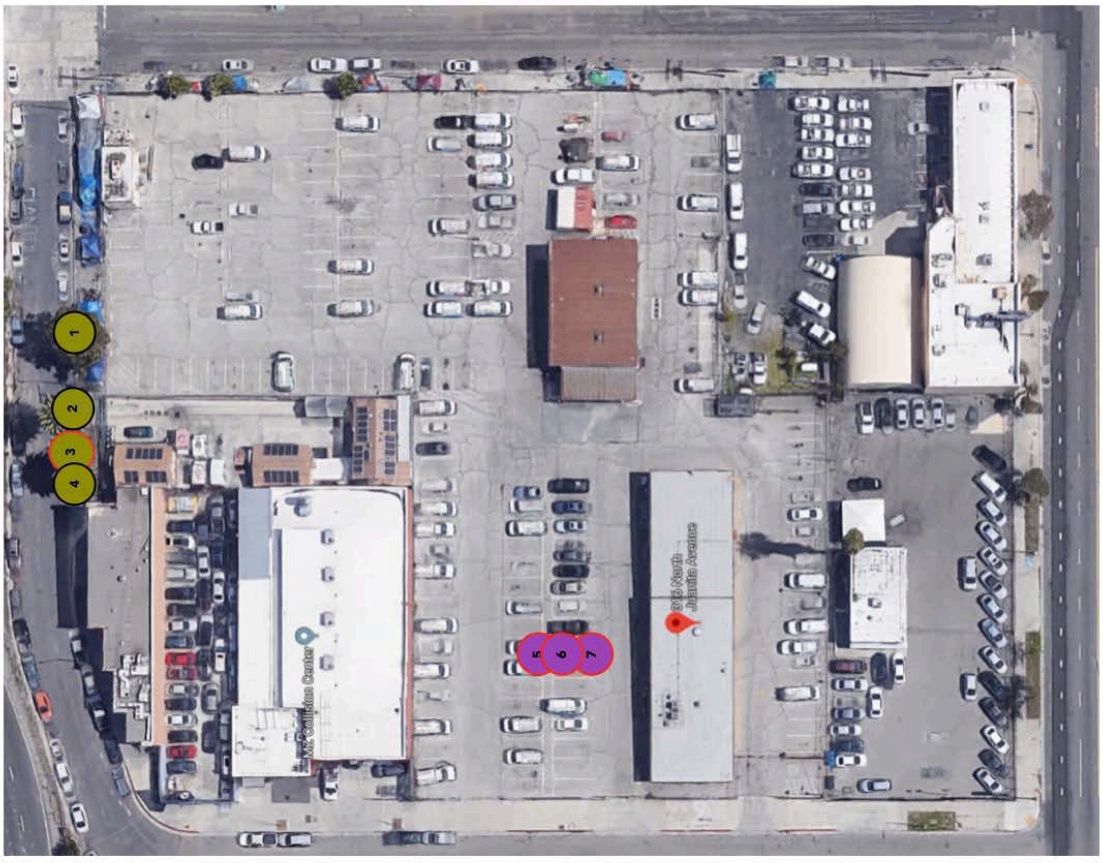
Appendix A.1: Tree Locations on Project Aerial

PROJECT SUMMARY	
Site Address	**316 N Juanita Ave**
Location	**East Hollywood**
Project Description	**454-unit Permanent Supportive Housing (PSH) project**

KEY

- Street Tree
- Non-Protected Significant Tree
- Tree recommended for removal

SUMMARY OF REPLACEMENT	
NON-SIGNIFICANT TREES, 8" DBH + REPLACED 1:1	
STREET TREES, REPLACED 2:1	



APPENDIX A.2 - TREE LOCATION MAP, REDUCED- Landscaping

Appendix A.2: Tree Locations on Landscaping Plan

PROJECT SUMMARY	
Site Address	316 N Juanita Ave
Location	East Hollywood
Project Description	454-unit Permanent Supportive Housing (PSH) project

SUMMARY OF REPLACEMENT	
NON-SIGNIFICANT TREES, 8" DBH +	REPLACED 1:1
STREET TREES,	REPLACED 2:1

APPENDIX B - PHOTOGRAPHS

PHOTO 1: Shows street trees #1, #2, and #4 on Oakwood Avenue. These trees will be retained and protected in place. Street tree Weeping Fig *(Ficus benjamina)* #3 was intentionally planted by someone, possibly in the adjacent office buildings as evidenced by the surrounding cactus garden and lack of space between the actual street trees. This tree should be removed to allow for proper growing distance and preservation for the actual street trees.

APPENDIX B - PHOTOGRAPHS

PHOTO 2: Shows street tree #1 a Red Cedar *(Thuja plicata)* on Oakwood. This tree will be retained and protected in place.

APPENDIX B - PHOTOGRAPHS

PHOTO 3: Shows non-protected trees #5, #6 and #7. These trees will be impacted by construction and are recommended for removal and replacement to the satisfaction of the City of Los Angeles Department of City Planning.

APPENDIX C - SUMMARY OF FIELD INSPECTION

Rating Code: A = Excellent, B = Good, C = Fair, D = Poor, E = Nearly Dead, F = Dead

Tree #	Species	Location	Status	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
1	Red Cedar *Thuja plicata*	Oakwood Ave	Street	12, 12	30	15	C	Retain
2	Canary Island Palm *Phoenix canariensis*	Oakwood Ave	Street	24	60	30	C	Retain
3	Weeping Fig *Ficus benjamina*	Oakwood Ave	Street	8	20	5	C	Remove
4	Canary Island Palm *Phoenix canariensis*	Oakwood Ave	Street	24	60	30	C	Retain
5	Queen Palm *Syagrus romanzoffiana*	Private Property	Non-Significant	8	15	10	D	Remove
6	Queen Palm *Syagrus romanzoffiana*	Private Property	Non-Significant	8	15	10	D	Remove
7	Queen Palm *Syagrus romanzoffiana*	Private Property	Non-Significant	8	15	10	D	Remove

APPENDIX D - SUMMARY OF DATA

Table 3. Summary of Replacement

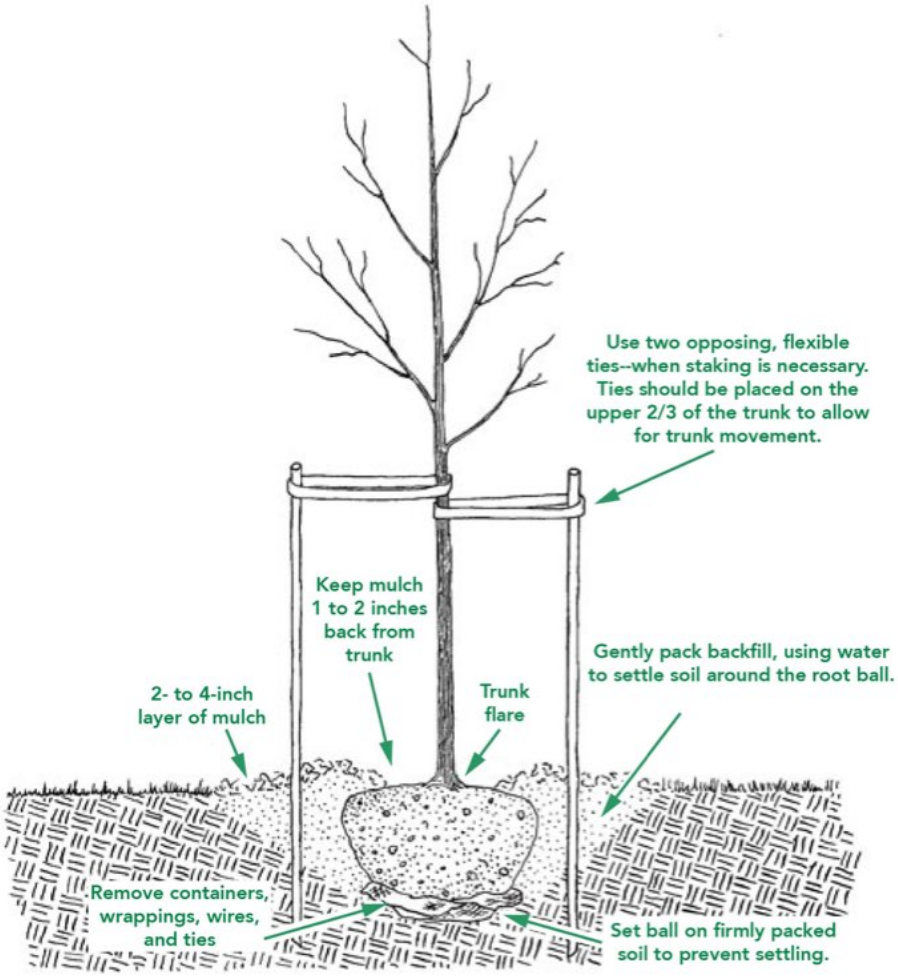
	Existing Trees to Be Removed	Trees to be Planted in Replacement
NON-PROTECTED SIGNIFICANT TREES 8" + DBH Replaced 1:1	3	3
CITY OF L.A. STREET TREES Replaced 2:1	1	2
TOTAL	4	5

Recommended Species and Size of Replacement Trees

Non-Protected Trees are replaced at a one-to-one (1:1) ratio, to the satisfaction of the City of Los Angeles Department of City Planning.

Street trees are replaced at a two-to-one (2:1) ratio, to the satisfaction of the Urban Forestry Division.

NEW TREE PLANTING



The ideal time to plant trees and shrubs is during the dormant season, in the fall after leaf drop or early spring before budbreak. Weather conditions are cool and allow plants to establish roots in the new location before spring rains and summer heat stimulate new top growth. Before you begin planting your tree, be sure you have had all underground utilities located prior to digging.

If the tree you are planting is balled or bare root, it is important to understand that its root system has been reduced by 90 to 95 percent of its original size during transplanting. As a result of the trauma caused by the digging process, trees commonly exhibit what is known as transplant shock. Containerized trees may also experience transplant shock, particularly if they have circling roots that must be cut. Transplant shock is indicated by slow growth and reduced vigor following transplanting. Proper site preparation before and during planting coupled with good follow-up care reduces the amount of time the plant experiences transplant shock and allows the tree to quickly establish in its new location. Carefully follow nine simple steps, and you can significantly reduce the stress placed on the plant at the time of planting.

NEW TREE PLANTING, continued

1. Dig a shallow, broad planting hole. Make the hole wide, as much as three times the diameter of the root ball but only as deep as the root ball. It is important to make the hole wide because the roots on the newly establishing tree must push through surrounding soil in order to establish. On most planting sites in new developments, the existing soils have been compacted and are unsuitable for healthy root growth. Breaking up the soil in a large area around the tree provides the newly emerging roots room to expand into loose soil to hasten establishment.

2. Identify the trunk flare. The trunk flare is where the roots spread at the base of the tree. This point should be partially visible after the tree has been planted (see diagram). If the trunk flare is not partially visible, you may have to remove some soil from the top of the root ball. Find it so you can determine how deep the hole needs for proper planting.

3. Remove tree container for containerized trees. Carefully cutting down the sides of the container may make this easier. Inspect the root ball for circling roots and cut or remove them. Expose the trunk flare, if necessary.

4. Place the tree at the proper height. Before placing the tree in the hole, check to see that the hole has been dug to the proper depth and no more. The majority of the roots on the newly planted tree will develop in the top 12 inches of soil. If the tree is planted too deeply, new roots will have difficulty developing because of a lack of oxygen. It is better to plant the tree a little high, 1-2 inches above the base of the trunk flare, than to plant it at or below the original growing level. This planting level will allow for some settling.

5. Straighten the tree in the hole. Before you begin backfilling, have someone view the tree from several directions to confirm that the tree is straight. Once you begin backfilling, it is difficult to reposition the tree.

6. Fill the hole gently but firmly. Fill the hole about one-third full and gently but firmly pack the soil around the base of the root ball. Be careful not to damage the trunk or roots in the process. Fill the remainder of the hole, taking care to firmly pack soil to eliminate air pockets that may cause roots to dry out. To avoid this problem, add the soil a few inches at a time and settle with water. Continue this process until the hole is filled and the tree is firmly planted. It is not recommended to apply fertilizer at time of planting.

7. Stake the tree, if necessary. If the tree is grown properly at the nursery, staking for support will not be necessary in most home landscape situations. Studies have shown that trees establish more quickly and develop stronger trunk and root systems if they are not staked at the time of planting. However, protective staking may be required on sites where lawn mower damage, vandalism, or windy conditions are concerns. If staking is necessary for support, there are three methods to choose among: staking, guying, and ball stabilizing. One of the most common methods is staking. With this method, two stakes used in conjunction with a wide, flexible tie material on the lower half of the tree will hold the tree upright, provide flexibility, and minimize injury to the trunk (see diagram). Remove support staking and ties after the first year of growth.

8. Mulch the base of the tree. Mulch is simply organic matter applied to the area at the base of the tree. It acts as a blanket to hold moisture, it moderates soil temperature extremes, and it reduces competition from grass and weeds. A 2- to 3-inch layer is ideal. More than 3 inches may cause a problem with oxygen and moisture levels. When placing mulch, be sure that the actual trunk of the tree is not covered. Doing so may cause decay of the living bark at the base of the tree. A mulch-free area, 1 to 2 inches wide at the base of the tree, is sufficient to avoid moist bark conditions and prevent decay.

TREE MAINTENANCE AND PRUNING

Some trees do not generally require pruning. The occasional removal of dead twigs or wood is typical. Occasionally a tree has a defect or structural condition that would benefit from pruning. Any pruning activity should be performed under the guidance of a certified arborist or tree expert.

Because each cut has the potential to change the growth of the tree, no branch should be removed without a reason. Common reasons for pruning are to remove dead branches, to remove crowded or rubbing limbs, and to eliminate hazards. Trees may also be pruned to increase light and air penetration to the inside of the tree's crown or to the landscape below. In most cases, mature trees are pruned as a corrective or preventive measure.

Routine thinning does not necessarily improve the health of a tree. Trees produce a dense crown of leaves to manufacture the sugar used as energy for growth and development. Removal of foliage through pruning can reduce growth and stored energy reserves. Heavy pruning can be a significant health stress for the tree.

Yet if people and trees are to coexist in an urban or suburban environment, then we sometimes have to modify the trees. City environments do not mimic natural forest conditions. Safety is a major concern. Also, we want trees to complement other landscape plantings and lawns. Proper pruning, with an understanding of tree biology, can maintain good tree health and structure while enhancing the aesthetic and economic values of our landscapes.

Pruning Techniques – From the I.S.A. Guideline

Specific types of pruning may be necessary to maintain a mature tree in a healthy, safe, and attractive condition.

Cleaning is the removal of dead, dying, diseased, crowded, weakly attached, and low- vigor branches from the crown of a tree.

Thinning is the selective removal of branches to increase light penetration and air movement through the crown. Thinning opens the foliage of a tree, reduces weight on heavy limbs, and helps retain the tree's natural shape.

Raising removes the lower branches from a tree to provide clearance for buildings, vehicles, pedestrians, and vistas.

Reduction reduces the size of a tree, often for clearance for utility lines. Reducing the height or spread of a tree is best accomplished by pruning back the leaders and branch terminals to lateral branches that are large enough to assume the terminal roles (at least one-third the diameter of the cut stem). Compared to topping, reduction helps maintain the form and structural integrity of the tree.

TREE MAINTENANCE AND PRUNING, continued

How Much Should Be Pruned?

Mature trees should require little routine pruning. A widely accepted rule of thumb is never to remove more than one-quarter of a tree's leaf-bearing crown. In a mature tree, pruning even that much could have negative effects. Removing even a single, large- diameter limb can create a wound that the tree may not be able to close. The older and larger a tree becomes, the less energy it has in reserve to close wounds and defend against decay or insect attack. Pruning of mature trees is usually limited to removal of dead or potentially hazardous limbs.

Wound Dressings

Wound dressings were once thought to accelerate wound closure, protect against insects and diseases, and reduce decay. However, research has shown that dressings do not reduce decay or speed closure and rarely prevent insect or disease infestations. Most experts recommend that wound dressings not be used.

DISEASES AND INSECTS

Continual observation and monitoring of your tree can alert you to any abnormal changes. Some indicators are: excessive leaf drop, leaf discoloration, sap oozing from the trunk and bark with unusual cracks. Should you observe any changes, you should contact a Tree specialist or Certified Arborist to review the tree and provide specific recommendations. Trees are susceptible to hundreds of pests, many of which are typical and may not cause enough harm to warrant the use of chemicals. However, diseases and insects may be indication of further stress that should be identified by a professional.

GRADE CHANGES

The growing conditions and soil level of trees are subject to detrimental stress should they be changed during the course of construction. Raising the grade at the base of a tree trunk can have long-term negative consequences. This grade level should be maintained throughout the protected zone. This will also help in maintaining the drainage in which the tree has become accustomed.

INSPECTION

The property owner should establish an inspection calendar based on the recommendation provided by the tree specialist. This calendar of inspections can be determined based on several factors: the maturity of the tree, location of tree in proximity to high-use areas vs. low-use area, history of the tree, prior failures, external factors (such as construction activity) and the perceived value of the tree to the homeowner.

Assumptions and Limiting Conditions

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

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Should you have any further questions regarding this property, please contact me at (310) 663-2290.

Respectfully submitted,

Lisa Smith

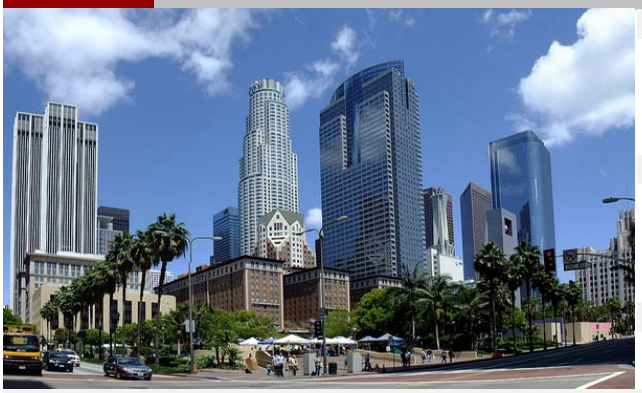
Registered Consulting Arborist #464
ISA Board Certified Master Arborist #WE3782
ISA Tree Risk Assessor Qualified
American Society of Consulting Arborists, Member

APPENDIX L

SCAG 2016-2040 RTP/SCS, Sustainable Communities Strategy Background Documentation

UrbanFootprint Place Types

Urban Mixed Use

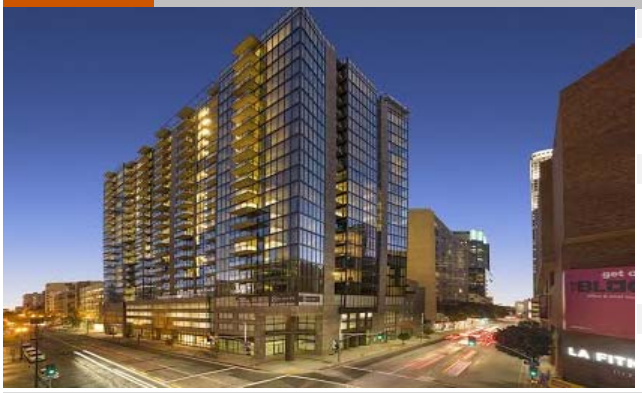


Land Use Mix		Residential Mix	
Residential	18%	*SF Large Lot*	0%
Employment	16%	*SF Small Lot*	0%
Mixed Use	45%	*Townhome*	0%
Open Space/Civic	21%	*MultiFamily*	100%
Built Environment		**Employment Mix**	
Intersections per mi²	200	*Office*	80%
Average Floors	23	*Retail*	20%
Floors Range	15 – 100	*Industrial*	0%
Total Net FAR	9.0		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	40-500+	*Household*	85
Employee	50-500+	*Employee*	266

Description

Urban Mixed Use districts are exemplified by a variety of intense uses and building types. Typical buildings are between 10 and 40+ stories tall, with offices and/or residential uses and ground-floor retail space. Parking is usually structured below or above ground. Workers, residents, and visitors are well served by transit, and can walk or bicycle for many of their transportation needs.

Urban Residential

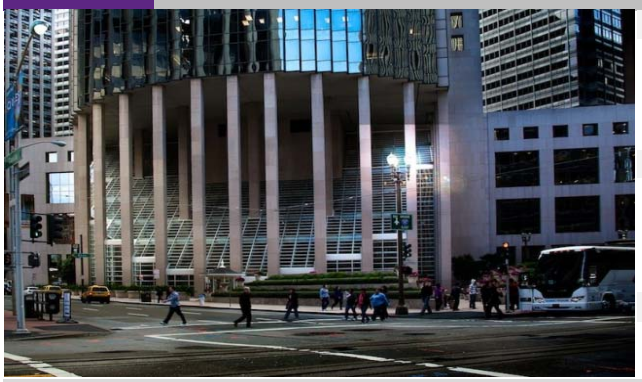


Land Use Mix		Residential Mix	
Residential	64%	*SF Large Lot*	0%
Employment	4%	*SF Small Lot*	0%
Mixed Use	12%	*Townhome*	0%
Open Space/Civic	21%	*MultiFamily*	100%
Built Environment		**Employment Mix**	
Intersections per mi²	200	*Office*	22%
Average Floors	18	*Retail*	78%
Floors Range	5 – 60	*Industrial*	0%
Total Net FAR	9.0		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	75-500+	*Household*	131
Employee	0-50+	*Employee*	44

Description

The most intense residential-focused type, Urban Residential areas are typically found within or adjacent to major downtowns. They include high- and mid-rise residential towers, with some ground-floor retail space. Parking usually structured below or above ground. Residents are well served by transit, and can walk or bicycle for many of their daily needs.

Urban Commercial



Land Use Mix		Residential Mix	
Residential	1%	*SF Large Lot*	0%
Employment	4%	*SF Small Lot*	0%
Mixed Use	12%	*Townhome*	0%
Open Space/Civic	21%	*MultiFamily*	100%
Built Environment		**Employment Mix**	
Intersections per mi²	200	*Office*	93%
Average Floors	15	*Retail*	7%
Floors Range	15 – 100	*Industrial*	0%
Total Net FAR	6.0		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	0-40	*Household*	8
Employee	250-500+	*Employee*	402

Description

Urban Commercial areas are typically found within major Central Business Districts. They are exemplified by mid- and high-rise office towers. Typical buildings are between 15 and 40+ stories tall, with ground-floor retail space, and offices on the floors above. Parking is usually structured below or above ground; workers tend to arrive by transit, foot or bicycle in large numbers.

UrbanFootprint Place Types

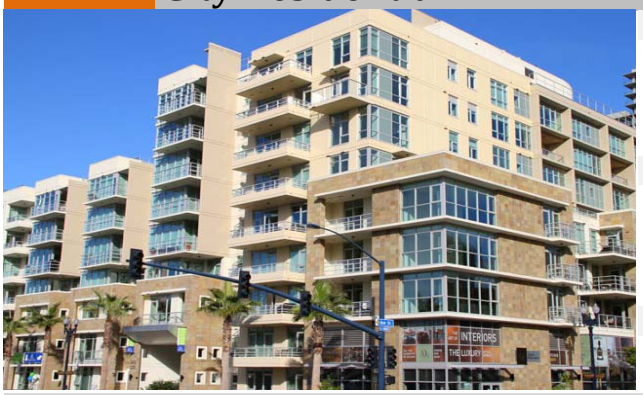
City Mixed Use

Land Use Mix		Residential Mix	
Residential	28%	*SF Large Lot*	0%
Employment	17%	*SF Small Lot*	0%
Mixed Use	35%	*Townhome*	3%
Open Space/Civic	20%	*MultiFamily*	97%
Built Environment		**Employment Mix**	
Intersections per mi²	200	*Office*	60%
Average Floors	7	*Retail*	40%
Floors Range	3 – 40	*Industrial*	0%
Total Net FAR	3.4		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	10-75	*Household*	44
Employee	25-165	*Employee*	85

Description

City Mixed Use areas are transit-oriented and walkable, and contain a variety of uses and building types. Typical buildings are between 5 and 30 stories tall, with ground-floor retail space, and offices and/or residences on the floors above. Parking is usually structured below or above ground.

City Residential

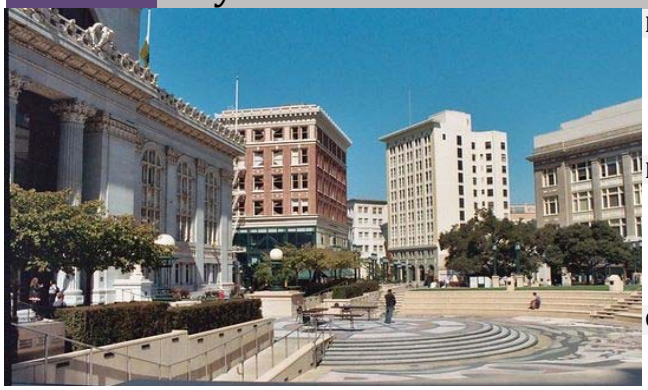


Land Use Mix		Residential Mix	
Residential	65%	*SF Large Lot*	0%
Employment	4%	*SF Small Lot*	0%
Mixed Use	11%	*Townhome*	3%
Open Space/Civic	20%	*MultiFamily*	97%
Built Environment		**Employment Mix**	
Intersections per mi²	200	*Office*	40%
Average Floors	7	*Retail*	60%
Floors Range	5 – 40	*Industrial*	0%
Total Net FAR	2.9		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	35-75	*Household*	58
Employee	0-17	*Employee*	14

Description

An dense residential-focused type, City Residential is dominated by mid- and high-rise residential towers, with some ground-floor retail space. Parking is usually structured, below or above ground. Residents are well served by transit, and can walk or bicycle for many of their daily needs.

City Commerical



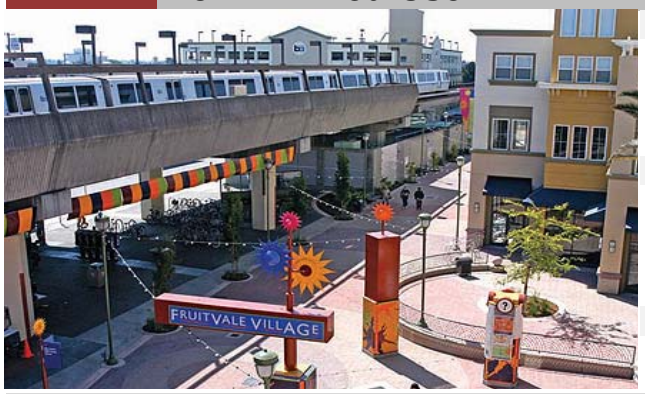
Land Use Mix		Residential Mix	
Residential	1%	*SF Large Lot*	0%
Employment	82%	*SF Small Lot*	0%
Mixed Use	4%	*Townhome*	0%
Open Space/Civic	14%	*MultiFamily*	100%
Built Environment		**Employment Mix**	
Intersections per mi²	200	*Office*	77%
Average Floors	7	*Retail*	23%
Floors Range	5 – 40	*Industrial*	0%
Total Net FAR	3.1		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	0-10	*Household*	4
Employee	90-250	*Employee*	200

Description

The central business districts of most cities contain areas exemplary of City Commercial, with many mid- and high-rise office towers and government buildings. Typical structures are between 4 and 40 stories tall, with ground-floor retail space, and offices on the floors above. Parking is usually structured, though many workers arrive by transit, foot, or bicycle.

UrbanFootprint Place Types

Town Mixed Use

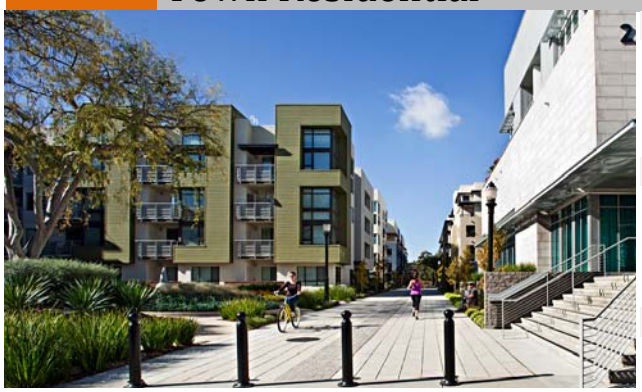


Land Use Mix		Residential Mix	
Residential	26%	*SF Large Lot*	0%
Employment	20%	*SF Small Lot*	0%
Mixed Use	29%	*Townhome*	0%
Open Space/Civic	25%	*MultiFamily*	100%
Built Environment		**Employment Mix**	
Intersections per mi²	200	*Office*	75%
Average Floors	4	*Retail*	25%
Floors Range	2 – 8	*Industrial*	0%
Total Net FAR	1.9		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	7-35	*Household*	21
Employee	25-70	*Employee*	50

Description

Town Mixed Use areas are walkable mixed-use neighborhoods, such as the mixed-use core of a small city or transit oriented development, with a variety of uses and building types. Typical buildings are between 3 and 8 stories tall, with ground-floor retail space, and offices and/or residences on the floors above. Parking is usually structured, above or below ground.

Town Residential



Land Use Mix		Residential Mix	
Residential	68%	*SF Large Lot*	0%
Employment	0%	*SF Small Lot*	0%
Mixed Use	10%	*Townhome*	47%
Open Space/Civic	22%	*MultiFamily*	53%
Built Environment		**Employment Mix**	
Intersections per mi²	220	*Office*	47%
Average Floors	3	*Retail*	53%
Floors Range	2 – 8	*Industrial*	0%
Total Net FAR	1.2		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	12-35	*Household*	18
Employee	0-25	*Employee*	12

Description

Containing a mix of townhomes, condominiums and apartments (and occasionally small-lot single family homes), Town Residential is characterized by dense residential neighborhoods interspersed with occasional retail areas. Typical buildings are 2-5 stories tall, with limited off-street parking; residents tend to use transit, walking and bicycling for many of their transportation needs.

Town Commercial

Land Use Mix		Residential Mix	
Residential	1%	*SF Large Lot*	0%
Employment	69%	*SF Small Lot*	0%
Mixed Use	17%	*Townhome*	0%
Open Space/Civic	14%	*MultiFamily*	100%
Built Environment		**Employment Mix**	
Intersections per mi²	200	*Office*	68%
Average Floors	3	*Retail*	32%
Floors Range	2 – 8	*Industrial*	0%
Total Net FAR	1.8		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	0-7	*Household*	5
Employee	60-90	*Employee*	75

Description

Equivalent to the center of a traditional town, or a more employment-focused transit-oriented development, Town Commercial contains a mix of commerical buildings set in a walkable context. Typical structures are between 2 and 8 stories tall, with ground-floor retail, and offices, services, and some residential uses on upper floors.

UrbanFootprint Place Types

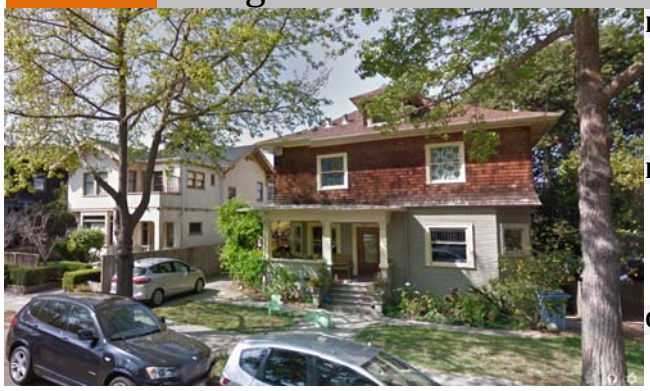
Village Mixed Use

Land Use Mix		Residential Mix	
Residential	43%	*SF Large Lot*	15%
Employment	14%	*SF Small Lot*	15%
Mixed Use	14%	*Townhome*	29%
Open Space/Civic	28%	*MultiFamily*	41%
Built Environment		**Employment Mix**	
Intersections per mi²	220	*Office*	42%
Average Floors	3	*Retail*	58%
Floors Range	2 – 6	*Industrial*	0%
Total Net FAR	1.0		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	5-12	*Household*	10
Employee	5-40	*Employee*	14

Description

Village Mixed Use areas are the walkable and transit accessible mixed-use cores of traditional neighborhoods. Typical buildings are between 2 and 6 stories tall, with ground-floor retail space, and offices and/or residences on the floors above. Parking is typically structured, tucked under, or placed behind buildings so that it does not detract from the pedestrian environment.

Village Residential



Land Use Mix		Residential Mix	
Residential	74%	*SF Large Lot*	26%
Employment	0%	*SF Small Lot*	26%
Mixed Use	1%	*Townhome*	49%
Open Space/Civic	26%	*MultiFamily*	0%
Built Environment		**Employment Mix**	
Intersections per mi²	180	*Office*	100%
Average Floors	3	*Retail*	0%
Floors Range	2 – 5	*Industrial*	0%
Total Net FAR	0.9		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	8-12	*Household*	10
Employee	0-5	*Employee*	2

Description

Containing a mix of single-family homes on small lots and townhomes, Village Residential is characterized by traditional neighborhoods, designed to be supportive of transit service, walking and bicycling. Typical buildings are 2-3 stories tall, with small yards and an active focus on the public realm.

Village Commerical

Land Use Mix		Residential Mix	
Residential	0%	*SF Large Lot*	0%
Employment	61%	*SF Small Lot*	0%
Mixed Use	7%	*Townhome*	0%
Open Space/Civic	32%	*MultiFamily*	100%
Built Environment		**Employment Mix**	
Intersections per mi²	230	*Office*	49%
Average Floors	2	*Retail*	51%
Floors Range	0	*Industrial*	0%
Total Net FAR	1.2		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	0-5	*Household*	2
Employee	1-60	*Employee*	40

Description

Equivalent to the center of a small town or district, or a lower-intensity employment-focused transit-oriented development, Village Commercial contains a mix of buildings set in a walkable context. Typical structures are between 2 and 5 stories tall, with some ground-floor retail, and offices, services, and some residential on upper floors.

UrbanFootprint Place Types

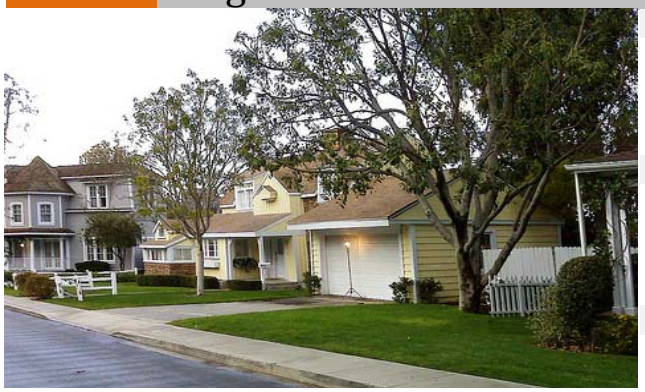
Neighborhood Residential

Land Use Mix		Residential Mix	
Residential	76%	*SF Large Lot*	0%
Employment	0%	*SF Small Lot*	95%
Mixed Use	2%	*Townhome*	0%
Open Space/Civic	23%	*MultiFamily*	5%
Built Environment		**Employment Mix**	
Intersections per mi²	180	*Office*	86%
Average Floors	2	*Retail*	14%
Floors Range	2 – 4	*Industrial*	0%
Total Net FAR	0.7		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	5-8	*Household*	7
Employee	0-3.5	*Employee*	3

Description

Neighborhood Residential areas are traditional neighborhoods containing mostly single-family homes on small lots, interspersed with occasional retail spaces. Typical buildings are between 2 and 3 stories tall, with small yards and an active focus on the public realm, set in a context designed to be supportive of transit service, walking and bicycling.

Neighborhood Low



Land Use Mix		Residential Mix	
Residential	77%	*SF Large Lot*	13%
Employment	1%	*SF Small Lot*	87%
Mixed Use	0%	*Townhome*	0%
Open Space/Civic	23%	*MultiFamily*	0%
Built Environment		**Employment Mix**	
Intersections per mi²	230	*Office*	100%
Average Floors	2	*Retail*	0%
Floors Range	2 – 4	*Industrial*	0%
Total Net FAR	0.5		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	0.2-5	*Household*	4
Employee	0-5	*Employee*	2

Description

Containing a mix of single-family homes on small lots interspersed with some medium and larger lot homes, Neighborhood Low is a traditional neighborhood area designed to be supportive of walking and bicycling. Typical buildings are 2-3 stories tall, usually located within walking distance of a mixed-use neighborhood center.

Office Focus

Land Use Mix		Residential Mix	
Residential	0%	*SF Large Lot*	0%
Employment	82%	*SF Small Lot*	0%
Mixed Use	0%	*Townhome*	0%
Open Space/Civic	18%	*MultiFamily*	0%
Built Environment		**Employment Mix**	
Intersections per mi²	45	*Office*	93%
Average Floors	4	*Retail*	2%
Floors Range	2 – 9	*Industrial*	5%
Total Net FAR	1.1		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	0	*Household*	0
Employee	35-150+	*Employee*	65

Description

Representing the most intense auto-oriented single-use office areas, Office Focus is characterized by mid and high-rise office towers. Typical buildings are between 2 and 9 stories tall. Parking can be either structured or provided on surface lots. Workers tend to arrive by auto, though densities are high enough to support suburban transit service.

Mixed Office and R&D

Land Use Mix		Residential Mix	
Residential	0%	*SF Large Lot*	0%
Employment	89%	*SF Small Lot*	0%
Mixed Use	0%	*Townhome*	0%
Open Space/Civic	11%	*MultiFamily*	0%
Built Environment		**Employment Mix**	
Intersections per mi²	45	*Office*	82%
Average Floors	2	*Retail*	5%
Floors Range	1 – 6	*Industrial*	13%
Total Net FAR	0.8		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	0	*Household*	0
Employee	25-150+	*Employee*	33

Description

Representing intense suburban office/industrial/research areas, Mixed Office and R&D is characterized by a mix of employment buildings. Typical structures are 1-6 stories tall, surrounded by surface parking and some structured parking where appropriate.

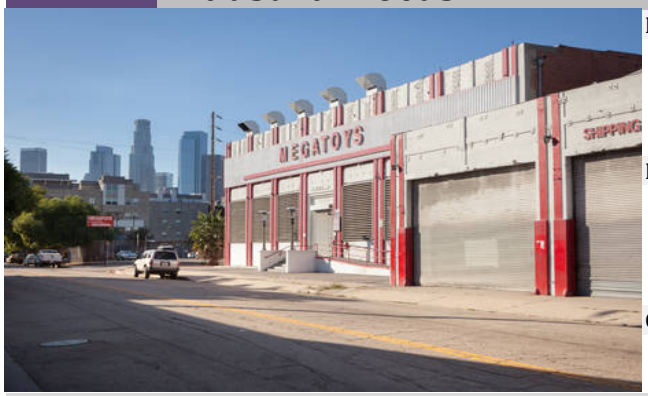
Office/Industrial

Land Use Mix		Residential Mix	
Residential	0%	*SF Large Lot*	0%
Employment	92%	*SF Small Lot*	0%
Mixed Use	0%	*Townhome*	0%
Open Space/Civic	8%	*MultiFamily*	0%
Built Environment		**Employment Mix**	
Intersections per mi²	40	*Office*	23%
Average Floors	1	*Retail*	5%
Floors Range	1 – 4	*Industrial*	72%
Total Net FAR	0.5		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	0	*Household*	0
Employee	16-25	*Employee*	21

Description

Office/Industrial areas are moderate-density suburban office and industrial areas. Typical structures are 1-5 stories tall, surrounded by surface parking lots and truck loading bays.

Industrial Focus



Land Use Mix		Residential Mix	
Residential	0%	*SF Large Lot*	0%
Employment	89%	*SF Small Lot*	0%
Mixed Use	0%	*Townhome*	0%
Open Space/Civic	11%	*MultiFamily*	0%
Built Environment		**Employment Mix**	
Intersections per mi²	35	*Office*	20%
Average Floors	1	*Retail*	14%
Floors Range	1 – 2	*Industrial*	66%
Total Net FAR	0.5		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	0	*Household*	0
Employee	8-16	*Employee*	14

Description

Industrial Focus areas are warehouses and industrial employment areas. Typical structures are 1-2 stories tall, surrounded by surface parking lots and truck loading bays.

UrbanFootprint Place Types

Low Density Employment Park

Land Use Mix		Residential Mix	
Residential	0%	*SF Large Lot*	0%
Employment	86%	*SF Small Lot*	0%
Mixed Use	0%	*Townhome*	0%
Open Space/Civic	14%	*MultiFamily*	0%
Built Environment		**Employment Mix**	
Intersections per mi²	35	*Office*	28%
Average Floors	1	*Retail*	5%
Floors Range	1 – 2	*Industrial*	67%
Total Net FAR	0.4		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	0	*Household*	0
Employee	1-8	*Employee*	6

Description

Low-Density Employment Parks include suburban low-intensity non-retail business areas. Typical uses include warehousing, offices, industrial, construction yards, transportation fleet services, and freight depots. Typical structures are 1-2 stories tall, surrounded by surface parking lots and truck loading bays.

High Intensity Activity Center

Land Use Mix		Residential Mix	
Residential	14%	*SF Large Lot*	0%
Employment	37%	*SF Small Lot*	0%
Mixed Use	41%	*Townhome*	6%
Open Space/Civic	8%	*MultiFamily*	94%
Built Environment		**Employment Mix**	
Intersections per mi²	130	*Office*	20%
Average Floors	5	*Retail*	80%
Floors Range	5 – 40	*Industrial*	0%
Total Net FAR	2.5		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	0.5-200+	*Household*	24
Employee	3-250+	*Employee*	69

Description

High Intensity Activity Centers include a mix of moderate to intense densities of retail, office, and residential uses. They are often anchored by major regional retail centers or office parks, and while they can contain a robust mix of uses, they are most often oriented within an auto-oriented and non-walkable street and land use pattern. Parking can be structured and/or provided on surface lots.

Mid Intensity Activity Center

Land Use Mix		Residential Mix	
Residential	23%	*SF Large Lot*	0%
Employment	64%	*SF Small Lot*	0%
Mixed Use	5%	*Townhome*	51%
Open Space/Civic	8%	*MultiFamily*	49%
Built Environment		**Employment Mix**	
Intersections per mi²	70	*Office*	8%
Average Floors	3	*Retail*	92%
Floors Range	2 – 7	*Industrial*	0%
Total Net FAR	1.3		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	0.5-9	*Household*	7
Employee	3-22	*Employee*	11

Description

Mid Intensity Activity Centers include a mix of moderate to intense densities of retail, office, and residential uses. They are often anchored by major regional retail centers or office parks, and while they can contain a robust mix of uses, they are most often oriented within an auto-oriented and non-walkable street and land use pattern. Parking can be structured and/or provided on surface lots.

UrbanFootprint Place Types

Low Intensity Retail-Centered Neighborhood

Land Use Mix		Residential Mix	
Residential	45%	*SF Large Lot*	9%
Employment	33%	*SF Small Lot*	60%
Mixed Use	0%	*Townhome*	12%
Open Space/Civic	22%	*MultiFamily*	18%
Built Environment		**Employment Mix**	
Intersections per mi²	65	*Office*	4%
Average Floors	2	*Retail*	96%
Floors Range	1 – 4	*Industrial*	0%
Total Net FAR	0.4		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	0.5-7	*Household*	4
Employee	1-6	*Employee*	4

Description

Typically set in an auto-oriented development pattern, the Low Intensity Retail-Centered Neighborhood includes a commercial strip that fronts on to an arterial, with single-family or other housing types located in adjacent and surrounding areas Typical buildings are between 1 and 2 stories, generally served by surface parking.

Strip Mall/ Big Box Retail

Land Use Mix		Residential Mix	
Residential	0%	*SF Large Lot*	0%
Employment	93%	*SF Small Lot*	0%
Mixed Use	0%	*Townhome*	0%
Open Space/Civic	7%	*MultiFamily*	0%
Built Environment		**Employment Mix**	
Intersections per mi²	60	*Office*	11%
Average Floors	1	*Retail*	89%
Floors Range	1 – 2	*Industrial*	0%
Total Net FAR	0		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	0	*Household*	0
Employee	1-100+	*Employee*	15

Description

Strip Mall/Big Box areas are typically characterized by single-story retail buildings and surface parking lots. The location and design of these areas generally favors automobile access over other transport modes.

Industrial/Office/Residential Mixed High

Land Use Mix		Residential Mix	
Residential	58%	*SF Large Lot*	0%
Employment	36%	*SF Small Lot*	0%
Mixed Use	0%	*Townhome*	4%
Open Space/Civic	6%	*MultiFamily*	96%
Built Environment		**Employment Mix**	
Intersections per mi²	60	*Office*	73%
Average Floors	4	*Retail*	16%
Floors Range	1 – 17	*Industrial*	11%
Total Net FAR	2		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	18-200+	*Household*	45
Employee	3-250+	*Employee*	42

Description

Industrial/Office/Residential Mixed High is characterized by a wide-ranging, intensely developed mix of uses located in close proximity and set in an automobile-oriented context. Building heights can range from 1 to 15+ stories, and uses can include but are not limited to industrial, warehouses, offices, residential, and retail.

UrbanFootprint Place Types

Industrial/Office/Residential Mixed Low

Land Use Mix		Residential Mix	
Residential	42%	*SF Large Lot*	8%
Employment	51%	*SF Small Lot*	8%
Mixed Use	0%	*Townhome*	43%
Open Space/Civic	7%	*MultiFamily*	40%
Built Environment		**Employment Mix**	
Intersections per mi²	60	*Office*	32%
Average Floors	2	*Retail*	0%
Floors Range	1 – 3	*Industrial*	68%
Total Net FAR	0.9		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	5-18	*Household*	10
Employee	1-35	*Employee*	18

Description

Industrial/Office/Residential Mixed Low is characterized by a wide-ranging, less-intensely developed mix of uses located in close proximity and set in an automobile-oriented context. Building heights can range from 1 to 3 stories, and uses can include but are not limited to industrial, warehouses, offices, residential, and retail.

Suburban Multifamily

Land Use Mix		Residential Mix	
Residential	87%	*SF Large Lot*	0%
Employment	0%	*SF Small Lot*	0%
Mixed Use	0%	*Townhome*	11%
Open Space/Civic	13%	*MultiFamily*	89%
Built Environment		**Employment Mix**	
Intersections per mi²	90	*Office*	85%
Average Floors	3	*Retail*	15%
Floors Range	2-5	*Industrial*	0%
Total Net FAR	1.2		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	18-150+	*Household*	32
Employee	0-6	*Employee*	2

Description

Predominantly containing apartments, condos, and town homes, Suburban Multifamily represents developments that may have internal walking paths but are set in an automobile-oriented context. While densities can be high enough to support bus transit, residents are likely to drive for most trips. Typical buildings are 2-5 stories tall, surrounded by surface parking lots.

Suburban Mixed Residential

Land Use Mix		Residential Mix	
Residential	76%	*SF Large Lot*	3%
Employment	4%	*SF Small Lot*	18%
Mixed Use	0%	*Townhome*	27%
Open Space/Civic	19%	*MultiFamily*	52%
Built Environment		**Employment Mix**	
Intersections per mi²	90	*Office*	95%
Average Floors	3	*Retail*	5%
Floors Range	1 – 3	*Industrial*	0%
Total Net FAR	0.6		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	7-18	*Household*	13
Employee	0-6	*Employee*	2

Description

Suburban Mixed Residential areas contain a mix of apartments, condos, town homes, and single-family homes, generally set within an auto-oriented street pattern ; residents are likely to drive for most trips. Typical buildings are 1-3 stories.

Residential Subdivision

Land Use Mix		Residential Mix	
Residential	73%	*SF Large Lot*	12%
Employment	4%	*SF Small Lot*	88%
Mixed Use	0%	*Townhome*	0%
Open Space/Civic	23%	*MultiFamily*	0%
Built Environment		**Employment Mix**	
Intersections per mi²	90	*Office*	96%
Average Floors	2	*Retail*	4%
Floors Range	1 – 3	*Industrial*	0%
Total Net FAR	0.4		
Gross Density Range (per acre)		**Average Density (per acre)**	
Household	2.5-7	*Household*	5
Employee	0-6	*Employee*	1

Description

Residential Subdivisions areas contain a mix of single-family homes on medium and large lots, typically set within an auto-oriented street pattern; residents are most likely to drive for most trips. Typical houses are 1-2 stories tall.

Large Lot Residential

Land Use Mix		Residential Mix	
Residential	81%	*SF Large Lot*	100%
Employment	2%	*SF Small Lot*	0%
Mixed Use	0%	*Townhome*	0%
Open Space/Civic	17%	*MultiFamily*	0%
Built Environment		**Employment Mix**	
Intersections per mi²	20	*Office*	97%
Average Floors	2	*Retail*	3%
Floors Range	1 – 3	*Industrial*	0%
Total Net FAR	0.3		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	0.5-2	*Household*	2
Employee	0-2	*Employee*	1

Description

Large Lot Residential Areas contain detached single-family homes set on generously sized lots, typically oriented within an auto-oriented street pattern; residents are most likely to drive for most trips. Typical houses are 1-2 stories tall.

Rural Residential

Land Use Mix		Residential Mix	
Residential	94%	*SF Large Lot*	100%
Employment	0%	*SF Small Lot*	0%
Mixed Use	0%	*Townhome*	0%
Open Space/Civic	6%	*MultiFamily*	0%
Built Environment		**Employment Mix**	
Intersections per mi²	15	*Office*	0%
Average Floors	2	*Retail*	0%
Floors Range	2 – 2	*Industrial*	100%
Total Net FAR	0.04		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	0.1-0.3	*Household*	0.2
Employee	0-0.02	*Employee*	0.01

Description

Homes in a Rural Residential area tend to be set on lots with average sizes of 1-2 acres. Within this rural context, residents are likely to drive for most trips. Typical houses are 1-2 stories tall.

UrbanFootprint Place Types

Rural Ranchettes

Land Use Mix		Residential Mix	
Residential	96%	*SF Large Lot*	100%
Employment	1%	*SF Small Lot*	0%
Mixed Use	0%	*Townhome*	0%
Open Space/Civic	3%	*MultiFamily*	0%
Built Environment		**Employment Mix**	
Intersections per mi²	10	*Office*	0%
Average Floors	2	*Retail*	0%
Floors Range	1 – 2	*Industrial*	100%
Total Net FAR	0.01		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	0-0.12	*Household*	0.1
Employee	0-0.02	*Employee*	0.01

Description

Rural Ranchettes are homes on very large lots. They could include active agricultural uses, and are typically located at the edges of urban areas. Within this rural context, residents are likely to drive for most trips. Typical houses are 1-2 stories tall.

Rural Employment

Land Use Mix		Residential Mix	
Residential	5%	*SF Large Lot*	100%
Employment	92%	*SF Small Lot*	0%
Mixed Use	0%	*Townhome*	0%
Open Space/Civic	3%	*MultiFamily*	0%
Built Environment		**Employment Mix**	
Intersections per mi²	10	*Office*	0%
Average Floors	1	*Retail*	0%
Floors Range	1 – 2	*Industrial*	100%
Total Net FAR	0.001		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	0-0.02	*Household*	0.01
Employee	0-0.05	*Employee*	0.01

Description

Rural Employment areas contain a variety of land uses, including working farms, ranches, agriculturally-supportive land uses, solar installations, oil fields, and gravel pits. While the rural context is automobile-oriented, and thus residents and employees are likely to drive for most trips, the low-intensity of land uses tends to keep traffic volumes low. Typical buildings are 1-2 stories tall.

Campus/University

Land Use Mix		Residential Mix	
Residential	32%	*SF Large Lot*	0%
Employment	2%	*SF Small Lot*	0%
Mixed Use	0%	*Townhome*	0%
Open Space/Civic	67%	*MultiFamily*	100%
Built Environment		**Employment Mix**	
Intersections per mi²	150	*Office*	64%
Average Floors	8	*Retail*	36%
Floors Range	3 – 17	*Industrial*	0%
Total Net FAR	1.7		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	1-50	*Household*	31
Employee	10-100	*Employee*	22

Description

College/University areas tend to be internally walkable, though they can be located in either a walkable or auto-oriented context. Buildings can range from 1 to 20+ stories, depending on the design of the campus. Parking may be plentiful or restricted; housing may be provided on-site in large amounts, or students may commute from homes in other locations.

UrbanFootprint Place Types

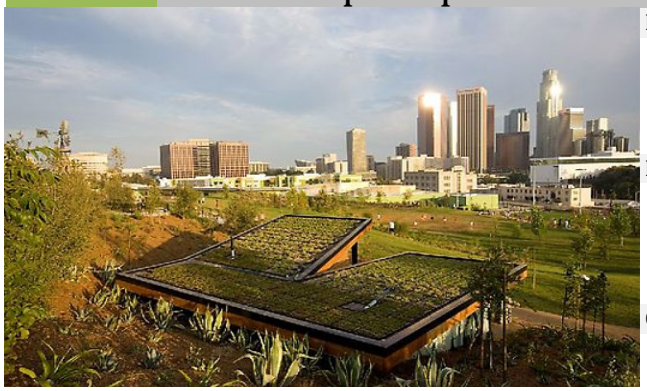
Institutional

Land Use Mix		Residential Mix	
Residential	5%	*SF Large Lot*	0%
Employment	26%	*SF Small Lot*	16%
Mixed Use	0%	*Townhome*	0%
Open Space/Civic	70%	*MultiFamily*	84%
Built Environment		**Employment Mix**	
Intersections per mi²	130	*Office*	99%
Average Floors	7	*Retail*	1%
Floors Range	1 – 9	*Industrial*	1%
Total Net FAR	2.5		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	0-2	*Household*	1
Employee	5-250+	*Employee*	96

Description

Institutional areas include a variety of land uses, including hospitals, government facilities, prisons and other institutional uses. The design and orientation of these areas varies based on the type of use and its location.

Parks & Open Space



Land Use Mix		Residential Mix	
Residential	0%	*SF Large Lot*	0%
Employment	0%	*SF Small Lot*	0%
Mixed Use	0%	*Townhome*	0%
Open Space/Civic	100%	*MultiFamily*	0%
Built Environment		**Employment Mix**	
Intersections per mi²	10	*Office*	0%
Average Floors	0	*Retail*	0%
Floors Range	0-1	*Industrial*	0%
Total Net FAR	0		
Gross Density Range *(per acre)*		**Average Density** *(per acre)*	
Household	0	*Household*	0
Employee	0	*Employee*	0

Description

Parks & Open Space areas include larger trunk open spaces, community and regional parks, and other large undeveloped areas.

Terminology

Land Use Mix	
Residential	Percent of land dedicated to residential uses
Employment	Percent of land dedicated to commercial uses
Mixed Use	Percent of land dedicated to a mix of residential and commercial uses
Open Space/Civic	Percent of land dedicated to civic, park, and utility uses
Residential Mix	
SF Large Lot	Percent of households that are Single family, large lots (> 5500 square feet per lot)
SF Small Lot	Percent of households that are Single family, small lots (< 5500 square feet per lot)
Townhome	Percent of households that are Townhome/Single Family Attached
MultiFamily	Percent of households that are Multifamily types
Employment Mix	
Office	Percent of Employment that is Office
Retail	Percent of Employment that is Retail
Industrial	Percent of Employment that is Industrial
Built Environment	
Intersections per mi ^{2}	Intersections per square mile is an indicator of the connectivity of an area. Walkable areas are considered to have greater than 150 intersections per square mile.
Average Floors	The average building height measued in number of floors
Floors Range	The range of building heights measured in number of floors
Total Net FAR	The average net floor-to-area ratio
Gross Density Range	
Household	The range of household density per acre present in a given place type
Employee	The range pf employee densities per acre present in a given place type
Average Density	
Household	The average gross household density per acre
Employee	The average gross employee density per acre

SUSTAINABILITY

SUSTAINABLE COMMUNITIES STRATEGY (SCS) BACKGROUND DOCUMENTATION

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

2016 2040 RTPSCS

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ADOPTED | ARRIL 2016

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APPENDIX

SUSTAINABILITY | SUSTAINABLE COMMUNITES STRATEGY (SCS) BACKGROUND DOCUMENTATION

ADOPTED | MARCH 2016

SCS BACKGROUND DOCUMENTATION

SCS REQUIREMENTS MATRIX

The passage of California Senate Bill 375 (SB 375) in 2008 requires that a Metropolitan Planning Organization such as SCAG prepare and adopt a Sustainable Communities Strategy (SCS) that sets forth a forecasted regional development pattern which, when integrated with the transportation network, measures, and policies, will reduce greenhouse gas emissions from automobiles and light duty trucks (Govt. Code §65080(b)(2)(B)). The SCS outlines certain land use growth strategies that provide for more integrated land use and transportation planning, and maximize transportation investments. The SCS is intended to provide a regional land use policy framework that local governments may consider and build upon. The following matrix outlines the statutory requirements of a SCS and where the requirements are addressed in both the 2012 RTP/SCS and the 2016 RTP/SCS.

TABLE 1 SCS Requirements Matrix

Required Element	Reference (2012)	Reference (2016)
California Government Code (CGC) Section 65080(b) (2)(B): Each metropolitan organization shall prepare a sustainable communities strategy, subject to the requirements of Part 450 of Title 23 of, and Part 93 of Title 40 of, the Code of Federal Regulations, including the requirement to utilize the most recent planning assumptions considering local General Plans and other factors.	2012–2035 RTP/SCS Chapter 4: Sustainable Communities Strategy	2016-2040 RTP/SCS Chapter 5: The Road to Greater Mobility and Sustainable Growth 2016-2040 RTP/SCS Appendix: SCS Background Documentation
CGC Section 65080(b) (2)(B)(i): Identify the general location of uses, residential densities, and building intensities within the region	2012–2035 RTP/SCS Chapter 4: Sustainable Communities Strategy 2012–2035 RTP/SCS Appendices: SCS Background Documentation; Growth Forecast	2016-2040 RTP/SCS Appendices: SCS Background Documentation; Demographics and Growth Forecast
CGC Section 65080(b) (2)(B)(ii): Identify areas within the region sufficient to house all the population of the region, including all economic segments of the population, over the course of the planning period of the regional transportation plan taking into account net migration into the region, population growth, household formation and employment growth	2012–2035 RTP/SCS Chapter 4: Sustainable Communities Strategy 2012–2035 RTP/SCS Appendices: SCS Background Documentation; Growth Forecast	2016-2040 RTP/SCS Appendices: SCS Background Documentation; Demographics and Growth Forecast
CGC Section 65080(b) (2)(B)(iii): Identify areas within the region sufficient to house an eight-year projection of the regional housing need for the region pursuant to Section 65584	2012–2035 RTP/SCS Chapter 4: Sustainable Communities Strategy 2012–2035 RTP/SCS Appendix: SCS Background Documentation	2016-2040 RTP/SCS Appendices: SCS Background Documentation; Demographics and Growth Forecast
CGC Section 65080(b) (2)(B)(iv): Identify a transportation network to service the transportation needs of the region	2012–2035 RTP/SCS Chapter 4: Sustainable Communities Strategy; Chapter 2: Transportation Investments	2016-2040 RTP/SCS Chapter 5: The Road to Greater Mobility and Sustainable Growth

TABLE 1 SCS Requirements Matrix: continued

Required Element	Reference (2012)	Reference (2016)
CGC Section 65080(b) (2)(B)(v): Gather and consider the best practically available scientific information regarding resource areas and farmland in the region as defined in subdivisions (a) and (b) of Section 65080.01	2012–2035 RTP/SCS Chapter 4: Sustainable Communities Strategy; Chapter 2: Transportation Investments	2016-2040 RTP/SCS Appendix: Natural Lands
CGC Section 65080(b) (2)(B)(vi): Consider the state housing goals specified in Sections 65580 and 65581	2012–2035 RTP/SCS Chapter 4: Sustainable Communities Strategy 2012–2035 RTP/SCS Appendix: SCS Background Documentation	2016-2040 RTP/SCS Appendix: SCS Background Documentation
CGC Section 65080(b) (2)(B)(vii): Set forth a forecasted development pattern for the region, which, when integrated with the transportation network, and other transportation measures and policies, will reduce the greenhouse gas emissions from automobiles and light trucks to achieve, if there is a feasible way to do so, the greenhouse gas emission reduction targets approved by the state board	2012–2035 RTP/SCS Chapter 4: Sustainable Communities Strategy; Chapter 5: Measuring Up 2012–2035 RTP/SCS Appendices: Transportation Conformity Analysis; Performance Measures	2016-2040 RTP/SCS Chapter 5: A Plan for Mobility, Sustainability and a High Quality of Life, Chapter 8: Measuring Our Progress for the Future 2016-2040 RTP/SCS Appendices: SCS Background Documentation; Transportation Conformity Analysis
CGC Section 65080(b) (2)(B)(viii): Allow the regional transportation plan to comply with Section 176 of the federal Clean Air Act (42 U.S.C. Sec. 7506)	2012–2035 RTP/SCS Chapter 4: Sustainable Communities Strategy 2012–2035 RTP/SCS Appendix: Transportation Conformity Analysis	2016-2040 RTP/SCS Appendix: Transportation Conformity Analysis
CGC Section 65080(b) (2)(D) The metropolitan planning organization shall conduct at least two informational meetings in each county within the region for members of the board of supervisors and city councils on the sustainable communities strategy and alternative planning strategy.	2012–2035 RTP/SCS Chapter 6: Public Participation Plan 2012–2035 RTP/SCS Appendix: Public Participation and Consultation	2016-2040 RTP/SCS Appendix: Public Participation and Community Consultation
CGC Section 65080(b) (2)(E) Each metropolitan planning organization shall adopt a public participation plan, for development of the sustainable communities strategy and an alternative planning strategy, if any, that includes the following:	2012–2035 RTP/SCS Chapter 6: Public Participation Plan 2012–2035 RTP/SCS Appendix: Public Participation and Consultation	2016-2040 RTP/SCS Appendix: Public Participation and Community Consultation

TABLE 1 SCS Requirements Matrix: continued

Required Element	Reference (2012)	Reference (2016)
CGC Section 65080(b) (2)(E)(i): Outreach efforts to encourage active participation of a broad range of stakeholder groups in the planning process, consistent with the agency's adopted Federal Public Participation Plan, including, but not limited to, affordable housing advocates, transportation advocates, neighborhood and community groups, environmental advocates, home builder representatives, broad-based business organizations, landowners, commercial property interest, and homeowner associations.	2012–2035 RTP/SCS Chapter 6: Public Participation Plan 2012–2035 RTP/SCS Appendix: Public Participation and Consultation	2016-2040 RTP/SCS Appendix: Public Participation and Community Consultation
CGC Section 65080(b) (2)(E)(ii): Consultation with congestion management agencies, transportation agencies, and transportation commissions.	2012–2035 RTP/SCS Chapter 6: Public Participation Plan 2012–2035 RTP/SCS Appendix: Public Participation and Consultation	2016-2040 RTP/SCS Appendix: Public Participation and Community Consultation
CGC Section 65080(b) (2)(E)(iii): Workshops throughout the region to provide the public with the information and tools necessary to provide clear understanding of the issues and policy choices. At least one workshop shall be held in each county in the region. For counties with a population greater than 500,000, at least three workshops shall be held. Each workshop, to the extent practicable shall include urban simulation computer modeling to create visual representation of the sustainable communities strategy and the alternative planning strategy.	2012–2035 RTP/SCS Chapter 6: Public Participation Plan 2012–2035 RTP/SCS Appendix: Public Participation and Consultation	2016-2040 RTP/SCS Appendix: Public Participation and Community Consultation
CGC Section 65080(b) (2)(E)(v): At least three public hearings on the draft sustainable communities strategy in the regional transportation plan and alternative planning strategy, if one is prepared. If the metropolitan transportation organization consists of a single county, at least two public hearings shall be held. To the maximum extent feasible, the hearings shall be in different parts of the region to maximize the opportunity for participation by members of the public throughout the region.	2012–2035 RTP/SCS Chapter 6: Public Participation Plan 2012–2035 RTP/SCS Appendix: Public Participation and Consultationn	2016-2040 RTP/SCS Appendix: Public Participation and Community Consultation
CGC Section 65080(b) (2)(E)(vi): A process for enabling members of the public to provide a single request to receive notices, information and updates.	2012–2035 RTP/SCS Chapter 6: Public Participation Plan 2012–2035 RTP/SCS Appendix: Public Participation and Consultation	2016-2040 RTP/SCS Appendix: Public Participation and Community Consultation
CGC Section 65080(b) (2)(F) In preparing a sustainable communities strategy, the metropolitan planning organization shall consider spheres of influence that have been adopted by the local agency formation commissions within its region.	2012–2035 RTP/SCS Appendix: Growth Forecast	2016-2040 RTP/SCS Appendix: Demographics and Growth Forecast

TABLE 1 SCS Requirements Matrix: continued

Required Element	Reference (2012)	Reference (2016)
GC Section 65080(b) (2)(G) Prior to adopting a sustainable communities strategy, the metropolitan planning organization shall quantify the reduction in greenhouse gas emissions projected to be achieved by the sustainable communities strategy and set forth the difference, if any, between the amount of that reduction and the target for the region established by the state board.	2012–2035 RTP/SCS Chapter 4: Sustainable Communities Strategy	2016-2040 RTP/SCS Chapter 8: Measuring Our Progress for the Future 2016-2040 RTP/SCS Appendices: SCS Background Documentation; Transportation Conformity Analysis
CGC Section 65080(b) (2)(J) Neither a sustainable communities strategy nor an alternative planning strategy regulates the use of land, nor, except as provided by subparagraph (I), shall either one be subject to any state approval. Nothing in a sustainable communities strategy shall be interpreted as superseding the exercise of the land use authority of cities and counties within the region. Nothing in this section shall be interpreted to limit the state board's authority under any other provision of law. Nothing in this section shall be interpreted to authorize the abrogation of any vested right whether created by statute or by common law. Nothing in this section shall require a city's or county's land use policies and regulations, including its general plan, to be consistent with the regional transportation plan or an alternative planning strategy. Nothing in this section requires a metropolitan planning organization to approve a sustainable communities strategy that would be consistent with Part 450 of Title 23 of, or Part 93 of Title 40 of, the Code of Federal Regulations and any administrative guidance under those regulations. Nothing in this section relieves a public or private entity or any person from compliance with any other local, state, or federal law.	2012–2035 RTP/SCS Chapter 4: Sustainable Communities Strategy	2016-2040 RTP/SCS Chapter 5: A Plan for Mobility, Sustainability and a High Quality of Life 2016-2040 RTP/SCS Appendix: SCS Background Documentation

Source: SCAG

FORECASTED REGIONAL DEVELOPMENT TYPES BY LAND DEVELOPMENT CATEGORIES (LDCS)

Given the number of square miles the SCAG region encompasses, SCAG developed a simplified series of Land Development Categories (LDCs) to represent the dominant themes taken from the region's many General Plans. This was developed in order to facilitate regional modeling of land use information from nearly 200 distinct jurisdictions.

The LDCs employed in the RTP/SCS are not intended to represent detailed land use policies, but are used to describe the general conditions likely to occur within a specific area if recently emerging trends, such as transit-oriented development, were to continue in concert with the implementation of the 2016 RTP/SCS. These forecasted regional development types are shown in Exhibits 1 through 34 by county and subregion.

SCAG 2016 RTP/SCS SCENARIOS

OVERVIEW OF THE SCENARIOS

To develop a preferred scenario for the region in 2040, SCAG first generated four preliminary "sketch scenarios" for our region's future - each one representing a different vision for land use and transportation in 2040. More specifically, each scenario was designed to explore and convey the impact of where the region would grow, to what extent the growth would be focused within existing cities and towns, and how it would grow - the shape and style of the neighborhoods and transportation systems that would shape growth over the period. The following are descriptions of the four scenarios that were presented to the regional council, stakeholders, and at workshops throughout the region.

SCENARIO 1: TREND

Scenario 1 was a base case scenario that represented "business-as-usual" growth to 2040, based on the region's population, household and employment trends. By "base case" SCAG meant all existing regionally significant highway and transit projects, all ongoing Transportation Demand Management (TDM) and Transportation System Management (TSM) activities, and all projects which are undergoing right-of-way acquisitions, are currently under construction, have completed the federal environmental process (NEPA), or will be in the first two years of the previously conforming Federal Transportation Improvement Plan (FTIP). This scenario served as a yardstick to compare with the three other scenarios in this Plan. Growth and land use under the baseline scenario followed previous trends. Significant transportation investments or new policies regarding land use, housing or transportation were not introduced.

SCENARIO 2: 2012 RTP/SCS UPDATED WITH LOCAL INPUTS

Scenario 2 updated SCAG's established 2012 RTP/SCS with inputs from local jurisdictions, and included the adopted plan's suite of land use and transportation strategies, investments and policies. Scenario 2 envisioned future regional growth coordinated with the transportation system improvements of the approved 2012 RTP/SCS, as well as anticipated new transportation projects planned by the region's County Transportation Commissions (CTCs) and transit providers. This scenario reflected land use patterns as depicted by local general plan land use policies and refined by jurisdictions through SCAG's extensive bottom-up local review input process and outreach effort.

SCENARIO 3 (POLICY A): MAKING FURTHER PROGRESS

Scenario 3 (also known as Policy A) built upon Scenario 2 and incorporated additional best practices to increase transportation mode choice and reduce personal automobile dependency. This scenario included expanded regional investment in Transit Integration strategies to increase transit ridership. This scenario assumed that first/last mile improvements will be made at all fixed-guideway transit stations (i.e. commuter rail, subway, light rail and bus rapid transit (BRT) stations) across the region. Scenario 3 tested a new concept called Livable Corridors, comprised of arterial roadways where jurisdictions are planning for some combination of high-quality bus service, increased opportunities for active transportation, and higher density residential and employment at key intersections. Scenario 3 also tested the concept of "Neighborhood Mobility Areas." This concept is built on a set of policies and complete street investments to encourage replacing automobile trips less than three miles in length with walking, bicycling and slow-speed electric vehicles. Scenario 3 incorporated new technology and innovations such as bike share and car sharing, and assumed growth of these shared mobility services in urban areas predominantly through private sector actions. This scenario built upon SCAG policies from the 2012 Plan, and allowed for more future growth in walkable, mixed-use communities and in High Quality Transit Areas (HQTAs).

SCENARIO 4 (POLICY B): EXCEEDING EXPECTATIONS

Scenario 4 (or Policy B) built upon Scenario 3, and represented an ambitious and holistic slate of public policies and investments. This scenario was intended to determine what policies would be required to achieve maximum per-capita greenhouse gas reductions, in order to inform a comprehensive discussion during outreach and deliberation. Scenario 4 assumed improved bus transit services throughout identified HQTAs, as well as land use policies that encourage density along those routes. There was added emphasis on higher density residential and mixed-use infill along arterials with high-quality bus service, and more robust active transportation infrastructure or Livable Corridors, as described in Scenario 3. This scenario directed new growth away from undeveloped high-quality habitat areas to promote resource conservation, and it assumed no new residential growth in areas vulnerable to future sea level rise. Scenario 4 included a mix of housing options, with even more focus on infill development in towns and urban centers. Multifamily development in HQTAs was emphasized throughout the region.

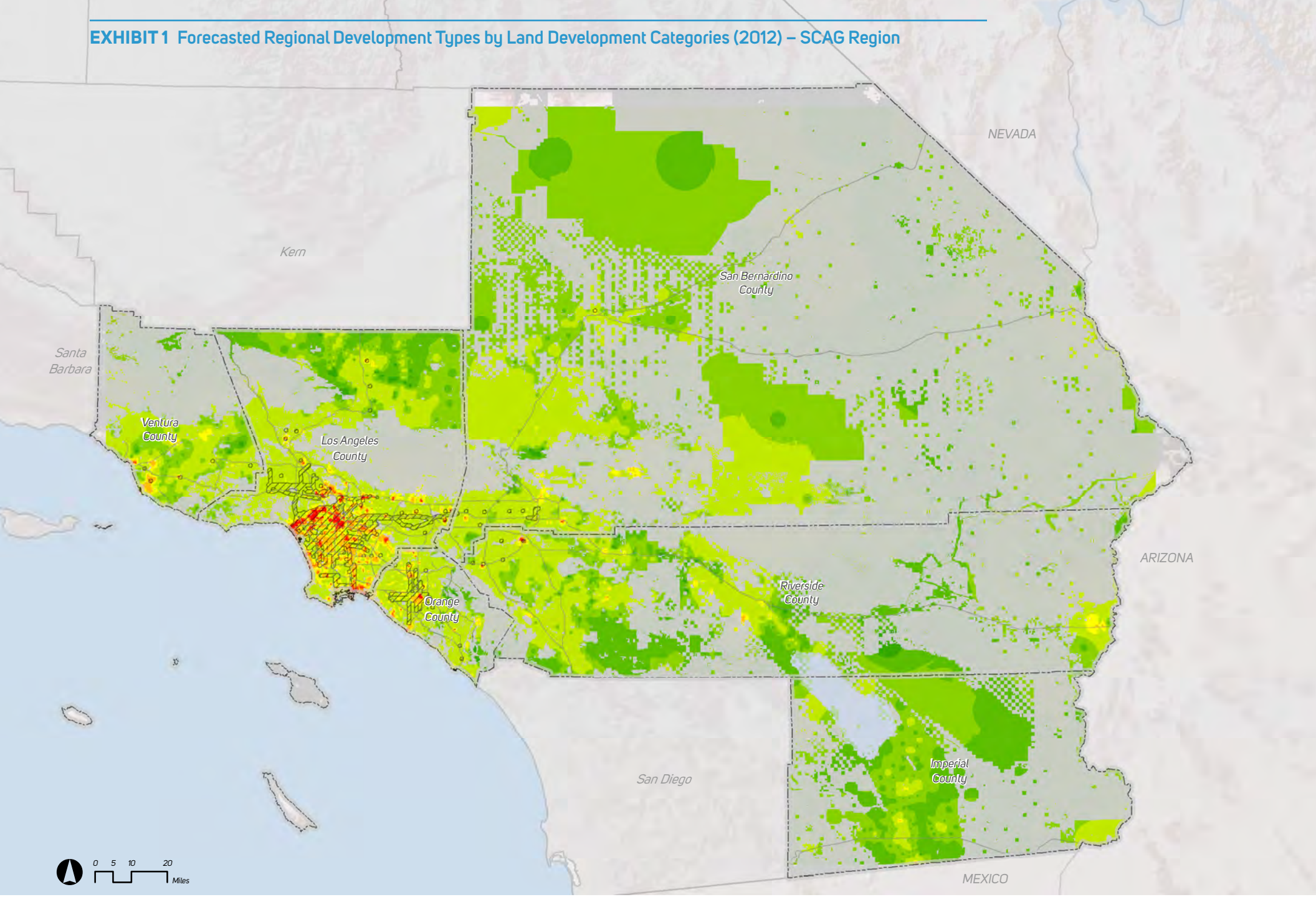
URBANFOOTPRINT/SPM

UrbanFootprint is the software modeling platform behind the SCAG Scenario Planning Model (SPM). It has been used by SCAG and its RTP/SCS consultants (Calthorpe Analytics is the developer of UrbanFootprint) to build and analyze the 2016 RTP/SCS scenarios and the Draft Preferred RTP/SCS plan.

UTILIZING URBANFOOTPRINT

UrbanFootprint starts with a detailed base data 'canvas' of existing buildings, land uses, and other details of the built environment. A suite of Place Types and Building Types are used to create scenarios of future development at a city, county or regional scale. Scenarios are then analyzed using UrbanFootprint's suite of analysis modules, which estimate building energy and water use, vehicle travel, public health consequences, and fiscal impacts.

EXHIBIT 1 Forecasted Regional Development Types by Land Development Categories (2012) – SCAG Region



HQTA (2012)

California Protected Areas Database (CPAD)

Urban
Compact
Standard

Description of LDCs can be found on page 43.

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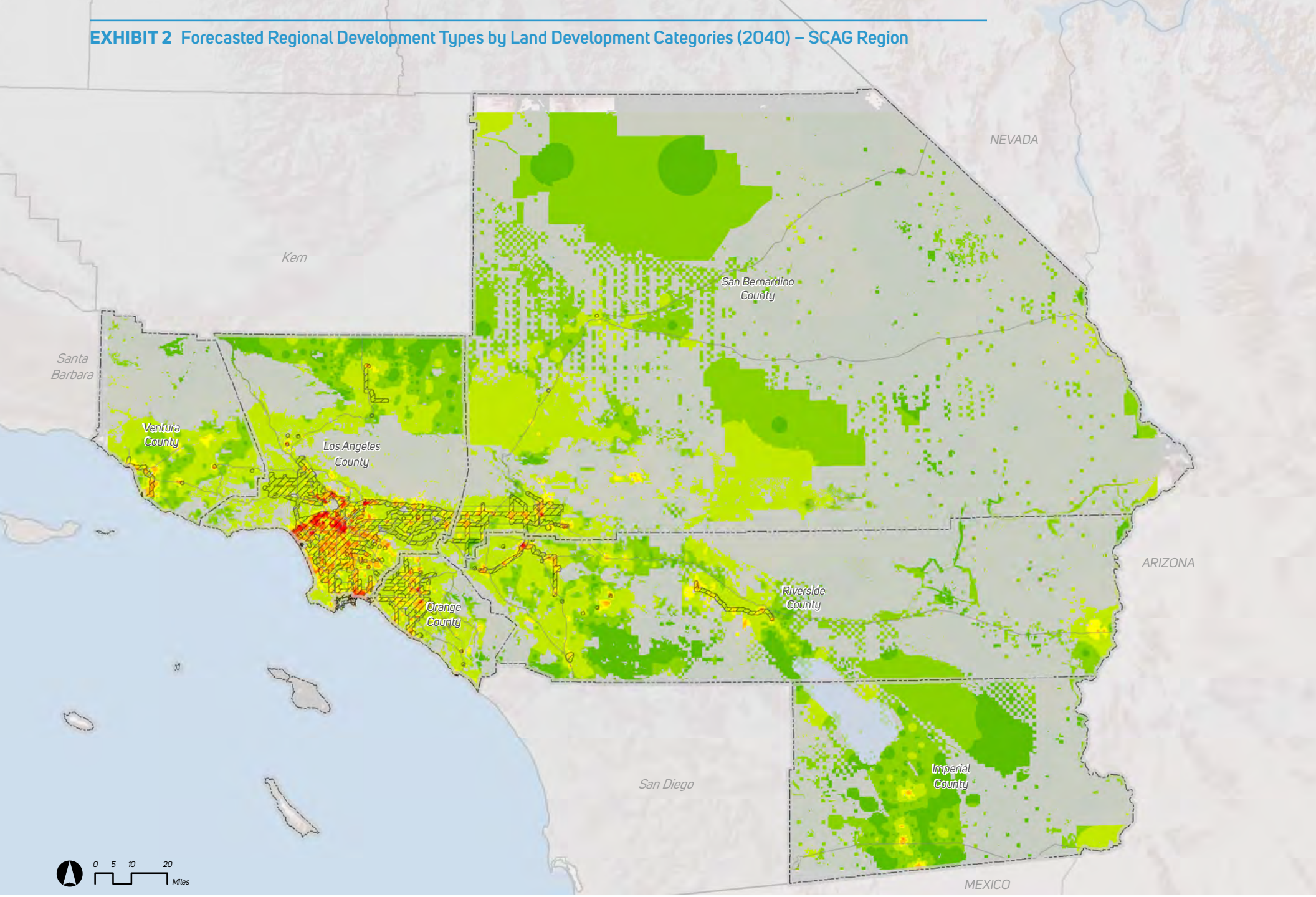
Source: SCAG, 2015

EXHIBIT 2 Forecasted Regional Development Types by Land Development Categories (2040) – SCAG Region



HQTA (2040)

California Protected Areas Database (CPAD)

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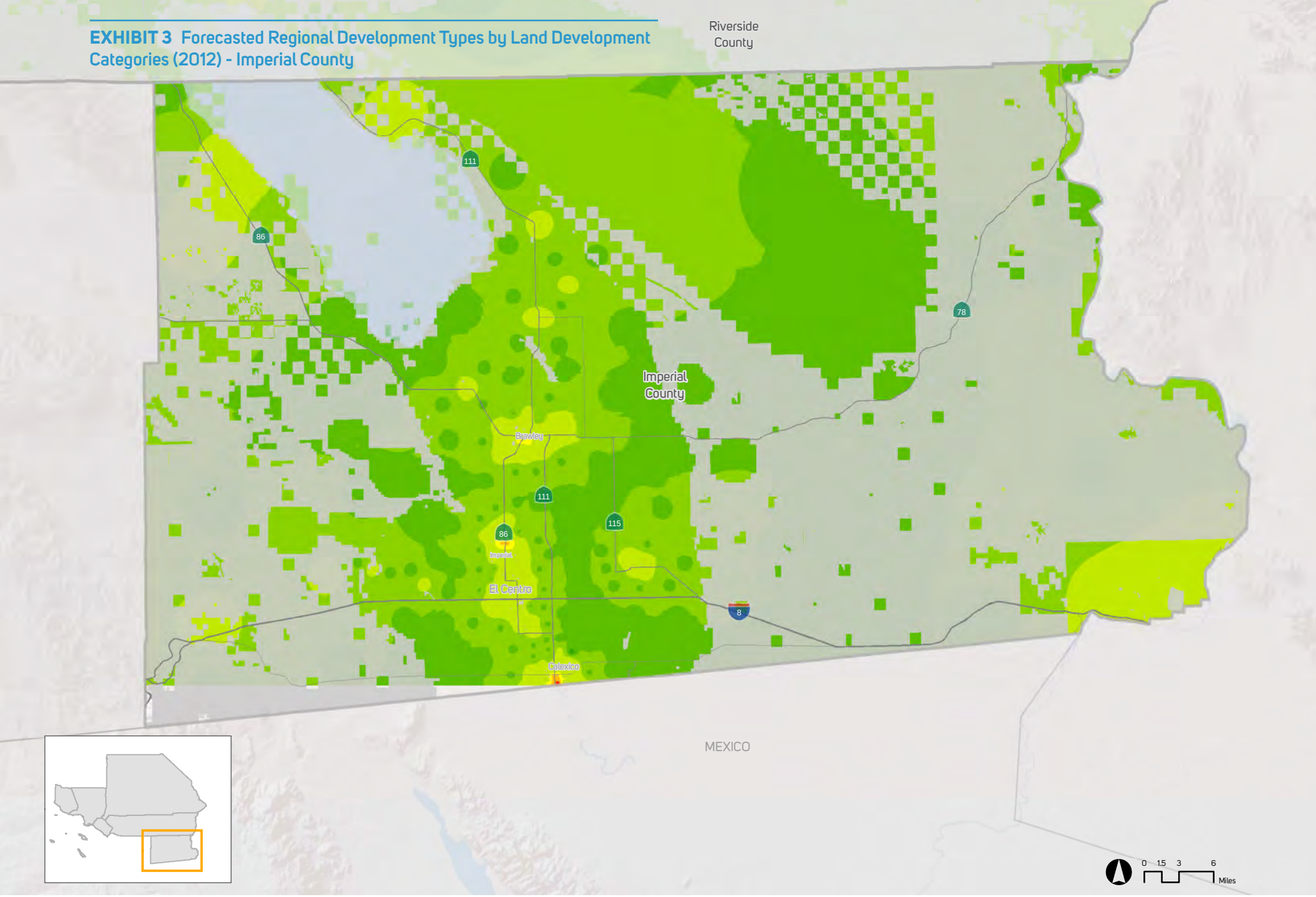
Description of LDCs can be found on page 43.

Source: SCAG, 2015

Note: The forecasted land use development patterns by LDCs shown are based on Transportation Analysis Zone (TAZ) level data utilized to conduct required modeling analyses. Data at the TAZ level or at a geography smaller than the jurisdictional level are advisory only and non-binding, because SCAG sub-jurisdictional forecasts are not to be adopted as part of the 2016 RTP/SCS. For purposes of qualifying for future funding opportunities and/ or other incentive programs, sub-jurisdictional data and/or maps used to determine consistency with the Sustainable Communities Strategy shall only be used at the discretion and with the approval of the local jurisdiction. However, this does not otherwise limit the use of the sub-jurisdictional data and/or maps by SCAG, CTCs, Councils of Governments, SCAG Subregions, Caltrans and other public agencies for transportation modeling and planning purposes. Any other use of the sub-jurisdictional data and/or maps not specified herein, shall require agreement from the Regional Council, respective policy committees and local jurisdictions.

EXHIBIT 3 Forecasted Regional Development Types by Land Development Categories (2012) - Imperial County



HQTA (2012)

California Protected Areas Database (CPAD)

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Description of LDCs can be found on page 43.

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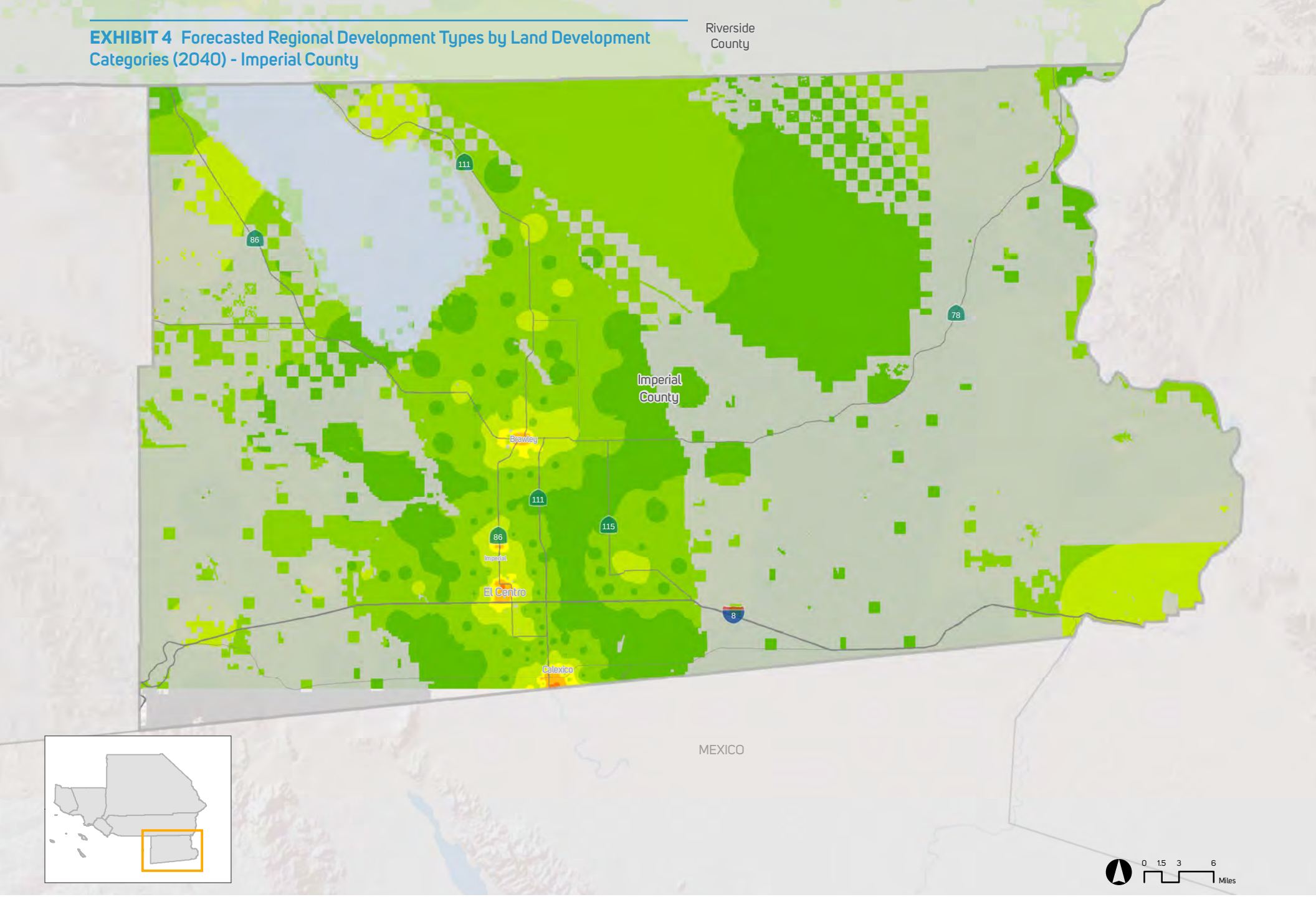
(Source: SCAG, 2015)

EXHIBIT 4 Forecasted Regional Development Types by Land Development Categories (2040) - Imperial County



HQTA (2040)

California Protected Areas Database (CPAD)

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Description of LDCs can be found on page 43.

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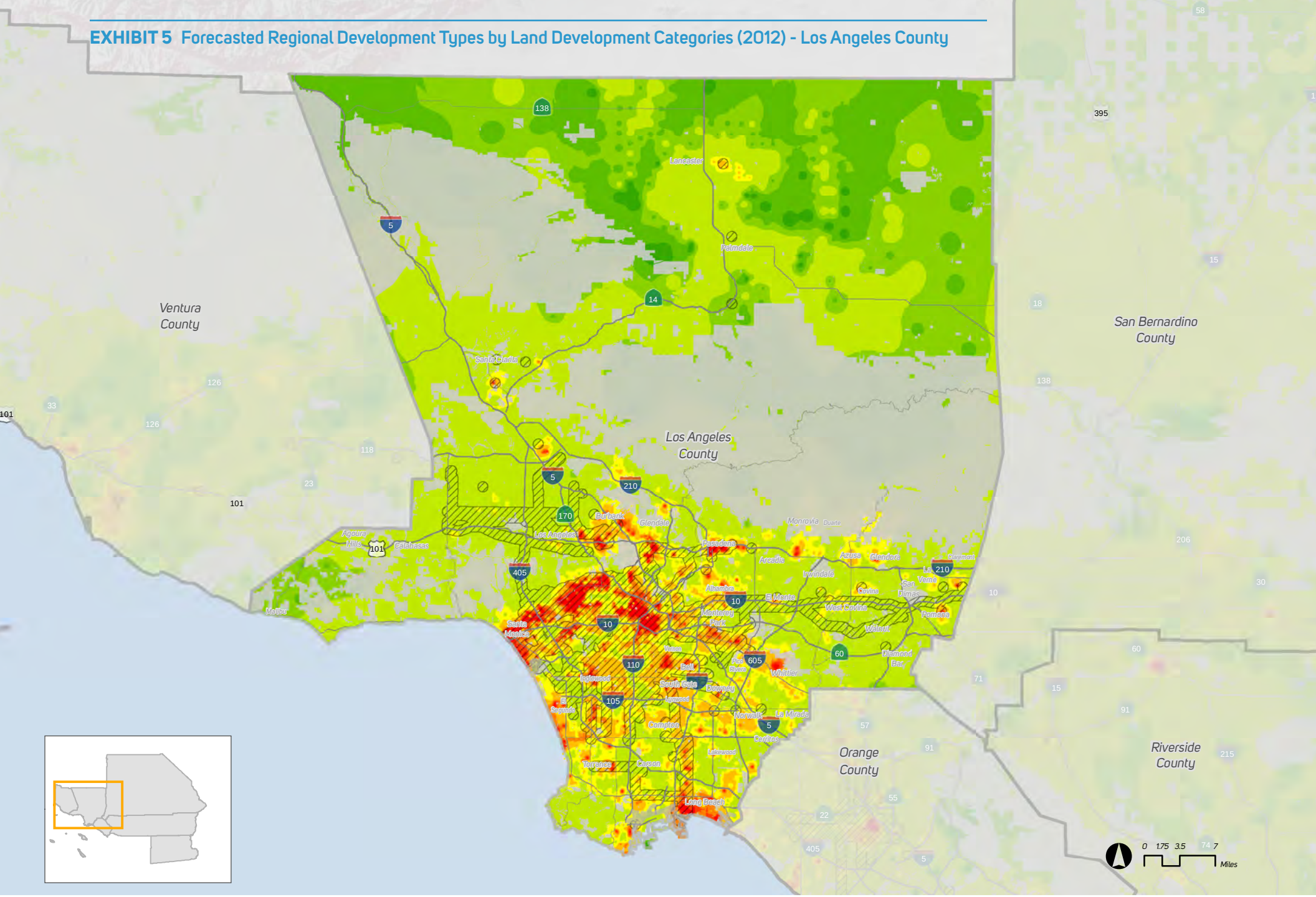
(Source: SCAG, 2015)

EXHIBIT 5 Forecasted Regional Development Types by Land Development Categories (2012) - Los Angeles County



HQTA (2012)

California Protected Areas Database (CPAD)

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Description of LDCs can be found on page 43.

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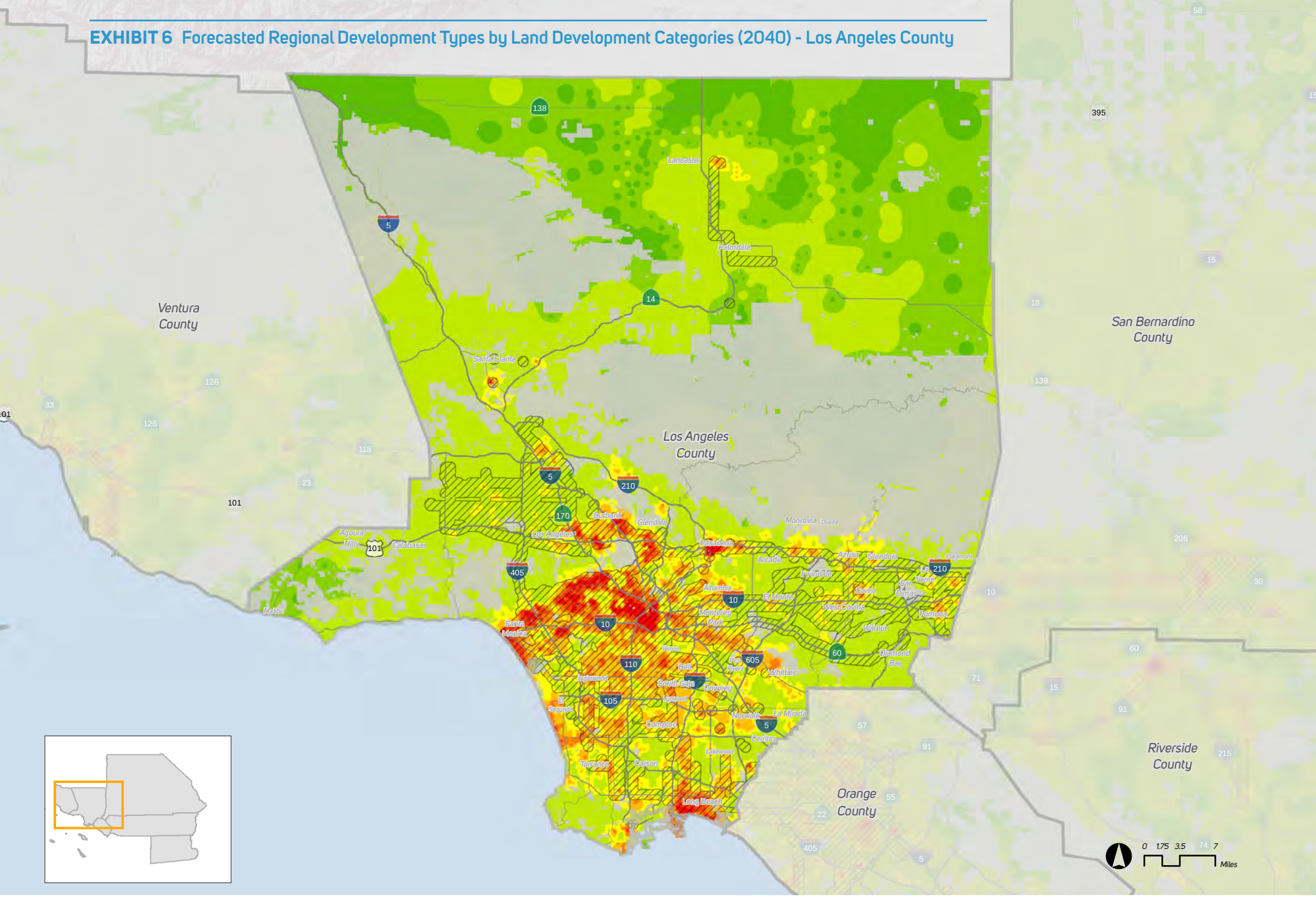
(Source: SCAG, 2015)

EXHIBIT 6 Forecasted Regional Development Types by Land Development Categories (2040) - Los Angeles County



HQTA (2040)

California Protected Areas Database (CPAD)

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Description of LDCs can be found on page 43.

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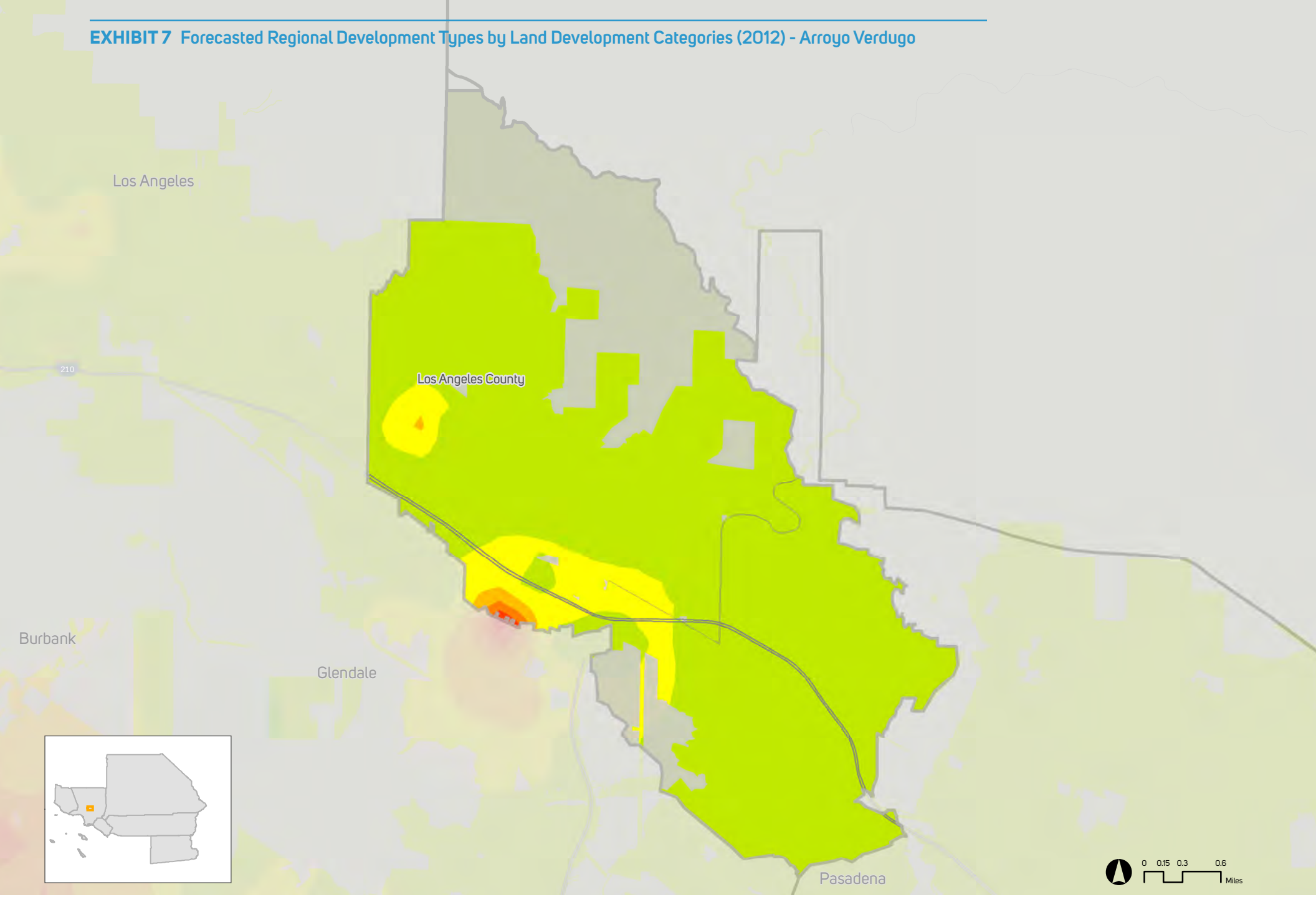
(Source: SCAG, 2015)

EXHIBIT 7 Forecasted Regional Development Types by Land Development Categories (2012) - Arroyo Verdugo



HQTA (2012)

California Protected Areas Database (CPAD)

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Description of LDCs can be found on page 43.

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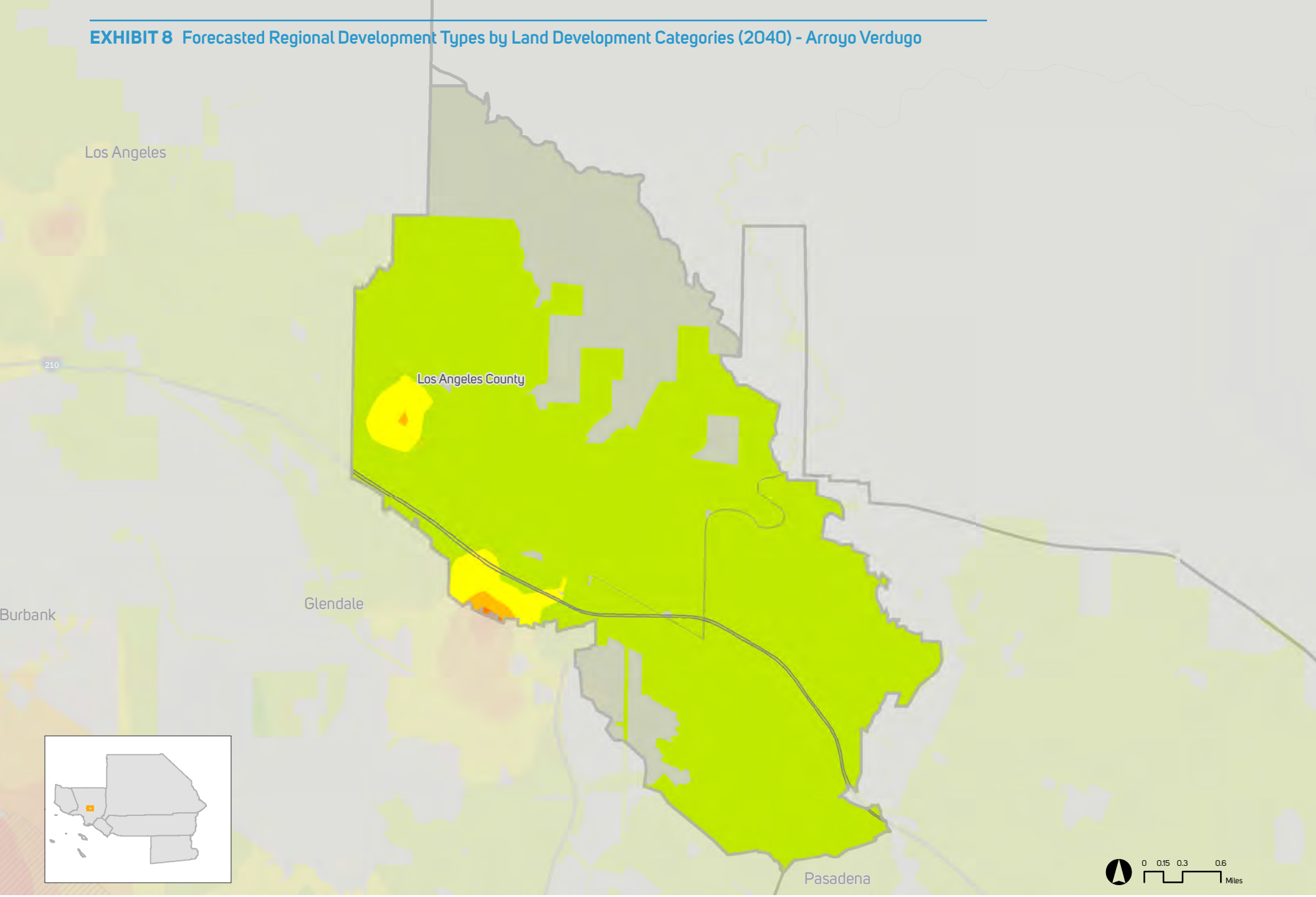
(Source: SCAG, 2015)

EXHIBIT 8 Forecasted Regional Development Types by Land Development Categories (2040) - Arroyo Verdugo



HQTA (2040)

California Protected Areas Database (CPAD)

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Description of LDCs can be found on page 43.

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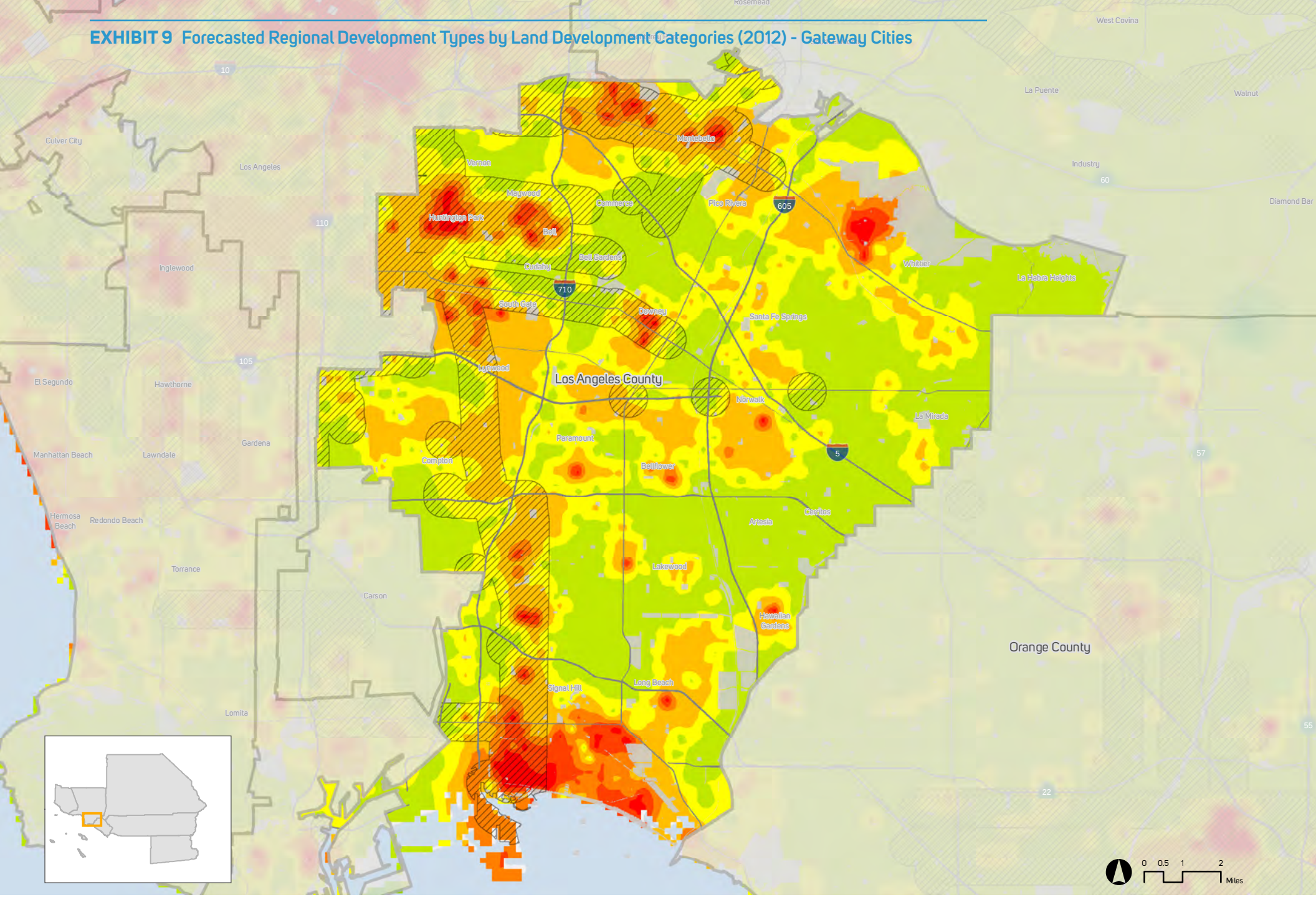
(Source: SCAG, 2015)

EXHIBIT 9 Forecasted Regional Development Types by Land Development Categories (2012) - Gateway Cities



HQTA (2012)

California Protected Areas Database (CPAD)

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Description of LDCs can be found on page 43.

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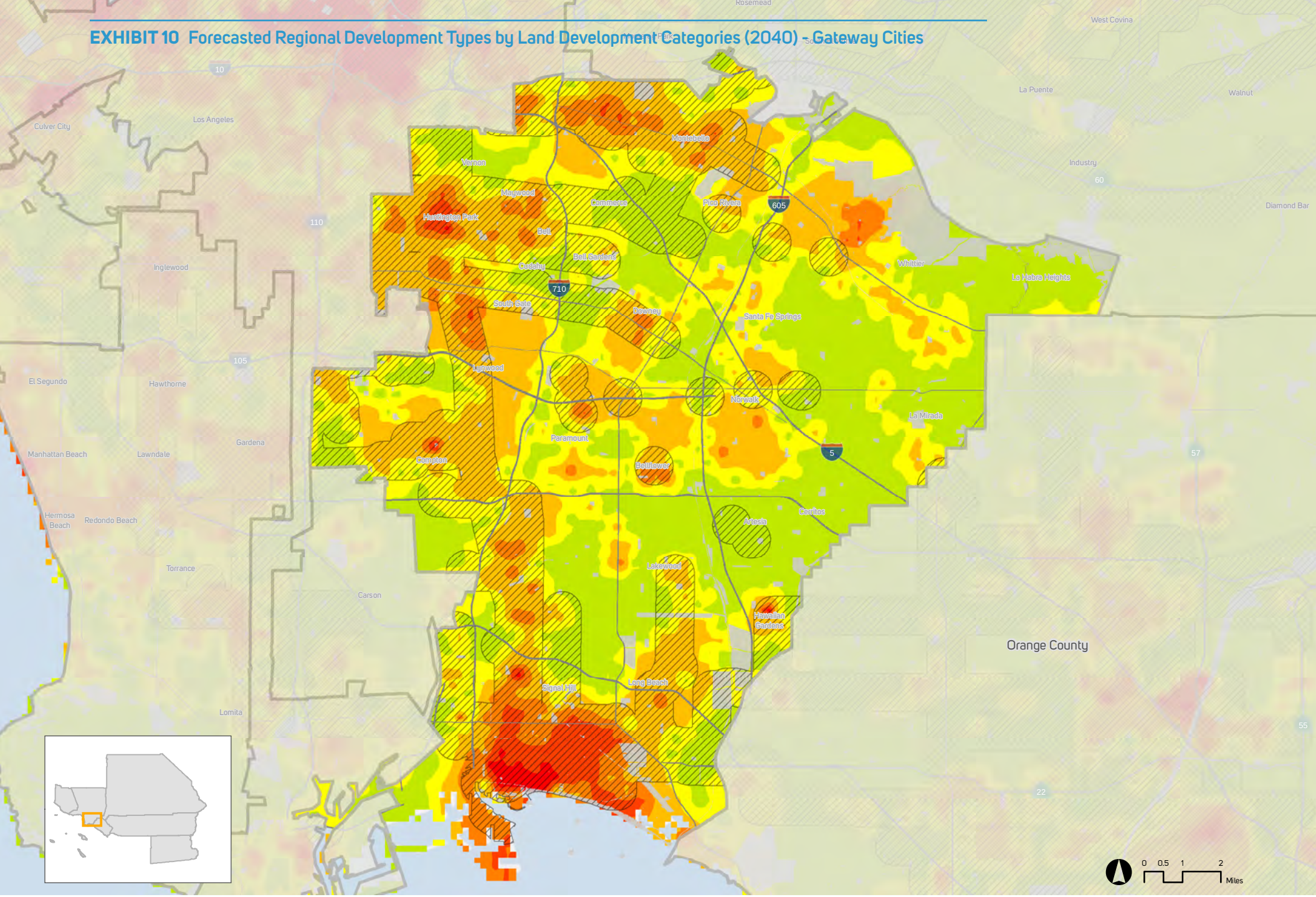
(Source: SCAG, 2015)

EXHIBIT 10 Forecasted Regional Development Types by Land Development Categories (2040) – Gateway Cities



HQTA (2040)

California Protected Areas Database (CPAD)

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Description of LDCs can be found on page 43.

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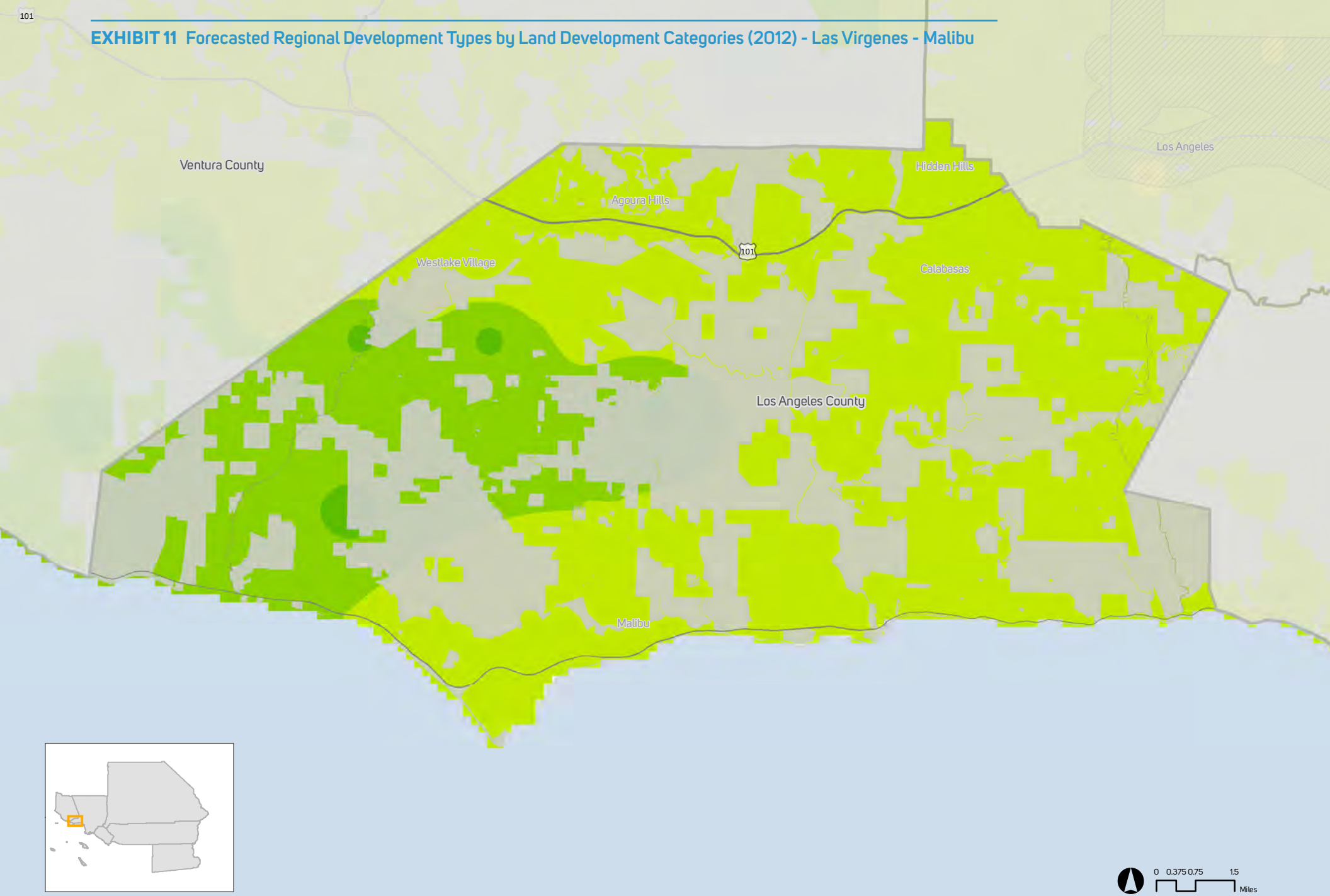
(Source: SCAG, 2015)

EXHIBIT 11 Forecasted Regional Development Types by Land Development Categories (2012) - Las Virgenes - Malibu



HQTA (2012)

California Protected Areas Database (CPAD)

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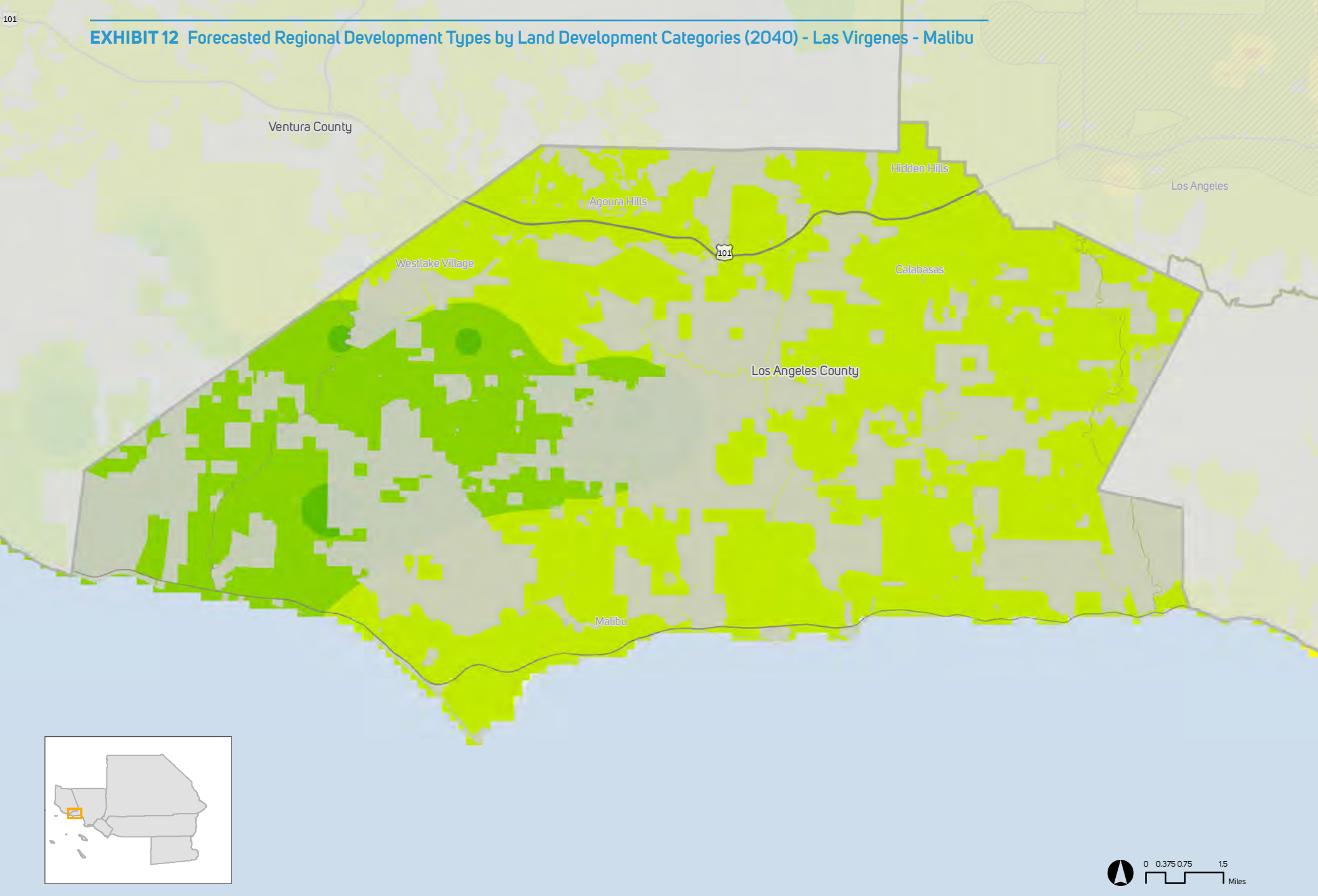
(Source: SCAG, 2015)

EXHIBIT 12 Forecasted Regional Development Types by Land Development Categories (2040) - Las Virgenes - Malibu



HQTA (2040)

California Protected Areas Database (CPAD)

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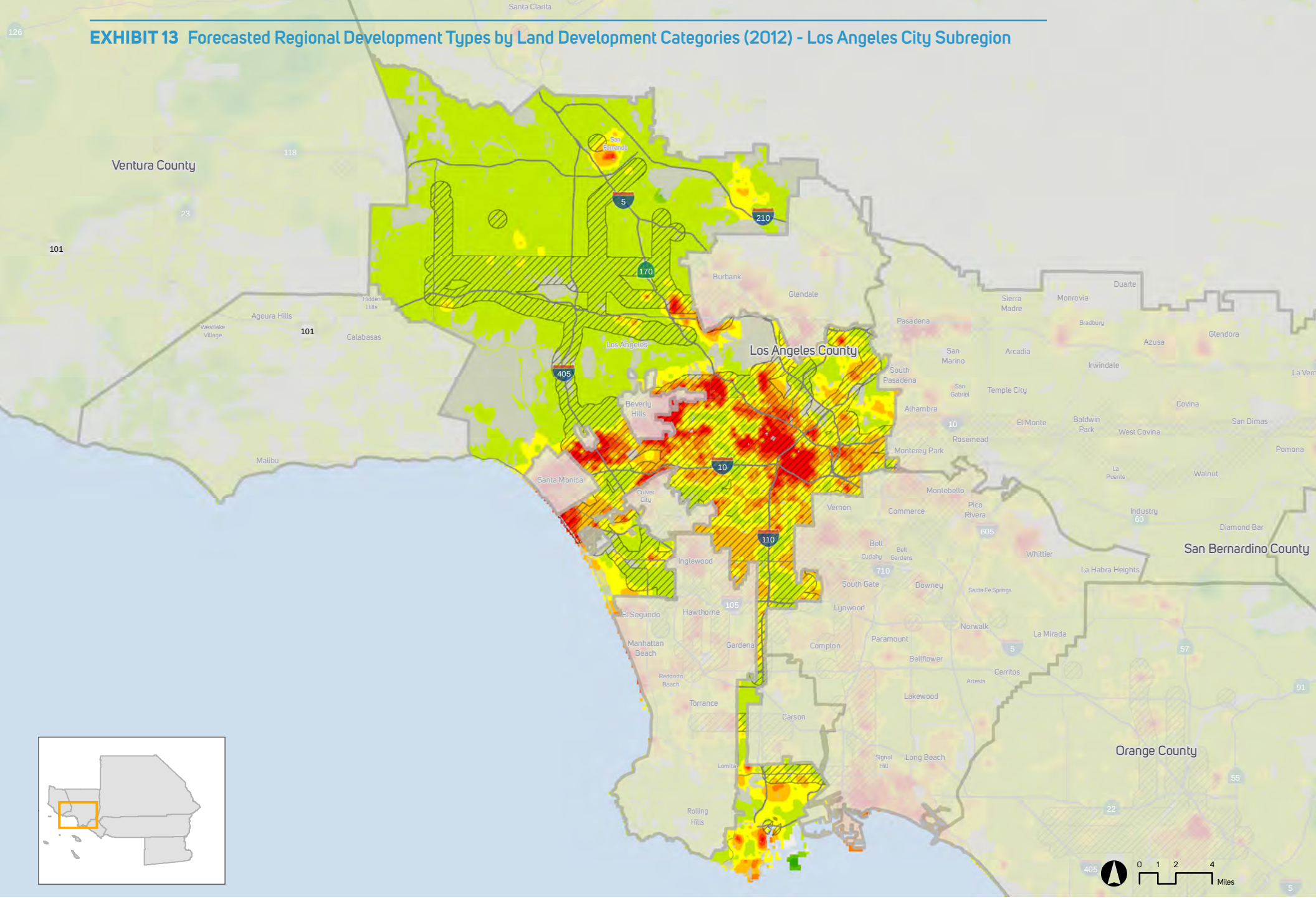
(Source: SCAG, 2015)

EXHIBIT 13 Forecasted Regional Development Types by Land Development Categories (2012) - Los Angeles City Subregion



HQTA (2012)

California Protected Areas Database (CPAD)

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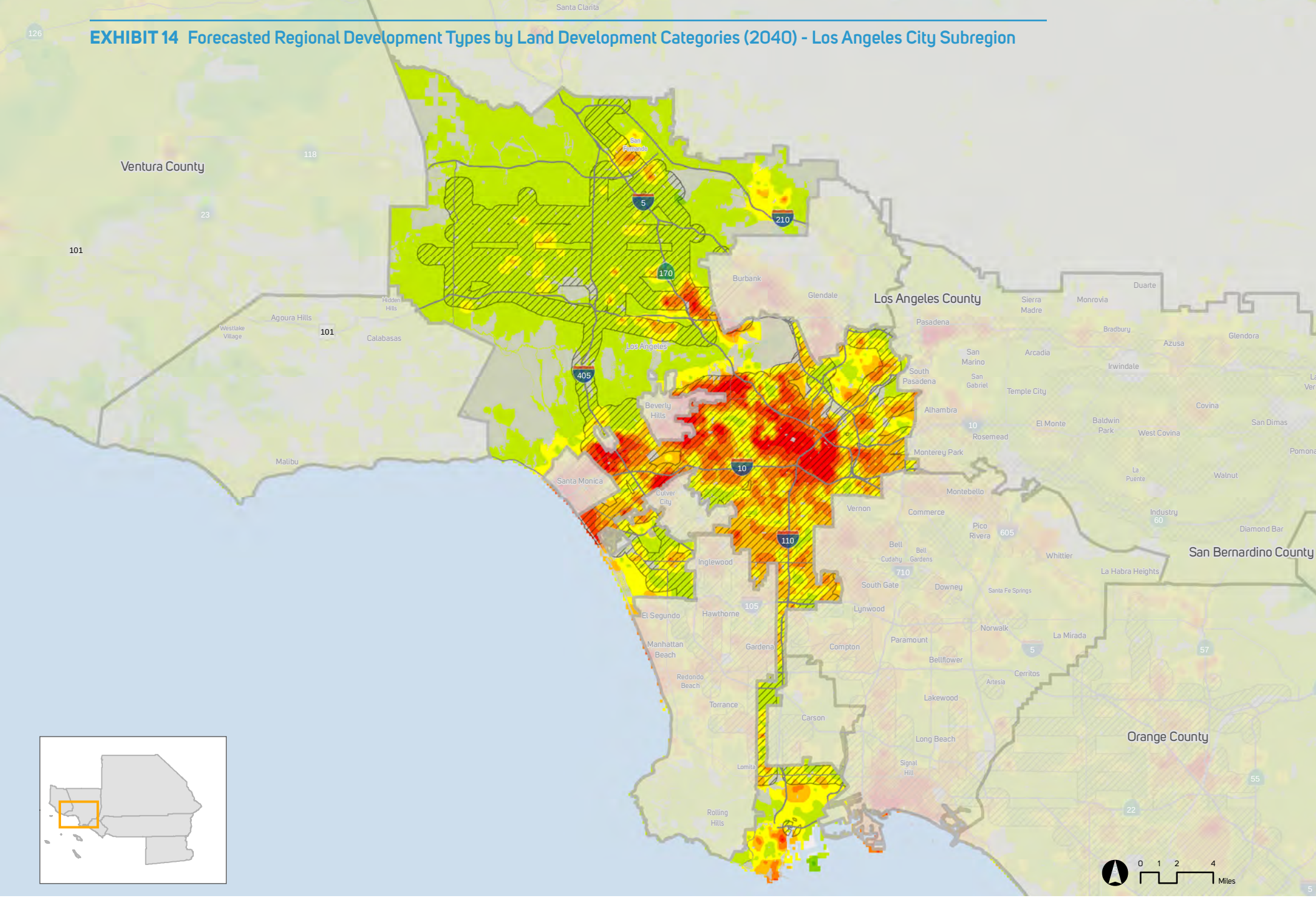
(Source: SCAG, 2015)

EXHIBIT 14 Forecasted Regional Development Types by Land Development Categories (2040) - Los Angeles City Subregion



HQTA (2040)

California Protected Areas Database (CPAD)

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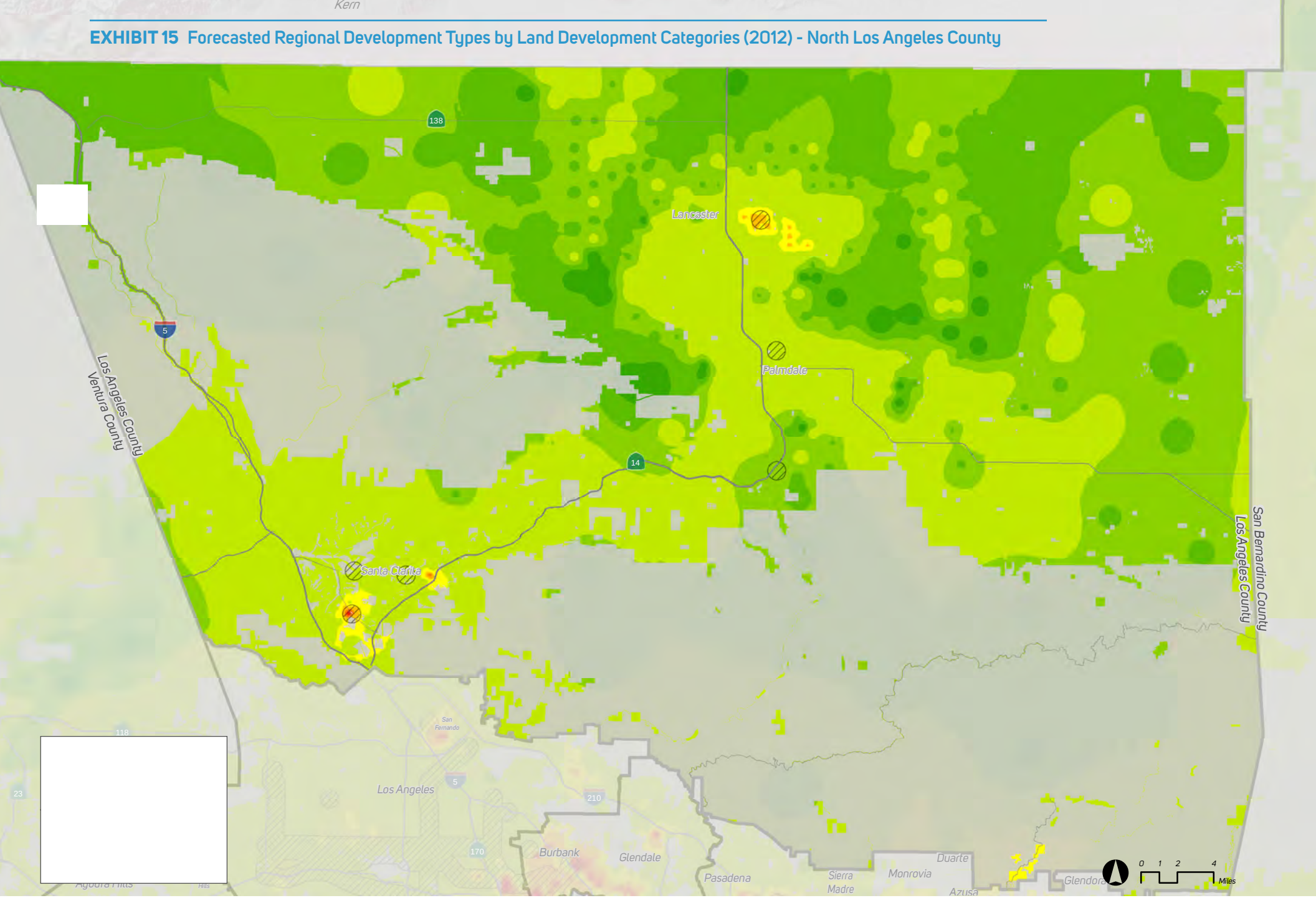
(Source: SCAG, 2015)

EXHIBIT 15 Forecasted Regional Development Types by Land Development Categories (2012) - North Los Angeles County



HQTA (2012)

California Protected Areas Database (CPAD)

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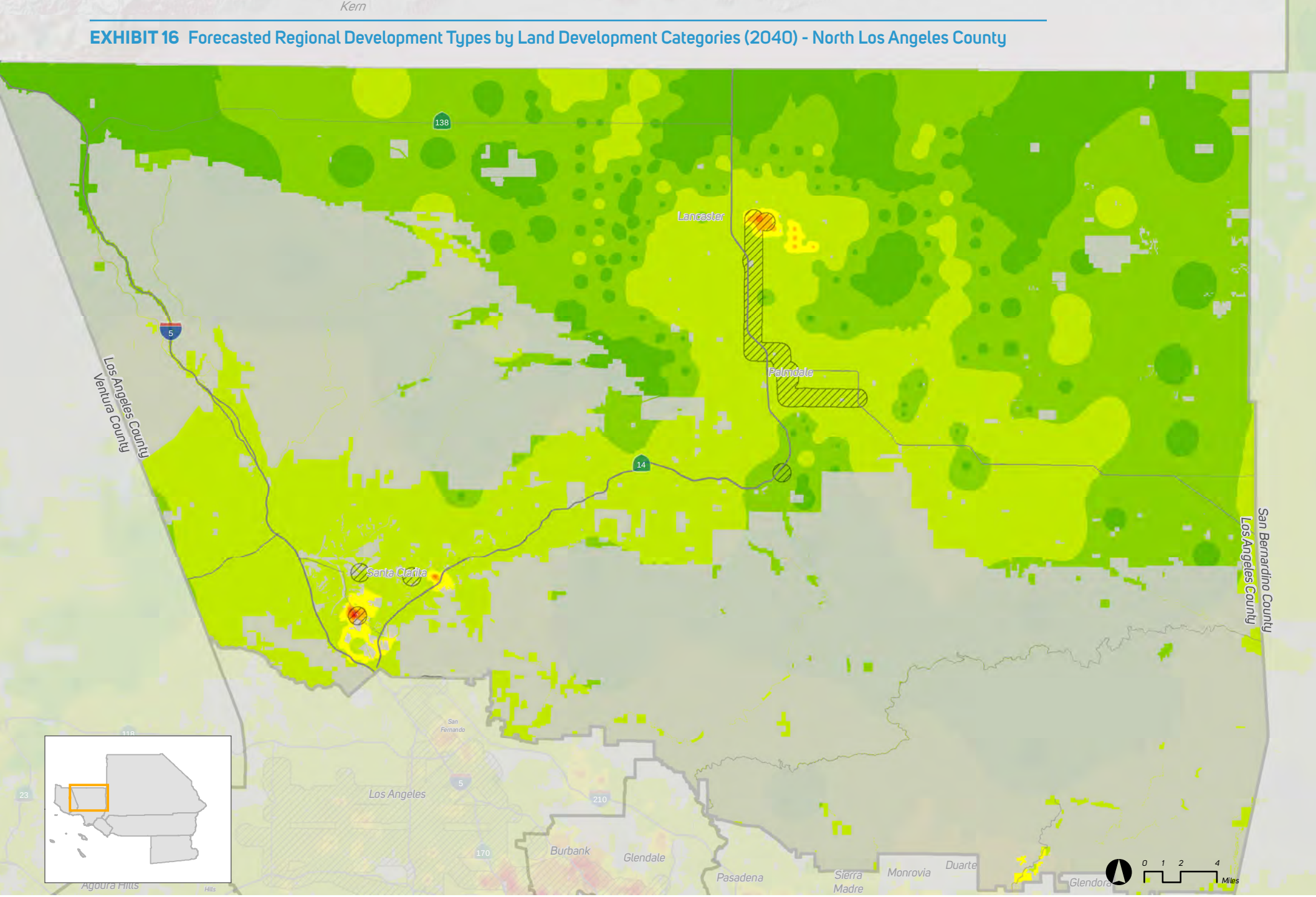
(Source: SCAG, 2015)

EXHIBIT 16 Forecasted Regional Development Types by Land Development Categories (2040) - North Los Angeles County



HQTA (2040)

California Protected Areas Database (CPAD)

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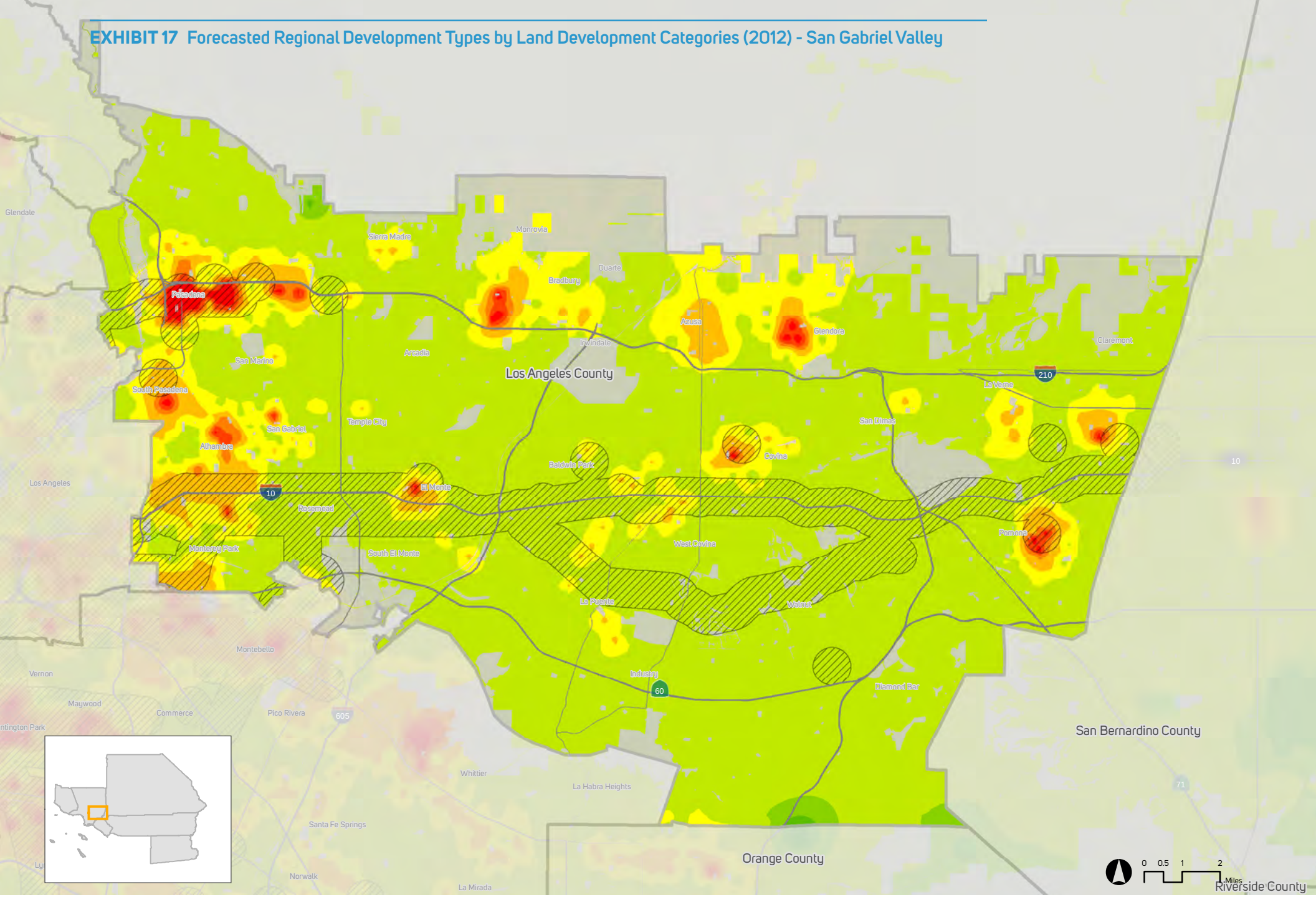
(Source: SCAG, 2015)

EXHIBIT 17 Forecasted Regional Development Types by Land Development Categories (2012) - San Gabriel Valley



HQTA (2012)

California Protected Areas Database (CPAD)

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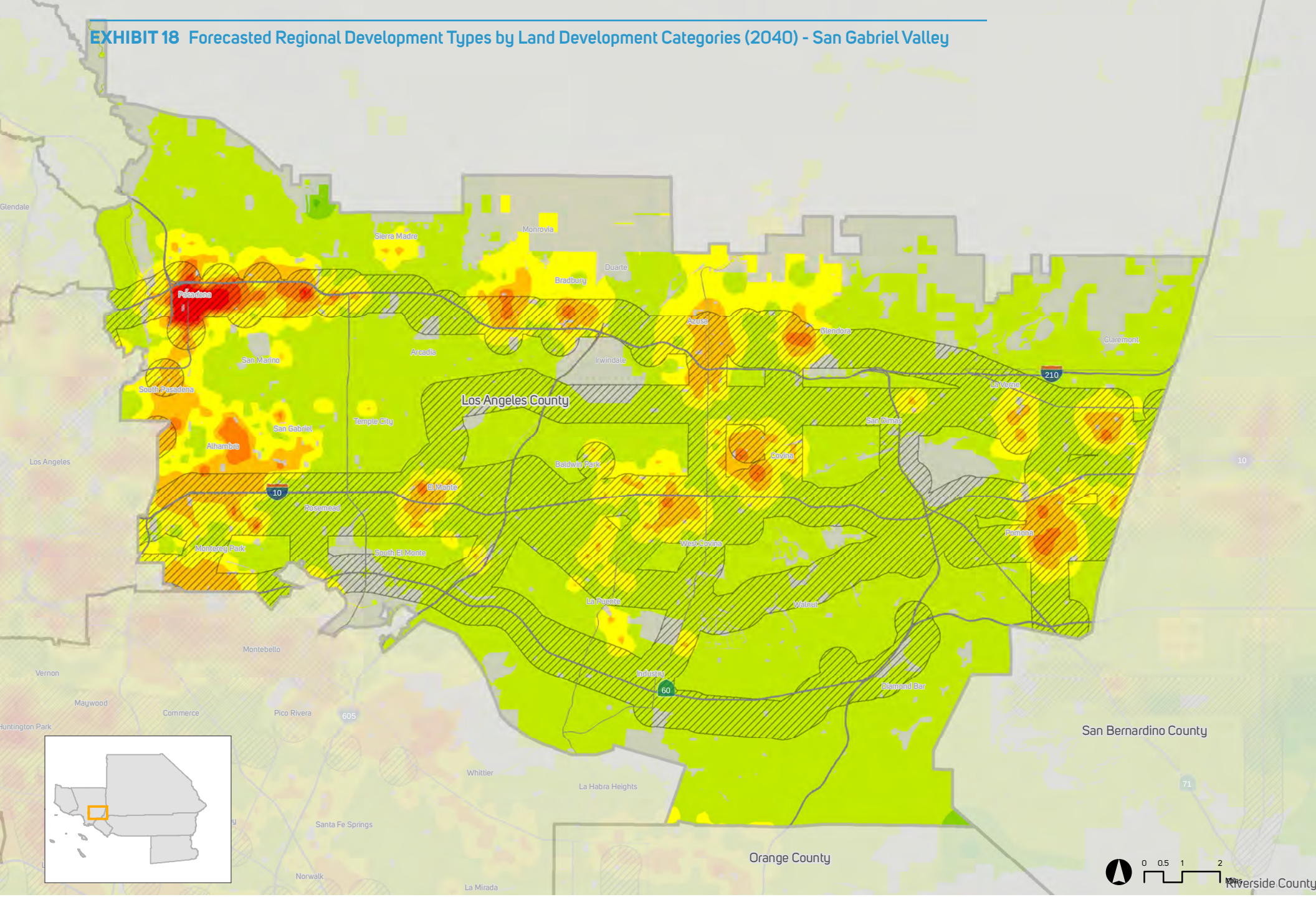
(Source: SCAG, 2015)

EXHIBIT 18 Forecasted Regional Development Types by Land Development Categories (2040) - San Gabriel Valley



HQTA (2040)

California Protected Areas Database (CPAD)

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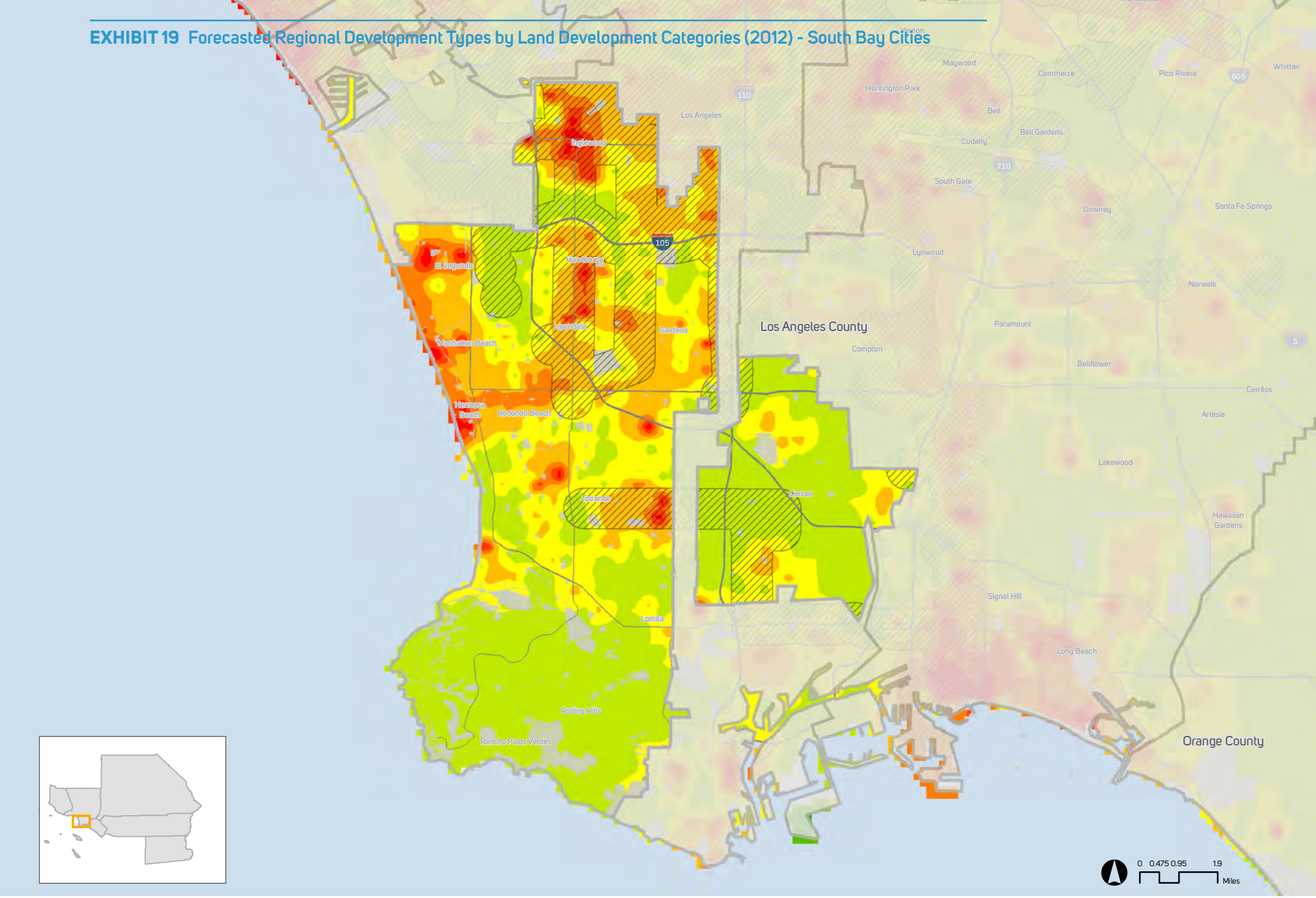
(Source: SCAG, 2015)

EXHIBIT 19 Forecasted Regional Development Types by Land Development Categories (2012) - South Bay Cities



HQTA (2012)

California Protected Areas Database (CPAD)

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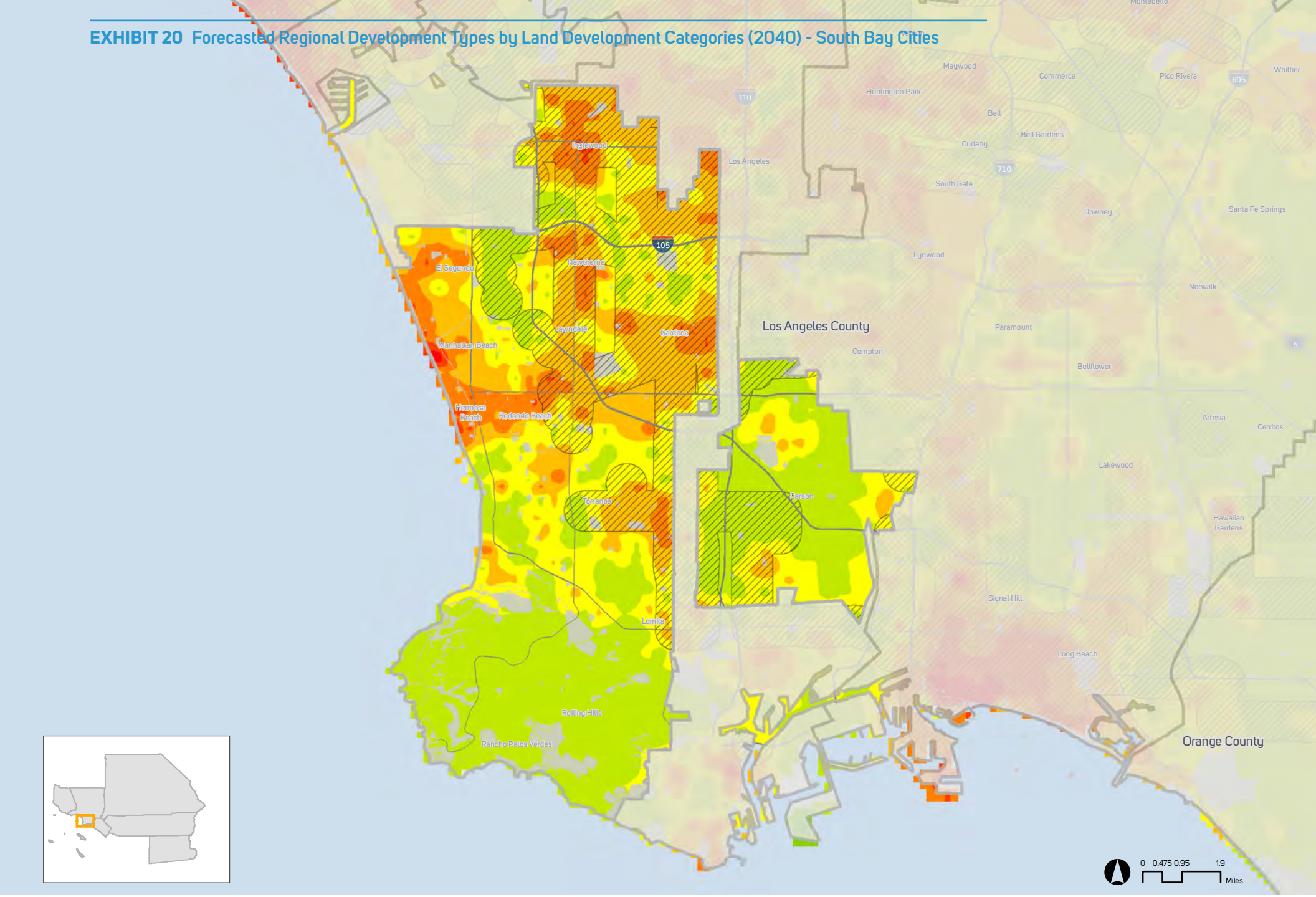
Standard

Description of LDCs can be found on page 43.

Note: The forecasted land use development patterns by LDCs shown are based on Transportation Analysis Zone (TAZ) level data utilized to conduct required modeling analyses. Data at the TAZ level or at a geography smaller than the jurisdictional level are advisory only and non-binding, because SCAG sub-jurisdictional forecasts are not to be adopted as part of the 2016 RTP/SCS. For purposes of qualifying for future funding opportunities and/ or other incentive programs, sub-jurisdictional data and/or maps used to determine consistency with the Sustainable Communities Strategy shall only be used at the discretion and with the approval of the local jurisdiction. However, this does not otherwise limit the use of the sub-jurisdictional data and/or maps by SCAG, CTCs, Councils of Governments, SCAG Subregions, Caltrans and other public agencies for transportation modeling and planning purposes. Any other use of the sub-jurisdictional data and/or maps not specified herein, shall require agreement from the Regional Council, respective policy committees and local jurisdictions.

(Source: SCAG, 2015)

EXHIBIT 20 Forecasted Regional Development Types by Land Development Categories (2040) - South Bay Cities



HQTA (2040)

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Description of LDCs can be found on page 43.

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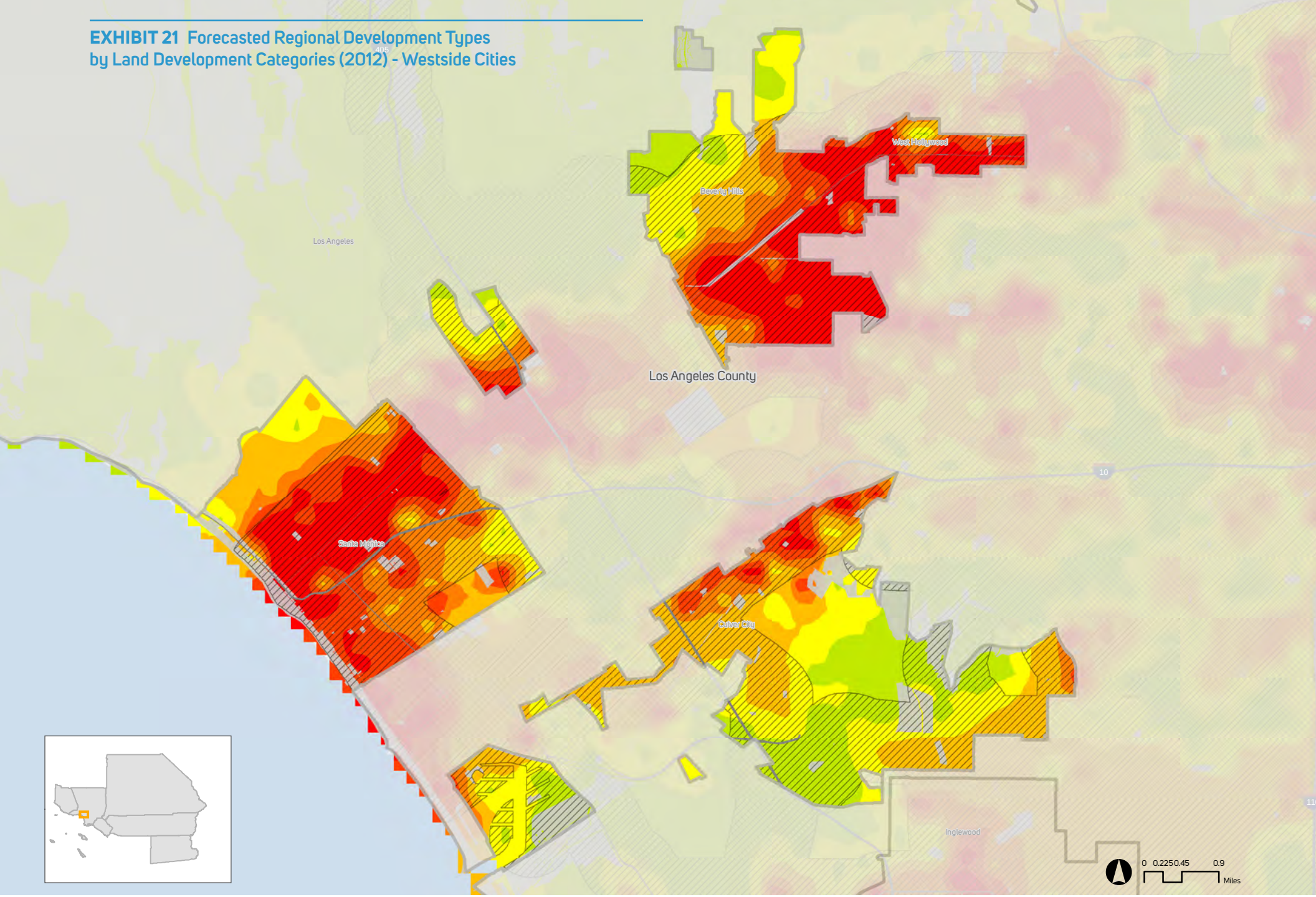
(Source: SCAG, 2015)

EXHIBIT 21 Forecasted Regional Development Types by Land Development Categories (2012) - Westside Cities



HQTA (2012)

California Protected Areas Database (CPAD)

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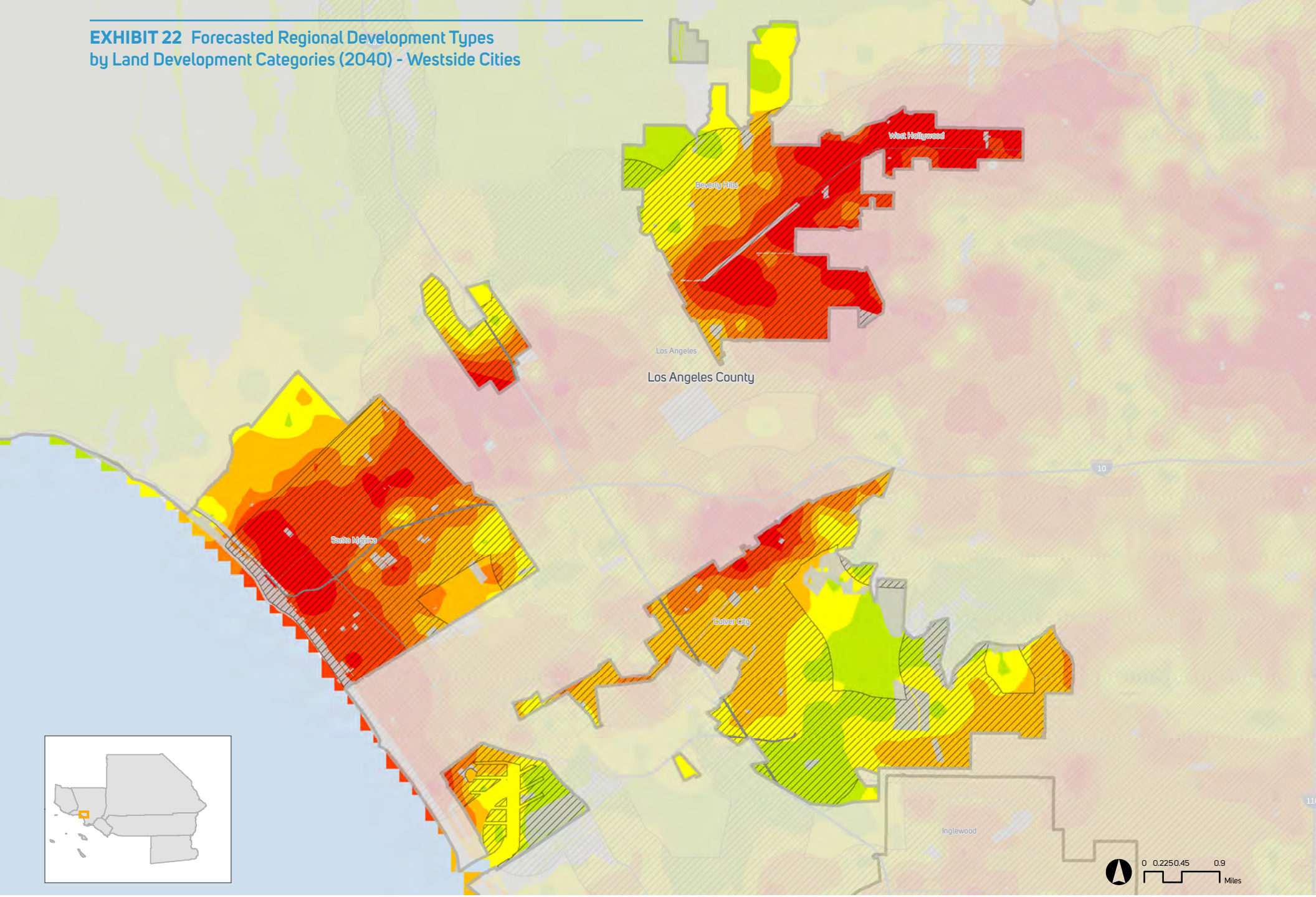
(Source: SCAG, 2015)

EXHIBIT 22 Forecasted Regional Development Types by Land Development Categories (2040) - Westside Cities



HQTA (2040)

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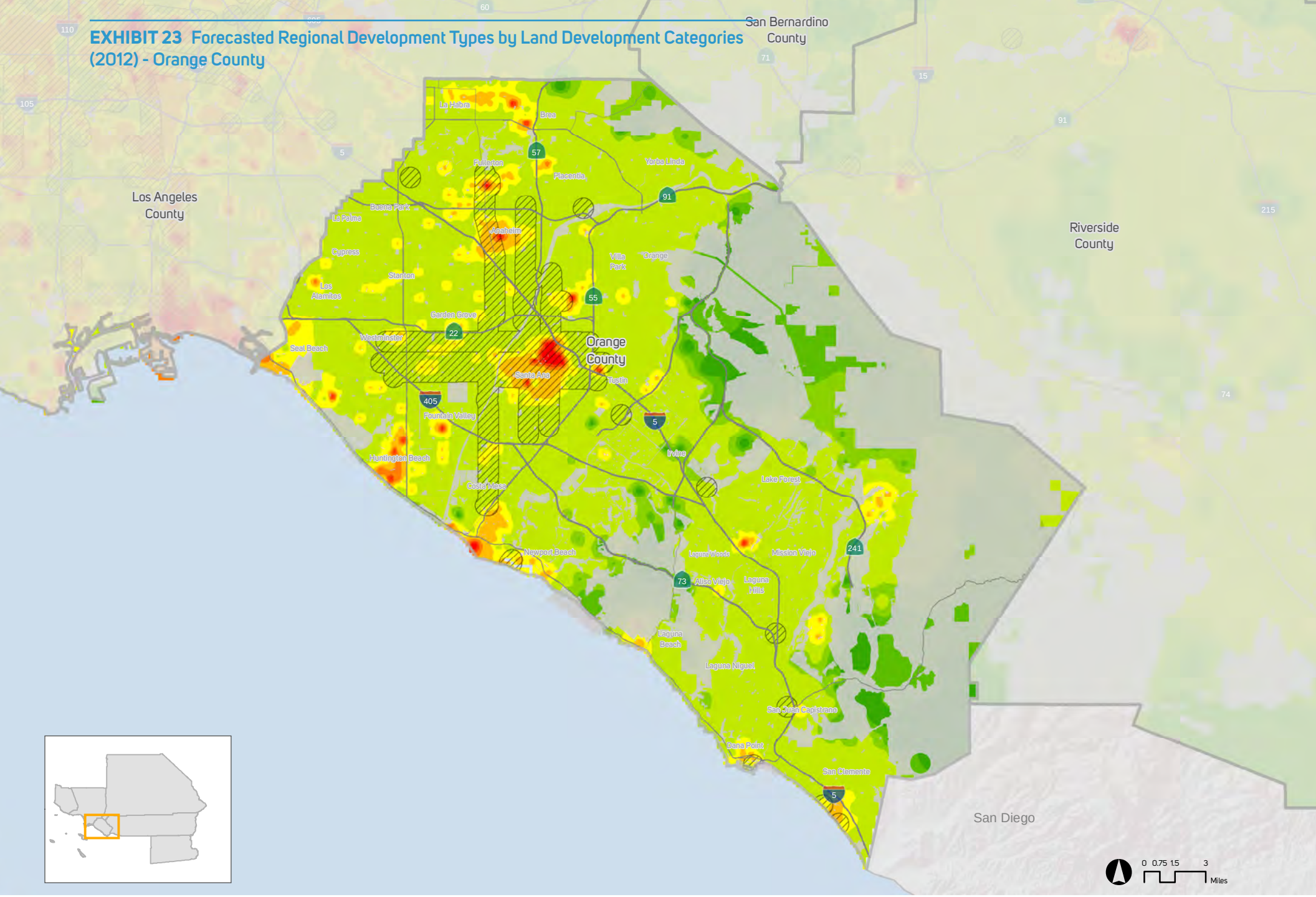
(Source: SCAG, 2015)

EXHIBIT 23 Forecasted Regional Development Types by Land Development Categories (2012) - Orange County



HQTA (2012)

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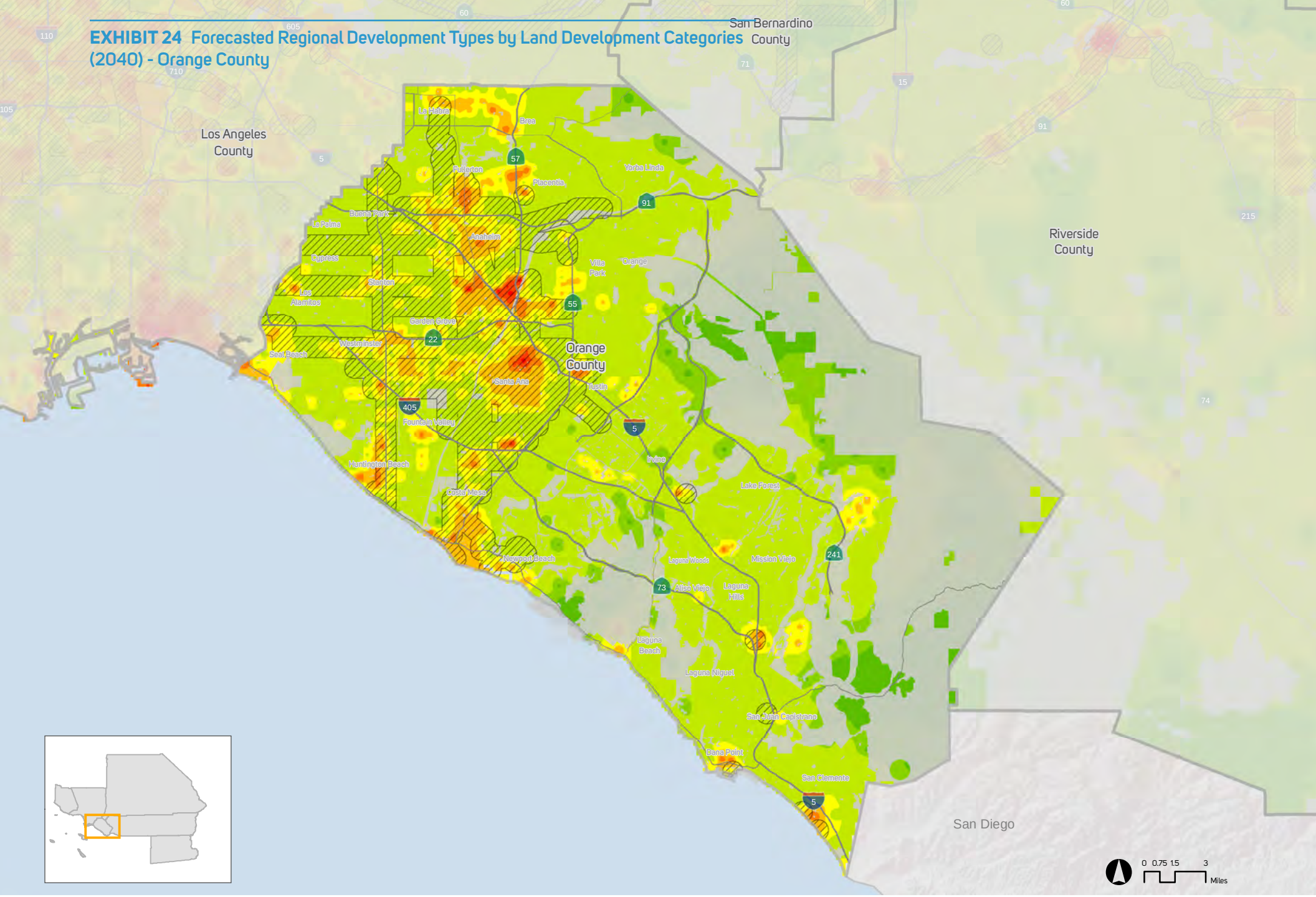
(Source: SCAG, 2015)

EXHIBIT 24 Forecasted Regional Development Types by Land Development Categories (2040) - Orange County



HQTA (2040)

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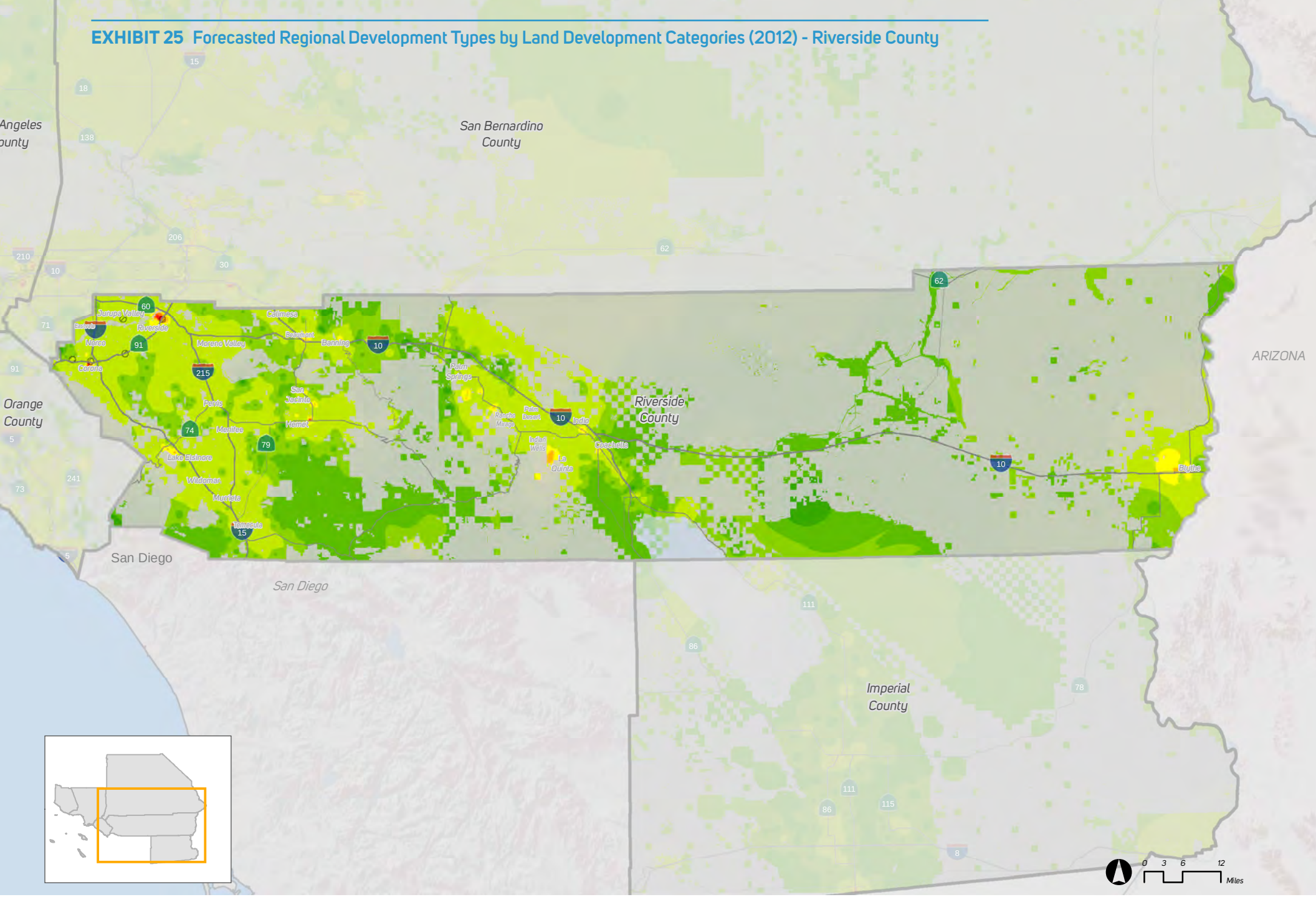
(Source: SCAG, 2015)

EXHIBIT 25 Forecasted Regional Development Types by Land Development Categories (2012) - Riverside County



HQTA (2012)

California Protected Areas Database (CPAD)

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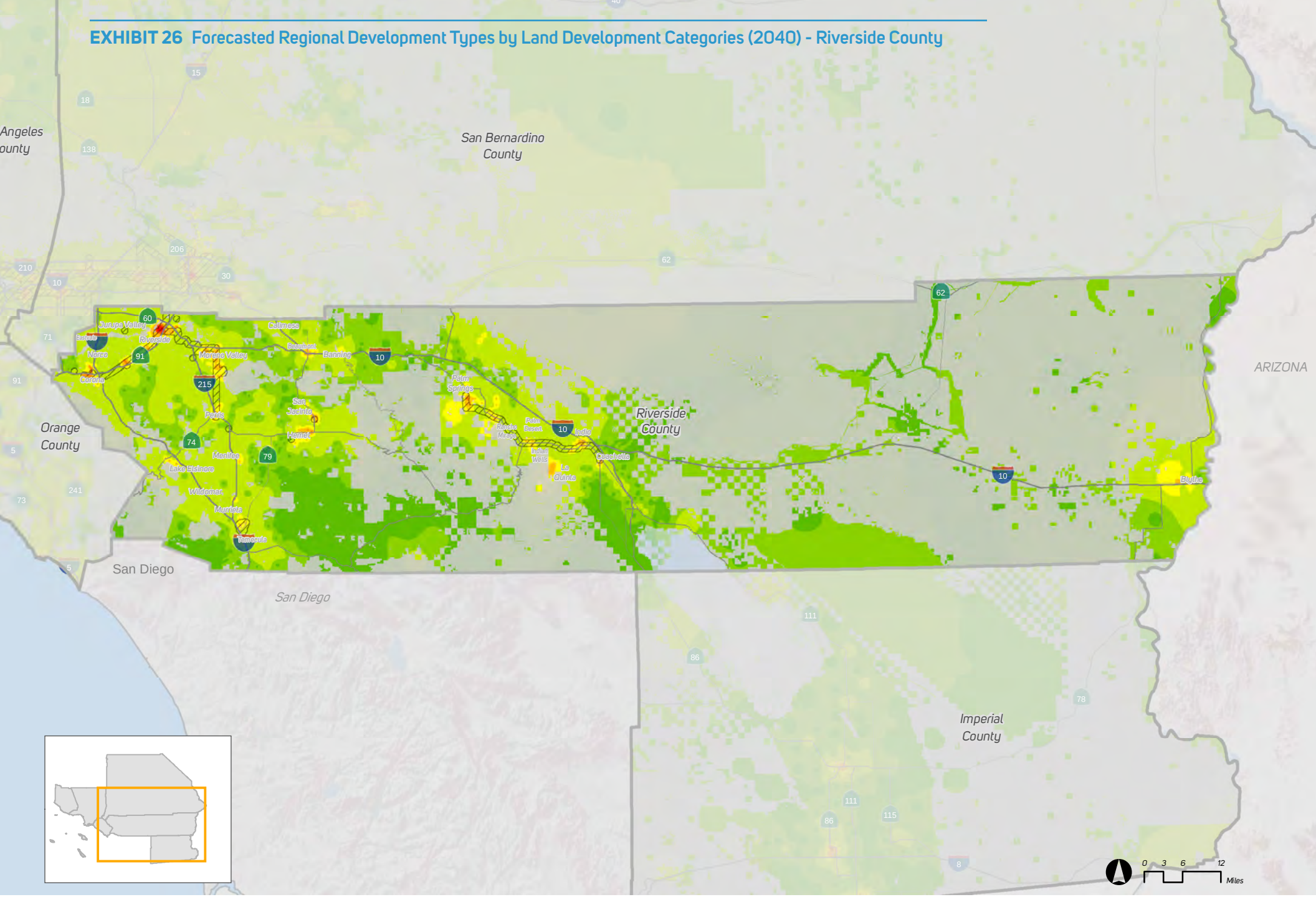
(Source: SCAG, 2015)

EXHIBIT 26 Forecasted Regional Development Types by Land Development Categories (2040) - Riverside County



HQTA (2040)

California Protected Areas Database (CPAD)

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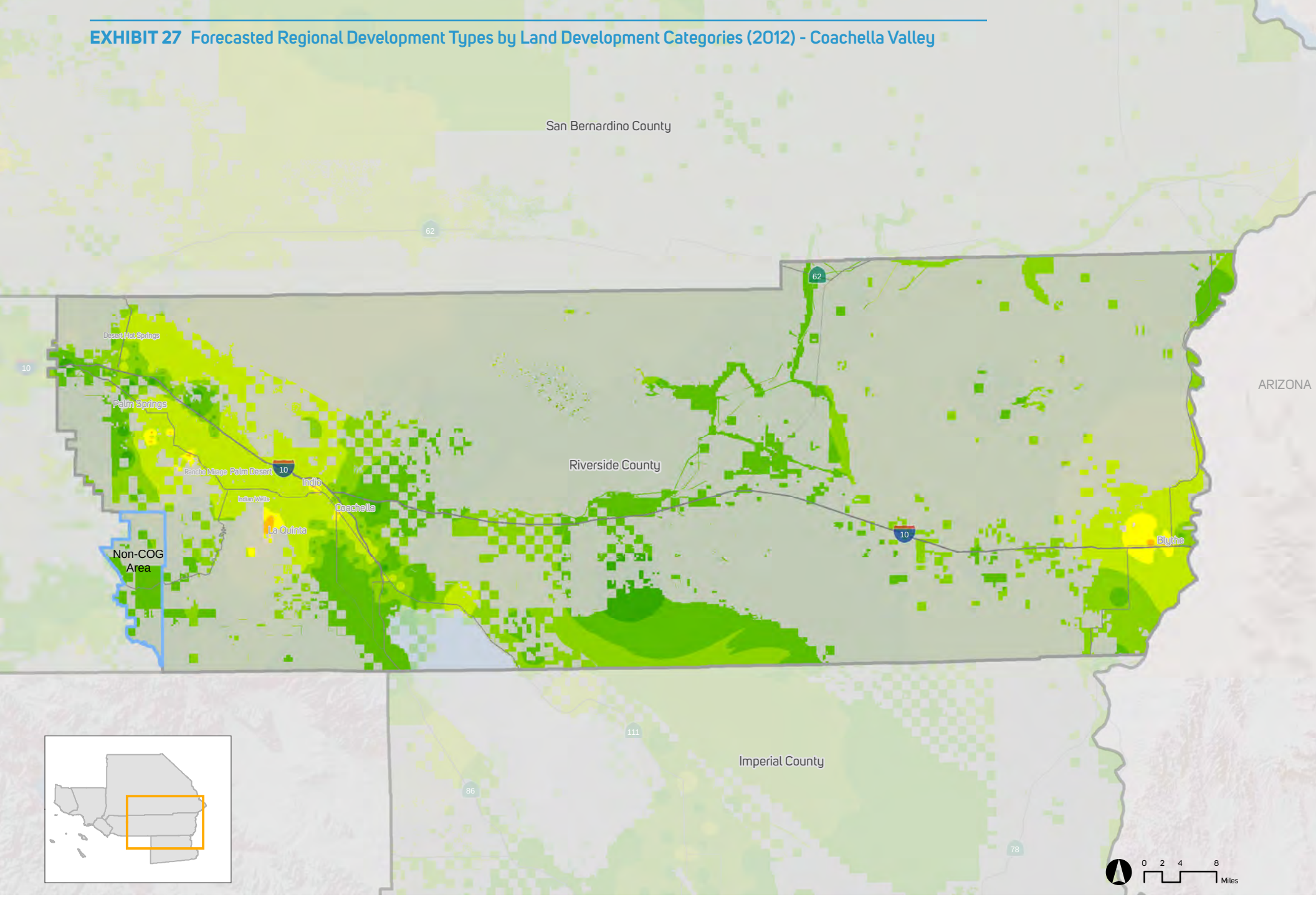
(Source: SCAG, 2015)

EXHIBIT 27 Forecasted Regional Development Types by Land Development Categories (2012) - Coachella Valley



HQTA (2012)

California Protected Areas Database (CPAD)

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Standard

Description of LDCs can be found on page 43.

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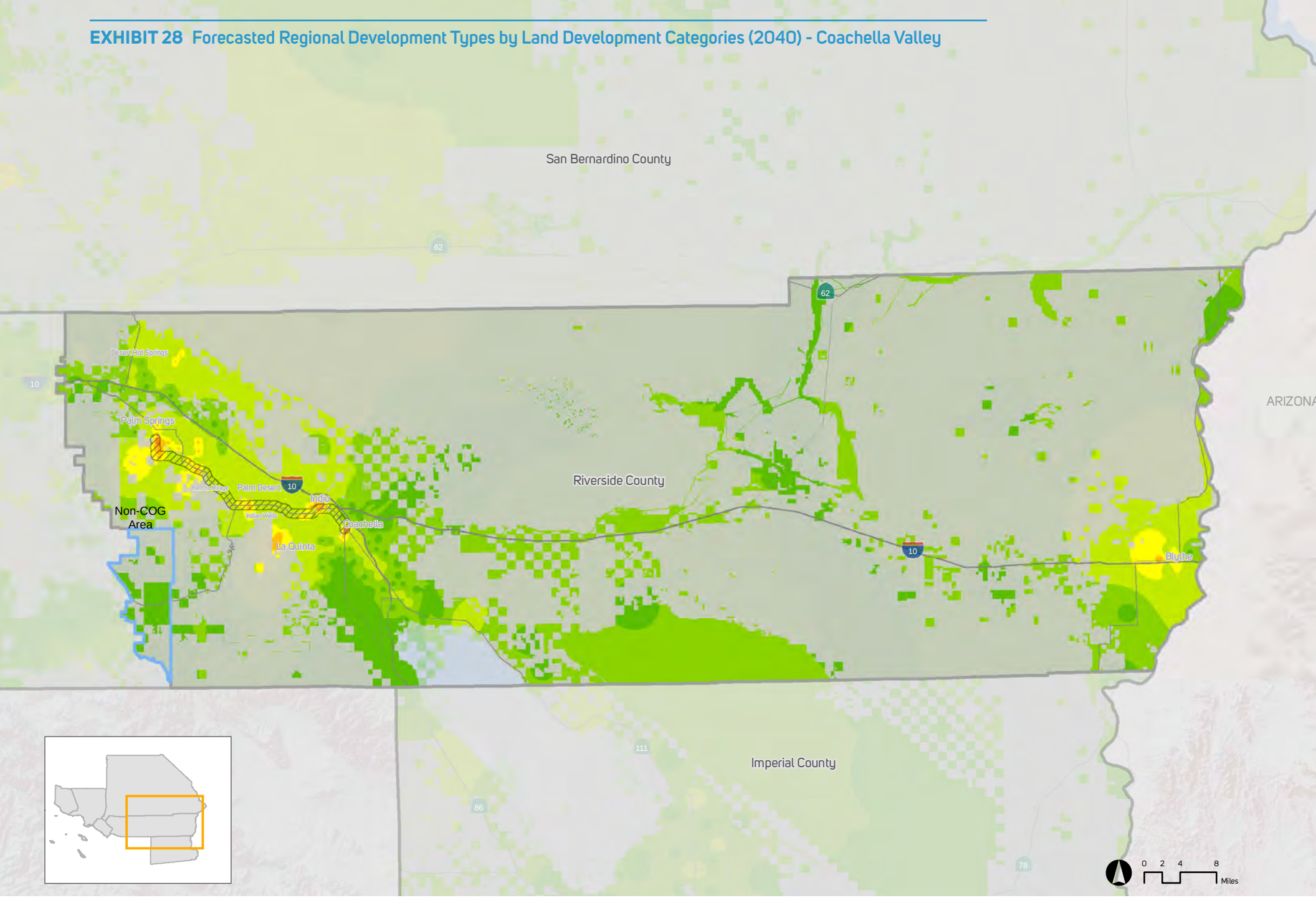
(Source: SCAG, 2015)

EXHIBIT 28 Forecasted Regional Development Types by Land Development Categories (2040) - Coachella Valley



HQTA (2040)

California Protected Areas Database (CPAD)

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Description of LDCs can be found on page 43.

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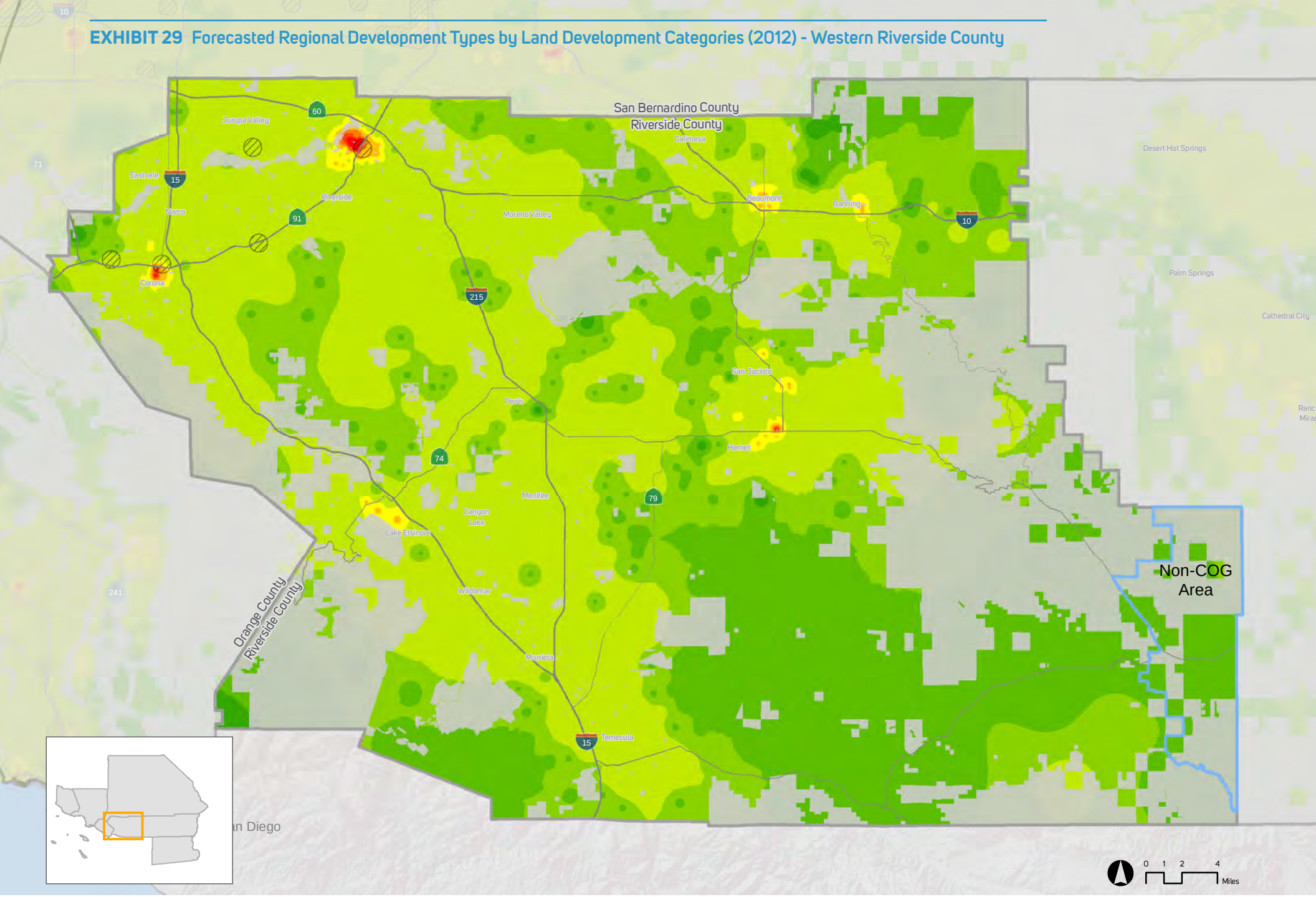
(Source: SCAG, 2015)

EXHIBIT 29 Forecasted Regional Development Types by Land Development Categories (2012) - Western Riverside County



HQTA (2012)

California Protected Areas Database (CPAD)

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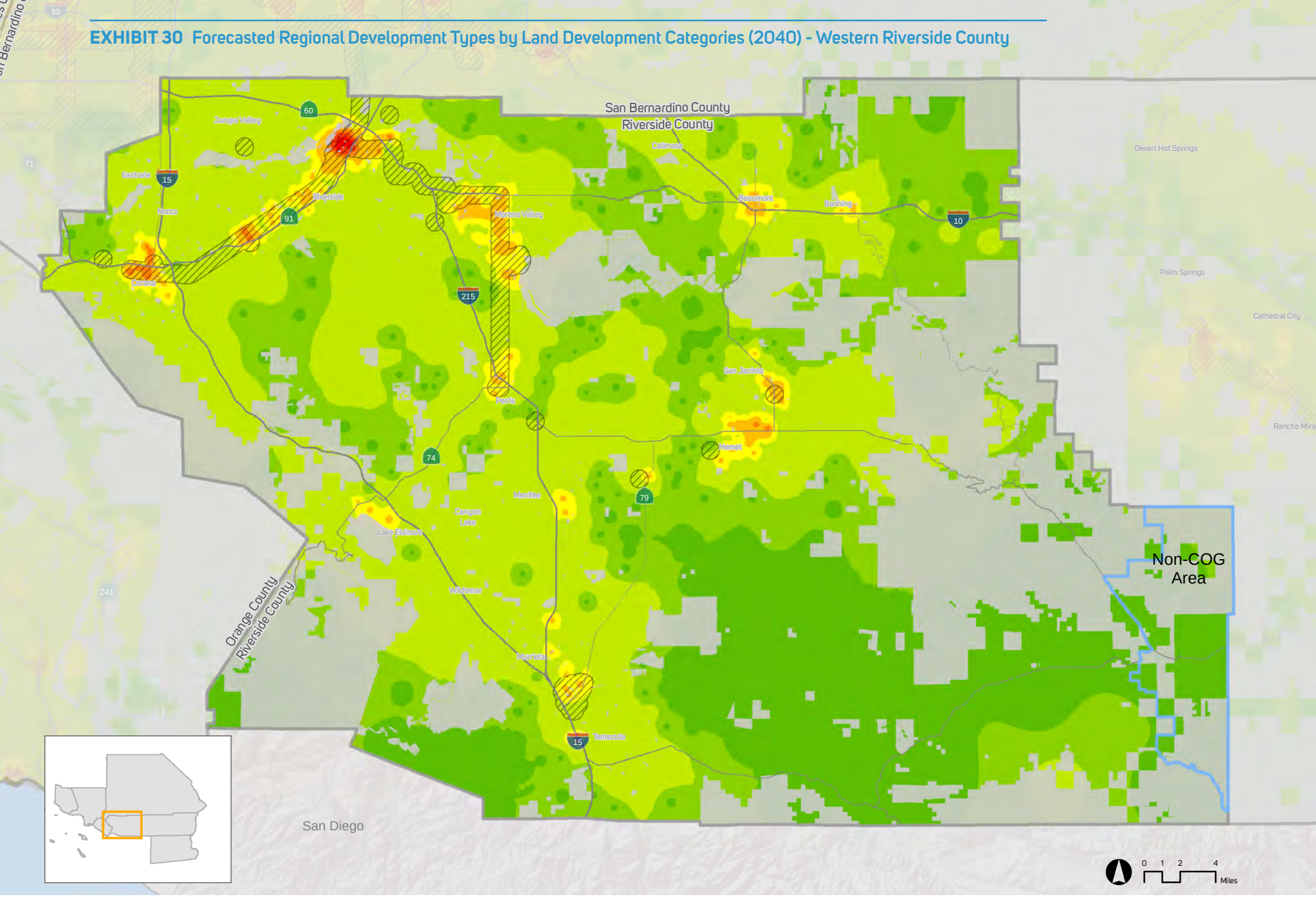
(Source: SCAG, 2015)

EXHIBIT 30 Forecasted Regional Development Types by Land Development Categories (2040) - Western Riverside County



HQTA (2040)

California Protected Areas Database (CPAD)

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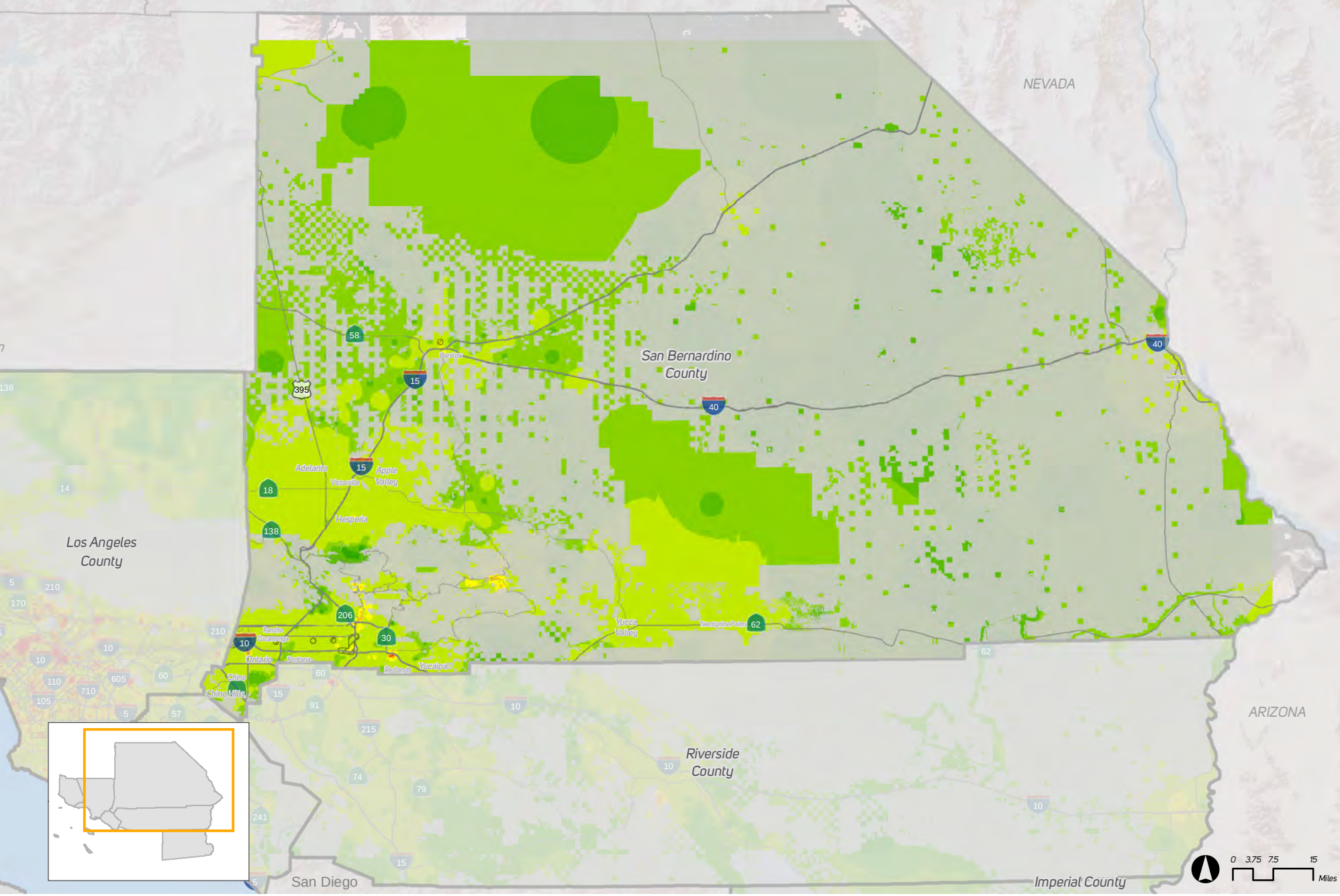
(Source: SCAG, 2015)

EXHIBIT 31 Forecasted Regional Development Types by Land Development Categories (2012) - San Bernardino County



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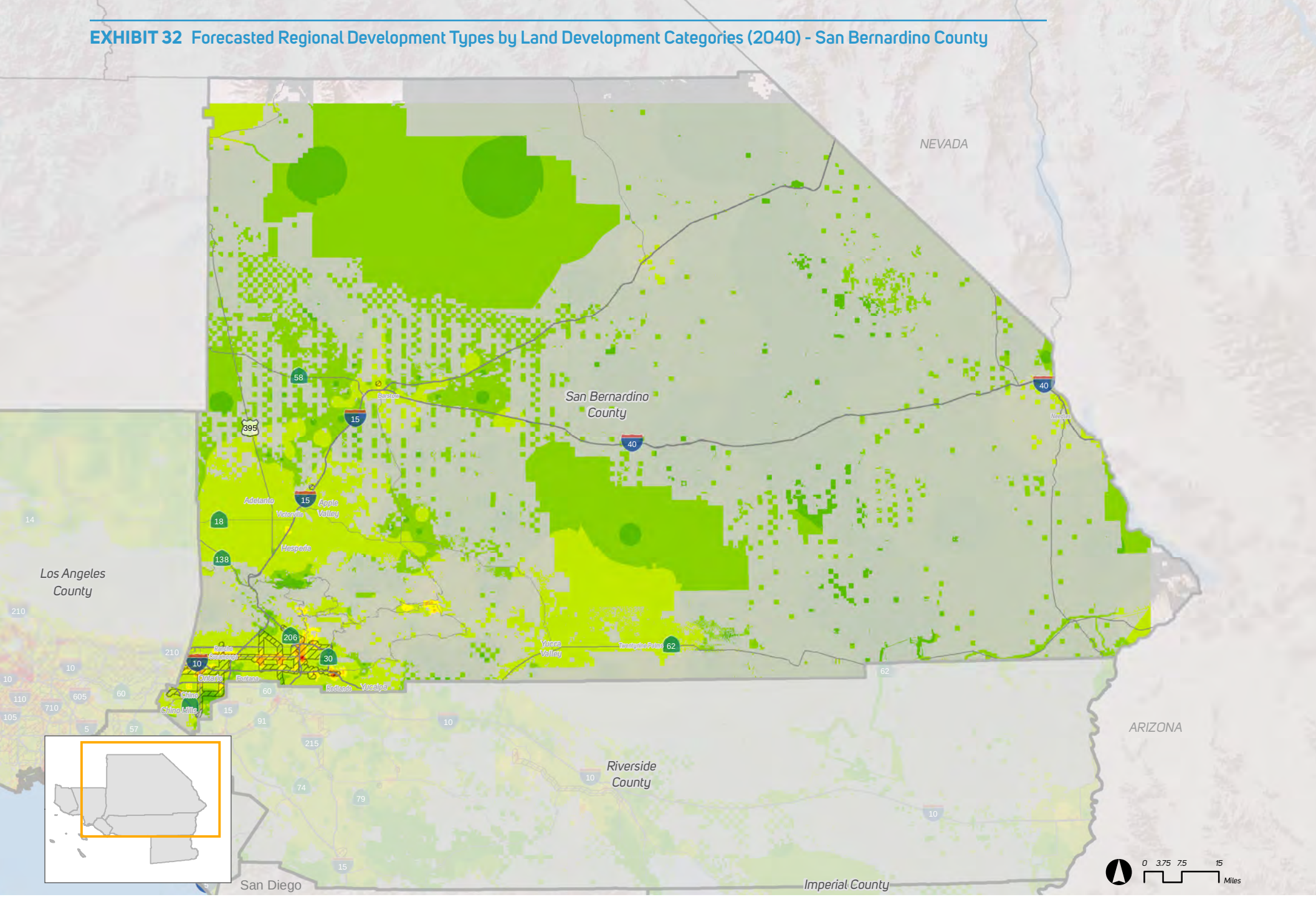
(Source: SCAG, 2015)

EXHIBIT 32 Forecasted Regional Development Types by Land Development Categories (2040) - San Bernardino County



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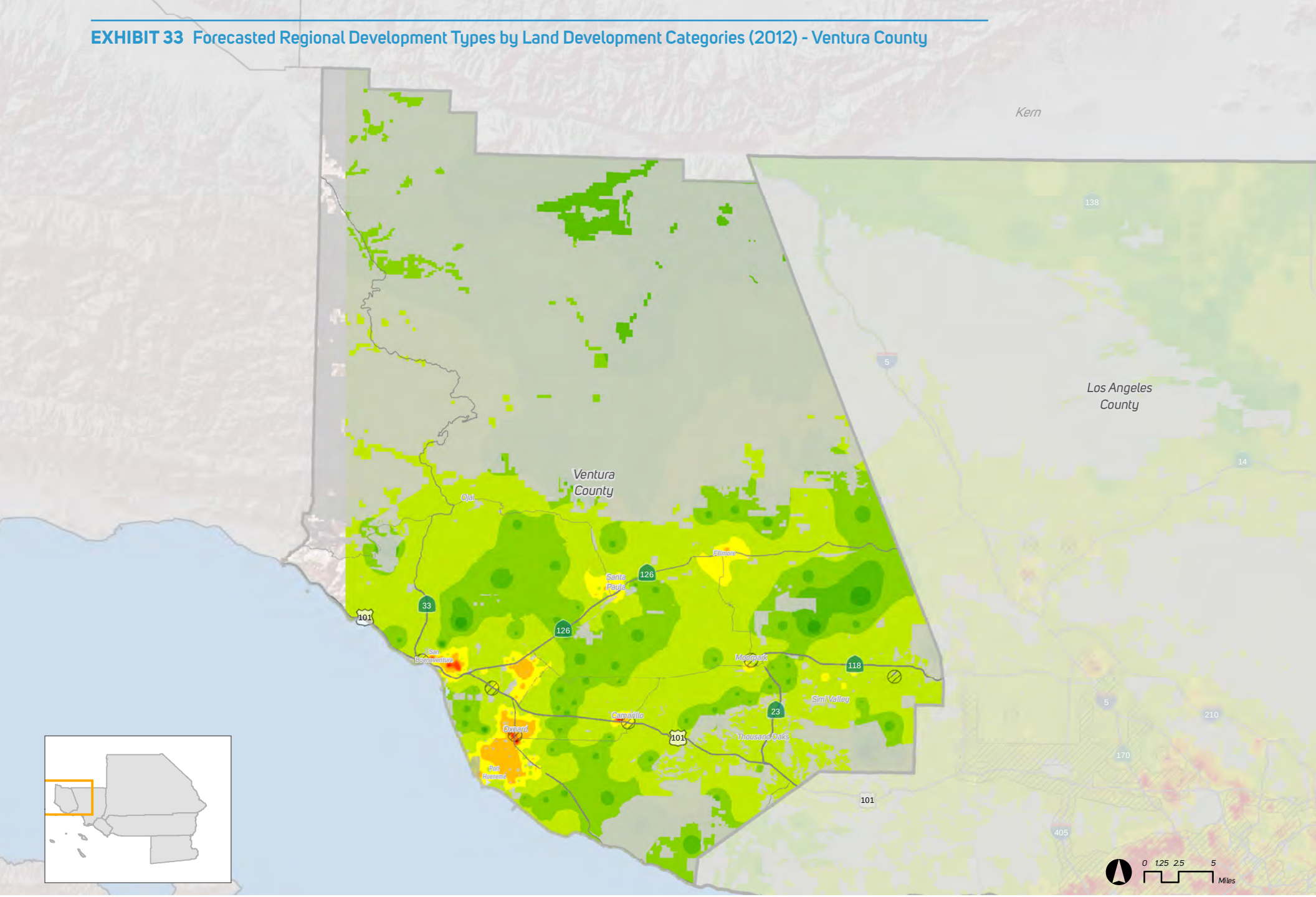
(Source: SCAG, 2015)

EXHIBIT 33 Forecasted Regional Development Types by Land Development Categories (2012) - Ventura County



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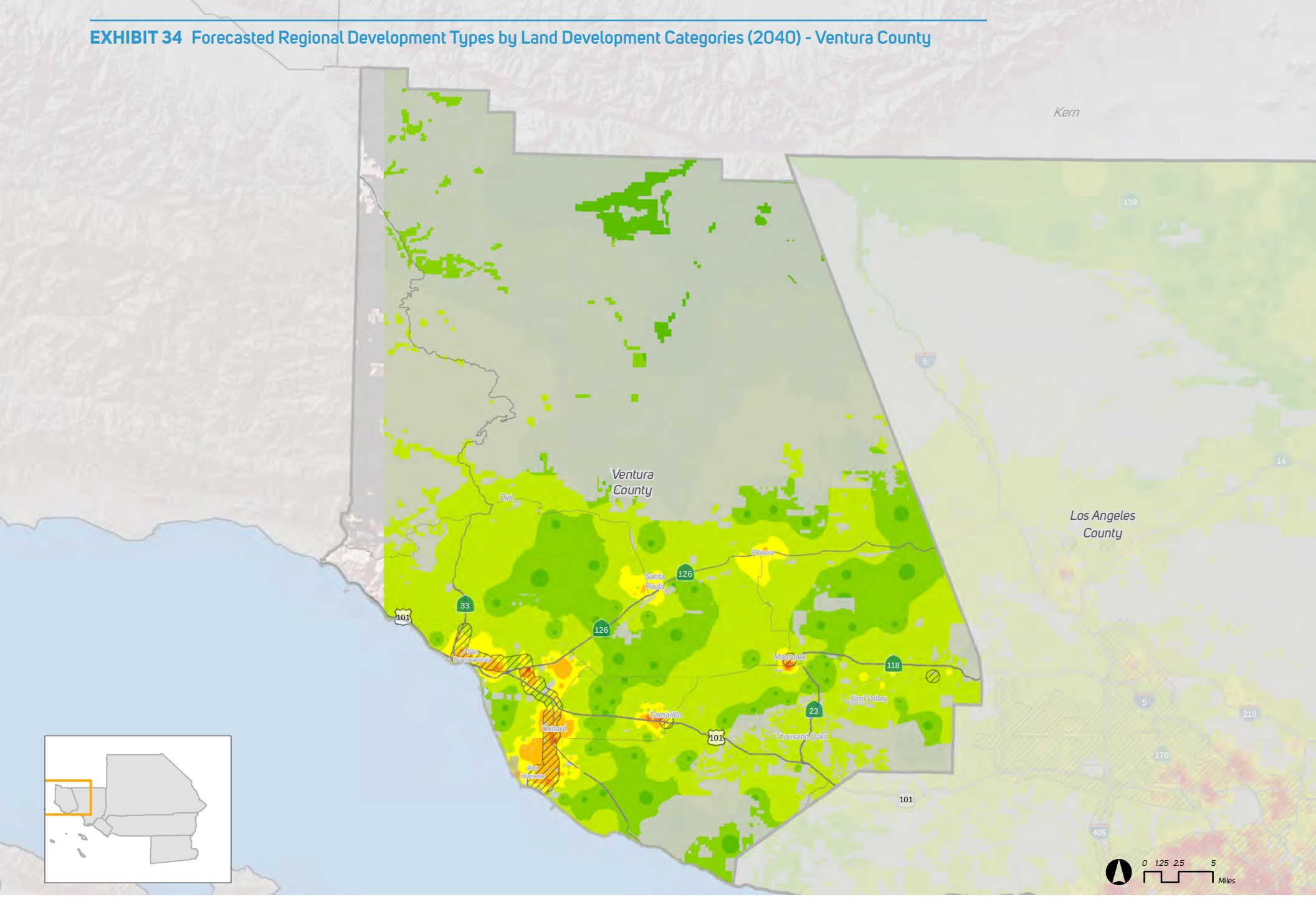
(Source: SCAG, 2015)

EXHIBIT 34 Forecasted Regional Development Types by Land Development Categories (2040) - Ventura County



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(Source: SCAG, 2015)

ROLE OF URBANFOOTPRINT SCENARIOS FOR THE 2016 RTP/SCS

Scenarios enable broad analysis of the implications of potential future conditions. Forecasts and many other models attempt to predict or identify the most likely future conditions. By contrast, normative or sketch-level scenarios let users assert future conditions to test "what if" scenarios. Instead of saying, "this is the future that will most likely happen," UrbanFootprint is designed to help users say "if we develop in this way, here are the impacts to travel behavior, energy use, public health outcomes, and other important metrics."

To this end, the scenarios developed for the 2016 RTP/SCS process are designed to inform conversations about the impacts of varying land use, policy, and investment decisions. They should be used to compare the implications of scenarios for important impacts on water and energy use, public health, fiscal impacts, regional vehicle miles traveled (VMT), travel and building-related greenhouse gas emissions, and household costs for transportation and utilities. This comparative information complements the outputs from the SCAG regional travel, air quality, and economic models (i.e. ABM, REMI) and can help the public and decision makers understand the relative impacts of varying land use and transportation investment strategies. UrbanFootprint models are calibrated and verified using these critical conformity models, but are not meant to replace them – rather, UrbanFootprint allows for rapid comparisons of scenario impacts for a range of critical indicators. How much more or less energy, water, or VMT will result if the region moves in one direction or another? Scenario modeling with UrbanFootprint brings meaningful, comprehensible, and timely results to those wanting to understand how growth and development choices will impact the region in the coming years and decades.

PEER REVIEW OF URBANFOOTPRINT

The UrbanFootprint model has gone through an extended peer review process at the state and regional levels. In October 2012, the "UrbanFootprint State and Regional Agency Review" group agreed that UrbanFootprint was a step forward from the existing scenario planning toolkits. The group agreed it was also a step forward for use by state, regional, and local governments. The model met and surpassed the requirement of being at least consistent with the current state of practice in scenario planning and could reasonably be expected to advance the state of the practice.

Since 2012, the various components of the UrbanFootprint model have been presented and discussed at length with agencies and stakeholders across the state. Among those agencies at the state level are the Air Resources Board (ARB), Office of Planning and Research (OPR), Strategic Growth Council (SGC), California Technology Agency (CTA), California Energy Commission, Department of Water Resources, Lawrence Berkeley National Labs and Caltrans. Developers of UrbanFootprint have also met with regional agencies, such as SCAG, Sacramento Area Council of Governments (SACOG), and San Diego Association of Governments (SANDAG). Among the stakeholders that have actively participated in the review process are the: American Lung Association, ClimatePlan, Transform, faculty from UC Berkeley and UC Davis, Resources Legacy Fund, Policy in Motion and the Nature Conservancy and the SCAG Scenario Planning Model (SPM) Working Group.

SCENARIO DEVELOPMENT RULES

This section summarizes the processes utilized in the development and analysis of SCAG's 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) "scenarios". It provides an overview of the primary components of each of the four scenarios as well as the primary "rules" and methods used to develop them.

The SCAG regional scenario development process is designed to explore alternative land use distributions and transportation networks as a critical step in the process of drafting the 2016 RTP/SCS. Four scenarios were developed and analyzed. For the 'Trend' and '2012 RTP Updated' scenarios, SCAG provided its consultant, Calthorpe Analytics, with key scenario data and controlling mechanisms. Two additional scenarios, the Policy A and B scenarios were built and analyzed by Calthorpe Analytics to explore land use and transportation system variations. Using the UrbanFootprint Scenario Planning Model (SPM), all scenarios were normalized to a standardized data framework and analyzed using the model's peer reviewed analytical modules. More information on the Urban Footprint model can be found in the Reference Documents section at the end of this Appendix.

Each land use-transportation scenario explores a different policy framework for the 2040 horizon year. All four scenarios assumed the same growth in population, housing and employment at the county and regional scales. All four scenarios utilized the latest growth projections for population, household and employment. All four scenarios were built with 2012 as the base year, and all were developed at the same geographic scale, the Scenario Planning Zone (SPZ). A high level summary of the characteristics of each of the scenarios is provided in **TABLE 2**.

Each scenario was assessed for land consumption, passenger vehicle travel, greenhouse gas emissions, energy and water use, household costs, public health impacts and local infrastructure costs using SPM analytical models. More information on the Building Energy, Transportation Impacts, Transportation Model and Water Analysis can be found in the Reference Documents section at the end of this Appendix. These metrics highlight the impacts of varying residential and commercial growth patterns around High-Quality Transit Areas (HQTAs)[1] and Transit Priority Area (TPAs)[2] . These metrics are also sensitive to the nature of the development patterns in terms of walkability and mix of use. The scenarios were built to reflect the impact of UrbanFootprint's Land Development Categories (LDCs)[4] that relate the impact of investment in active transportation measures and land pattern relationships to changes in the regional transportation network.

TABLE 2 2016 RTP/SCS Scenarios Summary

	Scenario 1 - Trend	Scenario 2 - 2012 RTP Updated	Scenario 3 - Policy A	Scenario 4 - Policy B
Growth Projections	**Projections 2012–2040**: 21% Population Growth 2012 Base Year: 18.3 million population, 5.9 million households, 7.4 million jobs 26% Housing Growth 2012 – 2040 Change: 3.8 million population, 1.5 million households, 2.4 million jobs 33% Job Growth 2040 End State: 22.1 million population, 7.4 million households, 9.8 million jobs			
Scenario Theme	Past trends extrapolated forward	How does the 2012 RTP plan work with local land use planning 4 years later?	More focused land use based on shifting demographics and preference.	Pushing the envelope with more aggressive transit investments, land use coordination, and technology change.
Transportation Network	2012 RTP Network	Updated 2012 RTP Network	Updated 2012 RTP Network	Updated 2012 RTP Network Strategic plan Projects
Housing Mix	Growth Increment:	Growth Increment:	Growth Increment:	Growth Increment:
	64% single family	48% single family	34% single family	28% single family
	36% multifamily	52% multifamily	66% multifamily	72% multifamily
Land Use & Transit Policy Themes	Past trend	HQTA/TPA focus per existing plans	Additional HQTA focus	Additional HQTA and TPA focus
			Active transportation investments	Active transportation investments
			Improved walkability	Improved walkability
			'First/Last' Mile focus	First/Last' Mile focus
Land Use & Transit Coordination	High Quality Transit Areas	High Quality Transit Areas	High Quality Transit Areas	High Quality Transit Areas
	36% Homes	39% Homes	46% Homes	53% Homes
	44% Employees	48% Employees	55% Employees	66% Employees
	Transit Priority Areas	Transit Priority Areas	Transit Priority Areas	Transit Priority Areas
	16% Homes	19% Homes	23% Homes	27% Homes
	23% Employees	27% Employees	31% Employees	36% Employees
Land Use Pattern Focus	2012-2040 New growth:	2012-2040 New growth:	2012-2040 New growth:	2012-2040 New growth:
	3% Urban Infill	13% Urban Infill	13% Urban Infill	13% Urban Infill
	11% Compact Walkable	32% Compact Walkable	49% Compact Walkable	59% Compact Walkable
	86% Standard Suburban	55% Standard Suburban	38% Standard Suburban	28% Standard Suburban
Climate Resilience	No Policy	No Policy	No Policy	Avoided growth in:
				Critical habitat areas
				2100 5 foot sea level rise zones

Source: SCAG

Each of the scenarios analyzed by Calthorpe Analytics incorporates a specific set of parameters and scenario "rules." One of the key differences between each scenario is the relative proportion of housing and employment in TPAs and HQTAs. TABLE 3 and TABLE 4 detail the proportion of households and employment within TPAs and HQTAs for each scenario and for each county at the 2040 out year.

The following section describes the Land Development Categories (LDCs) and Place Types used to build the scenarios. The sections after detail the process used to translate the 'Trend' and '2012 RTP Plan Updated' scenarios provided by SCAG into the SPM data framework, and the steps used by Calthorpe Analytics to build the Policy A and Policy B scenarios.

LAND DEVELOPMENT CATEGORIES (LDCS) AND PLACE TYPES

The SPM employs a series of LDCs and Place Types to describe the different types of land uses in the region. These LDCs and Place Types are comprised of a mix of different types of buildings along with assumptions about characteristics such as the amount of land devoted to streets, parks and civic areas. There are two levels of detail. The first level, LDCs, is a simplified classification intended for conveying land use alternative and maps to the broader public. At a more detailed level, the Place Types are intended for modeling purposes at the SPZ level.

LAND DEVELOPMENT CATEGORIES (LDCS)

As previously mentioned, the future forecasted development types of the region also employs a series of Land Development Categories (LDCs), which serve as a simplified classification used to describe the general conditions likely to occur within a specific area. These LDCs are aggregations of the 35 Place Types used for modeling purposes. A table of how the 35 Place Types were categorized into the three LDCs can be found in the Reference Documents section of the SCS Background Documentation Appendix. Following is a list of the three LDCs employed in the 2016-2040 RTP/SCS Plan Scenarios.

- **Urban**

Often found within and directly adjacent to moderate and high density urban centers. Virtually all 'Urban' growth would be considered infill or redevelopment. The majority of housing units are multifamily and attached single family (townhome), which tend to consume less water and energy than the larger types found in greater proportion in less urban locations. These areas are supported by high levels of regional and local transit service. Well-connected street networks and the mix and intensity of uses result in a highly walkable environment. Enhanced access and connectivity for people who choose not to drive or do not have access to a vehicle.

- **Compact Walkable**

Less intense than Urban LDC, but highly walkable with rich mix of retail, commercial, residential and civic uses. Most likely to occur as new growth on the urban edge, or large-

TABLE 3 Percentage of Households in High Quality Transit Areas (HQTAs) Including Transit Priority Areas (TPAs), 2040

County	Trend	2012 RTP Updated	Policy A	Policy B
Imperial	0%	0%	0%	0%
Los Angeles	56%	58%	65%	73%
Orange	27%	30%	38%	44%
Riverside	2%	7%	16%	22%
San Bernardino	13%	20%	29%	41%
Ventura	3%	3%	21%	25%
SCAG Region	36%	39%	46%	53%

Source: SCAG

TABLE 4 Percentage of Employment in High Quality Transit Areas (HQTAs) Including Transit Priority Areas (TPAs), 2040

County	Trend	2012 RTP Updated	Policy A	Policy B
Imperial	0%	0%	0%	0%
Los Angeles	64%	66%	73%	81%
Orange	38%	39%	46%	60%
Riverside	7%	15%	29%	41%
San Bernardino	18%	35%	42%	59%
Ventura	7%	6%	19%	27%
SCAG Region	44%	48%	55%	66%

Source: SCAG

scale redevelopment. Rich mix of housing, from multifamily and attached single family (townhome) to small- and medium-lot single family homes. Well served by regional and local transit service, but may not benefit from as much service as Urban growth, and is less likely to occur around major multimodal hubs. Streets are well connected and walkable, and destinations such as schools, shopping and entertainment areas can typically be reached via a walk, bike, transit or short auto trip.

- **Standard Suburban**

Reflects the separate-use auto-oriented development of the American suburban landscape over the past five decades. Densities tend to be lower than in Compact Walkable LDC, and land uses are generally not highly mixed - medium- and larger-lot single family homes comprise the majority of this development form. Standard areas are not typically well served by regional transit service and most trips are made via automobile.

Place Types

The Place Types were virtually "painted" onto the map of the region using the SPM. Each Place Type carries with it values that describe the characteristics of the place it represents. It was important to establish a set of Place Types that represent the full range of development patterns and forms that make up the region today and into the future. In addition, these Place Types must be easy to communicate to the public and key policy decision makers. The Place Types contain a large amount of information relating to the characteristics of the landscape, including jobs and housing density, urban design and mix of land uses, and lend themselves to clear communication through photo-simulations and other types of renderings.

Through use of the SPM, Place Types are the foundation of the forecasted regional development types scenarios. The SPM uses the typologies to calculate results for a range of evaluation criteria, in advance of the four-step travel demand model including housing and job mix, densities and VMT. The scenarios are built upon, and provide data at the SPZ level including households and employment. This represents the data that is fed into the regional transportation model to determine how the potential land use pattern impacts travel behavior.

Within the SPM, Place Types were assigned a mix of building types, each having an associated job and housing density. Examples of building types include mixed-use residential four stories, garden apartment, compact single-family home, office, main street retail, business flex and many others. Because Place Types make it possible to measure evaluation criteria that rely on information tied directly to individual buildings and uses, many of the assumptions are built into the individual building spreadsheets (called prototype buildings) that were then grouped together to form Place Types. More information on the Place Types, such as summaries and descriptions, can be found in the Reference Documents section at the end of this Appendix.

SCENARIO 1 (TREND) AND SCENARIO 2 (2012 RTP-UPDATED) SCENARIO TRANSLATION

SCENARIO 1 (TREND SCENARIO) AND SCENARIO 2 (2012 RTP UPDATED SCENARIO) TRANSLATION METHODOLOGY

SCAG provided Calthorpe Analytics with land use and forecast allocation data for the Scenario 1 (Trend) and Scenario 2 (2012 RTP Updated) scenarios as csv formatted tables at the SPZ and Tier 2 TAZ scales.
This data was processed to conform to the UrbanFootprint/SPM data schema and normalized to the SPZ scale using the following steps:

- **Step 1: Place type translation**

  Every SPZ that contained households or employment was assigned a qualitative land use designation known as a place type. There are 35 Place Types in the UrbanFootprint/SPM library (see Reference Documents section). Place types are assigned by one of two methods, utilizing either a density-based or a rule-based approach. Density classification utilizes dwelling unit density, employment density, street intersection density, and the proportion of retail employment to classify a given SPZ to a place type designation. Rule-based place type assignment is used for locations which cannot be classified by density, such as parks, civic institutions, and military bases. Rule-based assignment uses parcel data and other spatial datasets to assign place types based on spatial location.

- **Step 2: Deriving dwelling units from households**

  The standardized UrbanFootprint/SPM schema requires that both unoccupied and

TABLE 5 SCAG to UrbanFootprint Residential Types

UrbanFootprint Type	SCAG Type
Single Family Large Lot	Single Family
Single Family Small Lot	Single Family
Attached Single Family	Multifamily
Multifamily	Multifamily

Source: SCAG

occupied dwelling units are tracked through the system. For SPZs experiencing no change, the base year (2012) occupancy rate was applied to estimate the number of dwelling units. For SPZs with growth in households or employment into the future, a combination of the base year occupancy rate and the occupancy rate derived from the UrbanFootprint translated place type were used to estimate dwelling units from SCAG-provided occupied-household data. Dwelling units were calculated for each county independently so that county controls of dwelling units were equivalent across scenarios.

- **Step 3: Establishing residential units by type**

  SCAG provided the number of single family and multifamily households at the SPZ scale. These were disaggregated into the four UrbanFootprint/SPM residential classifications according to the crosswalk in **TABLE 6.** For SPZs that had no residential growth from the base to the future, the base year distribution was used to disaggregate the four types. For SPZs with future growth, a combination of the base year distribution and place type distribution was used to disaggregate the residential types. This process utilized the following rules:

  If growth in total households was less than five households between 2012 and 2040 in a given SPZ, the base year UrbanFootprint/SPM residential distribution was utilized.

  If growth in total units was greater than five households between 2012 and 2040 in a given SPZ, the classified place type household distribution was utilized.

  For all households in SPZs classified as Institutional, Parks or Military place types, the base year 2012 distribution of households was utilized.

  For all remaining undistributed units (<5 percent of new units), these were allocated to UrbanFootprint residential types using ACS 2013 five year block group housing distributions at the Census Block Group scale.

  Once all units were allocated to the four types, these were controlled to county level control totals by household type while maintaining total household totals at the Tier 2 TAZ scale.

- **Step 4: Disaggregating SCAG employment to the UrbanFootprint/SPM NAICS schema**

  SCAG provided a detailed employment breakdown at the SPZ scale for both the 2012 RTP Updated and Trend scenarios. This data was cross-walked into the UrbanFootprint/SPM schema using the relationship contained in **TABLE 6** and the following process steps:

  Employment categories that cross-walked directly to UrbanFootprint categories were assigned directly.

TABLE 6 Crosswalk from SCAG Employment Category to UrbanFootprint NAICs Categories

UrbanFootprint Category	SCAG Provided Category
Emp_retail_services	Retail
Emp_restaurant	Art_entertainment
Emp_accommodation	Art_entertainment
Emp_arts_entertainment	Art_entertainment
Emp_other_services	Other_service
Emp_office_services	Information + FIRE + Professional
Emp_medical_services	Education
Emp_public_admin	Public_admin
Emp_education	Education
Emp_manufacturing	Manufacturing
Emp_wholesale	Wholesale
Emp_transport_warehousing	Transportation_utilities
Emp_construction	Construction
Emp_utilities	Transportation_utilities
Emp_agriculture	Agriculture
Emp_extraction	Agriculture

Source: SCAG

TABLE 7 UrbanFootprint Building Square Footage Factors for Residential Units and Employees by Type

UrbanFootprint Field		Description	Suburban Sqft/Employee	Urban Sqft/Employee
RESIDENTIAL BUILDING SQUARE FEET	Bldg_sqft_detsf_sl	Small Lot Single Family building square feet	2400	1650
	Bldg_sqft_detsf_ll	Large Lot Single Family building square feet	3000	2100
	Bldg_sqft_attsf	Attached Single Family building square feet	1800	1800
	Bldg_sqft_mf2to4	Multifamily 2 to 4 building square feet	2000	1850
	Bldg_sqft_mf5p	Multifamily 5 plus building square feet	1200	1200
COMMERCIAL BUILDING SQUARE FEET	Retail building square feet			
	Bldg_sqft_retail_services	Retail services building square feet	750	475
	Bldg_sqft_accommodation	Accommodation building square feet	2000	1875
	Bldg_sqft_restaurant	Restaurant building square feet	750	475
	Bldg_sqft_arts_entertainment	Entertainment and recreation building square feet	1250	900
	Bldg_sqft_other_services	Other services building square feet	850	650
	Office building square feet			
	Bldg_sqft_office_services	Office services building square feet	350	280
	Bldg_sqft_education	Education services building square feet	1050	900
	Bldg_sqft_medical_services	Medical and health services building square feet	800	725
	Bldg_sqft_public_admin	Public administration building square feet	700	620
	Industrial building square feet			
	Bldg_sqft_transport_warehousing	Transportation and warehousing building square feet	1700	1200
	Bldg_sqft_wholesale	Wholesale building square feet	660	600

Source: Calthorpe Analytics, 2015

For categories that needed to be disaggregated (such as the SCAG 'art_ entertainment' category), if growth in new employment was less than 20 employees between 2012 and 2040, base year employment distributions were applied to disaggregate these employment categories.

For categories that needed to be disaggregated, if growth in new employment was greater than 20 employees between 2012 and 2040, the classified place type-based employment distribution was utilized.

For categories that needed to be disaggregated, all remaining unclassified SPZs had Longitudinal Employer-Household Dynamics (LEHD) 2010 rates applied from the Census Block Group scale.

- **Step 5: Estimating building square feet**

  Having populated the UrbanFootprint schema for residential units by type and employment by type, building square footage at the SPZ scale was estimated. For each SPZ, building square footage was estimated using assumptions for square footage by residential type, square footage per employee by employment type, and street intersection density (to distinguish urban versus suburban street connectivity and associated building categories). The building square footage factors are contained in **TABLE 7**.

- **Step 6: Estimating parcel acreage**

  The UrbanFootprint/SPM schema tracks residential, commercial, mixed use, and no-use parcel acreage fields through the system. Parcel acreage was estimated for each SPZ using a combination of base 2012 parcel-derived acreages as well as acreage distributions sourced from translated place type attributes. The following rules were utilized to assign parcel acreage at the SPZ scale.

  For SPZs which had less than five new households or 20 new employees between 2012 and 2040, parcel acreage by type was taken from the 2012 base dataset as long as those SPZs continued to have households or employment that corresponded with the acreage type from the base year. In other words, if the 2040 dataset continued to have households, residential parcel acreage was taken from the 2012 dataset.

  For SPZs which had greater than five new households and 20 new employees between 2012 and 2040, the acreage by type distribution was taken from the place type acreage distribution.

- **Step 7: Estimating outdoor irrigated area**

  Irrigated area was estimated using place type derived per household and per employee by type densities at the SPZ-scale. Sourced from the place type attribute table, residential irrigated area densities were multiplied by the number of households at the SPZ scale to estimate the residential portion of SPZ area that was irrigated. Commercial irrigated area was calculated with a similar method, utilizing the place type look-up of irrigated area per employee multiplied by the number of employees at the SPZ-scale.

SCENARIO 1 (TREND) RESULTS

The Trend scenario is a representation of the land use patterns and transportation policies of the past decades projected out to 2040. A significant proportion of housing growth in this scenario is made up of single family large lot units (> 5,500 sqft / parcel). A high percentage of growth takes place in suburban areas in and around the urban edges of the region. A visual representation of new growth in the Trend Scenario is provided in **EXHIBIT 35**: Trend Scenario Growth with TPA/HQTA transit network. **FIGURE 1** and **FIGURE 2** provide the residential unit type distribution of growth to 2040, and the breakdown of growth by land development category (LDC).

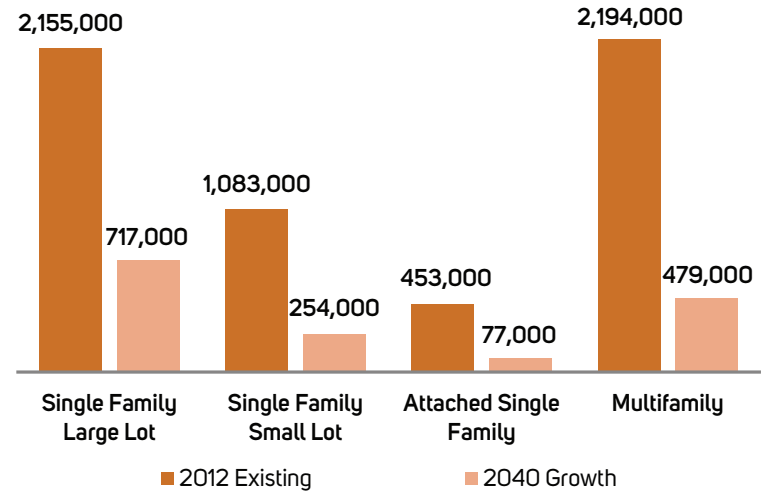
Scenario 2 (2012 RTP Updated) Results
The 2012 RTP Updated scenario represents SCAG's regional 'stitch' of the jurisdictional general plans, paired with the transportation network from the 2012 RTP. The growth in residential units in this scenario is more evenly split between single family and multifamily types, and nearly 40 percent of residential units in 2040 are within a TPA or HQTA. A visual representation of new growth in the 2012 RTP/SCS Updated scenario is provided in **EXHIBIT 36**: RTP 2012 Updated Scenario Growth with TPA/HQTA transit network. **FIGURE 3** and **FIGURE 4** provide the residential unit type distribution of growth to 2040 and the breakdown of growth by land development category (LDC).

SCENARIO 3 (POLICY A) AND SCENARIO 4 (POLICY B) SCENARIO CREATION

The Scenario 3 (Policy A) and Scenario 4 (Policy B) scenarios were created by Calthorpe Analytics based on the five guiding principles identified in Chapter 4 of the Plan. Following these guiding principles, 'rules' were developed in collaboration with SCAG staff. Both scenarios were constructed as 'pivots' from the '2012 RTP Updated' dataset to match their established rules frameworks. The resulting land use scenarios distribute housing and employment in response to changes in transportation networks, varying demand for residential types by county, and the incorporation of policy assumptions related to active transportation investments, walkability and climate adaptation and resilience.

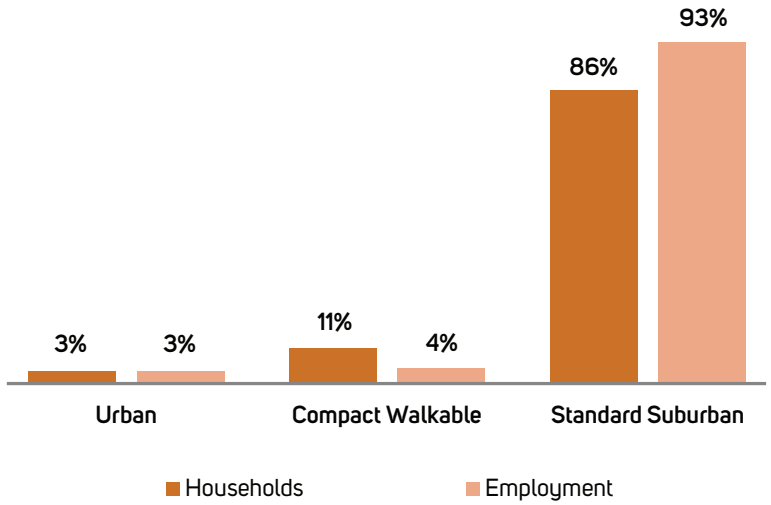
The process by which scenarios are created in the UrbanFootprint/SPM follows the general flow illustrated in **FIGURE 5**. Utilizing a detailed and standardized canvas of built form, residential and commercial use and street connectivity, change is applied via the allocation of place types which are distributed using rule-based spatial queries. Once applied, place types are used to calculate new residential and commercial growth and changes in street connectivity using their density, use and other characteristics.

FIGURE 1 Trend, Residential Growth by Unit Type, 2012-2040



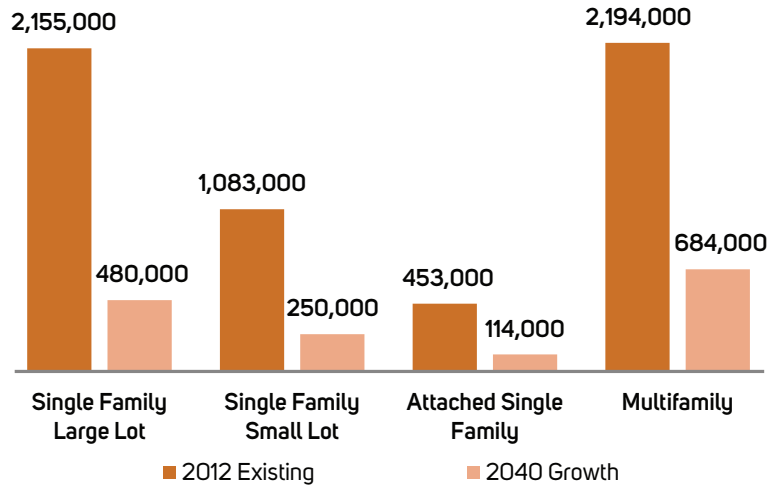
Source: SCAG

FIGURE 2 Trend, Proportion of New Growth by Land Development Category (LDC), 2012 - 2040



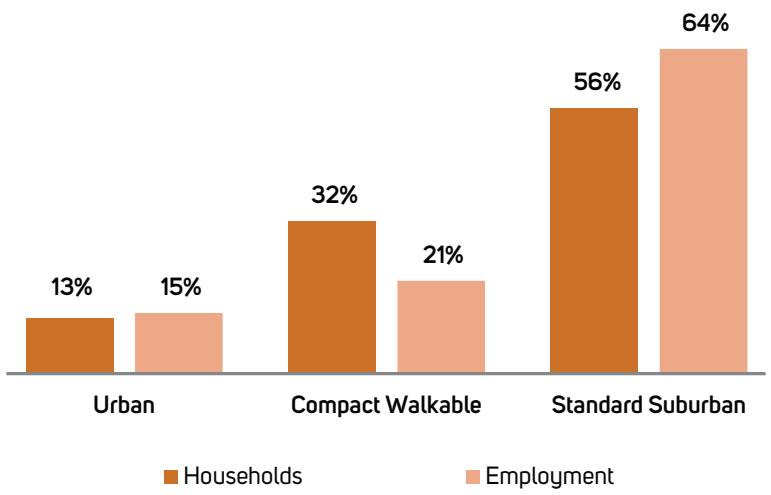
Source: SCAG

FIGURE 3 2012 RTP Updated, Residential Growth by Unit Type, 2012-2040



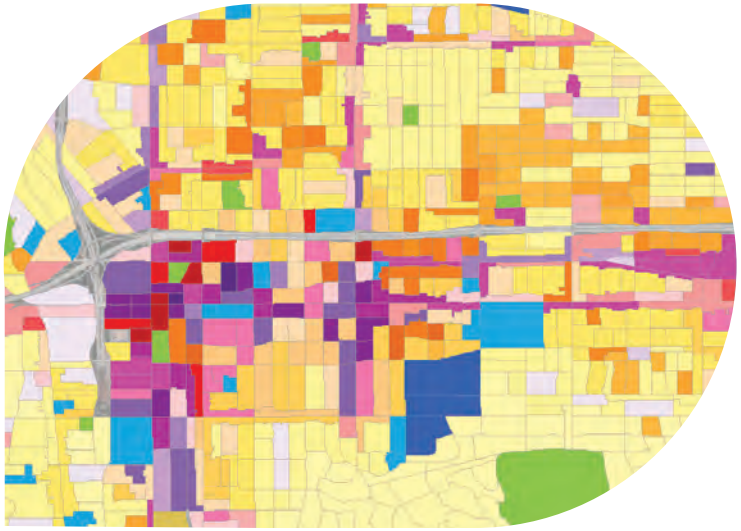
Source: SCAG

FIGURE 4 2012 RTP Updated, Proportion of New Growth by Land Development Category (LDC), 2012 - 2040

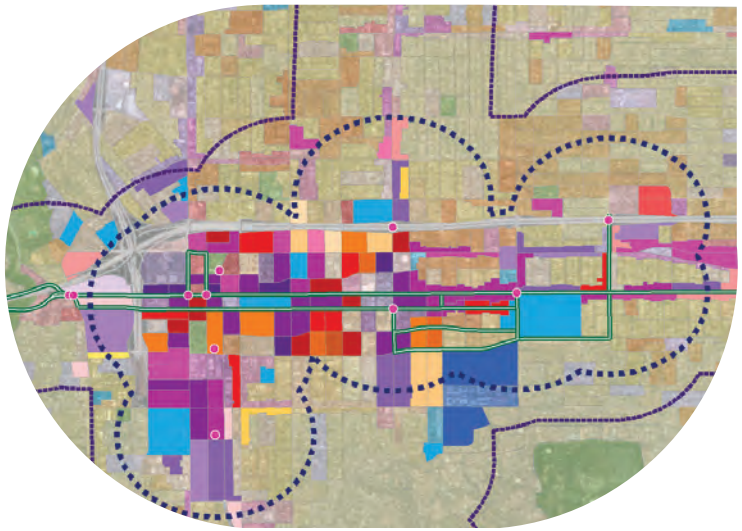


Source: SCAG

FIGURE 5 Example: Applying Change via Place Types to Increase Density and Walkability in Transit Priority Areas (TPAs)



Starting Condition



Place types applied in TPAs

Applied place type change blended with the starting condition to create a new end state.

Source: Calthorpe Analytics, 2015

SCENARIO 3 (POLICY A) SCENARIO RULES AND ALLOCATION METHODOLOGY

Scenario 3 (Policy A) closely resembles the development types distribution of the 2012 SCS, but has an increased focus on active transportation investments within one mile of major transit stops, and improved walkability proximate to transit corridors (as designated by TPAs and HQTAs). It has a notable increase in the growth of multifamily and attached single family (townhome) units across the region as compared to the 2012 RTP Updated scenario and a larger focus on compact walkable and urban land use types.

Scenario 3 (Policy A) Scenario Rules

The rules that governed the allocation and type of growth in Scenario 3 (Policy A) are described below.

- **Focus on HQTAs and TPAs:** The Scenario 3 (Policy A) scenario sees a modest increase in the proportion of growth allocated to HQTAs and TPAs, with 46 percent of households and 55 percent of jobs within an HQTA or TPA by 2040. This represents a 7 percent increase in the number of households and a 7 percent increase in jobs in an HQTA when compared to the 2012 Updated scenario.
- **Residential Distribution:** The distribution of households by type closely resembles the SCAG 2012 SCS distribution, with 66 percent of new growth in multifamily households and 34 percent as single family households. This is a significant increase in the relative proportion of multifamily households to single family households as compared with 2012 RTP Updated scenario which was more evenly split in household growth between single family and multifamily types.
- **Transit Network:** The Scenario 3 (Policy A) scenario uses the same updated 2012 RTP transit network and operational characteristics as used in the 2012 RTP Updated scenario.
- **Walkability, First and Last Mile-Focus, and Active Transportation Investment:** The Scenario 3 (Policy A) scenario sees significant active transportation investments above and beyond the 2012 RTP/SCS, and improvement in walkability within and around one mile of major transit stations. To represent this increase in investments and walkability, "walkable" Urban and Compact place types are focused in and around HQTAs and TPAs throughout the region; walkable place types are those that have a street intersection density greater than 150 intersections per square mile, which is generally correlated with an increase in walk, bike, transit and non-auto mode share.
- **County/Jurisdiction Control Totals.** For each county, the high level totals for population, households and employment were controlled at the jurisdictional level to ensure comparability across the scenarios. For residential units by type, each county was controlled to specific totals in order to ensure that changes in unit type were comparable both regionally and sub-regionally across the scenarios.

Scenario 3 (Policy A) Allocation Methodology

Scenario 3 (Policy A) was developed using the translated 2012 RTP Updated scenario as a starting point. Modifications were made using Python and PostgreSQL programming languages to implement the UrbanFootprint/SPM modeling framework. The following steps highlight the process that was executed by the scripted templates to quantitatively build out the Policy A rules framework.

- **Step 1: Allocate new residential growth in HQTA/TPAs.**

  The first pass was to roughly allocate new residential growth in the HQTA/TPA areas to match the portion of households within HQTAs by county. Using the county-level percent of households within HQTAs, factors were derived to increase household HQTA totals to match the county distribution. Of the new units added to HQTA areas through this process, only multifamily and attached single family types experienced growth (66 percent were multifamily and 34 percent attached single family); detached single family unit totals stayed constant within these areas.

- **Step 2: Control residential units to county controls.**

  Following the initial allocation of new residential units to HQTAs, households by type (single family, attached single family, and multifamily) were adjusted by factors so that sum of each household type matched the county control total. Any SPZ that showed losses in households when comparing 2040 to the 2012 base year were set to the 2012 base year household distribution.

- **Step 3: Allocate new employee growth in HQTA/TPAs.**

  This pass allocated the correct proportion of employees to HQTA/TPA areas to match county-level distribution of employees within HQTA/TPA zones. New employee growth in HQTAs took the form of Retail and Office employees; industrial employment did not occur within the HQTA/TPA zones.

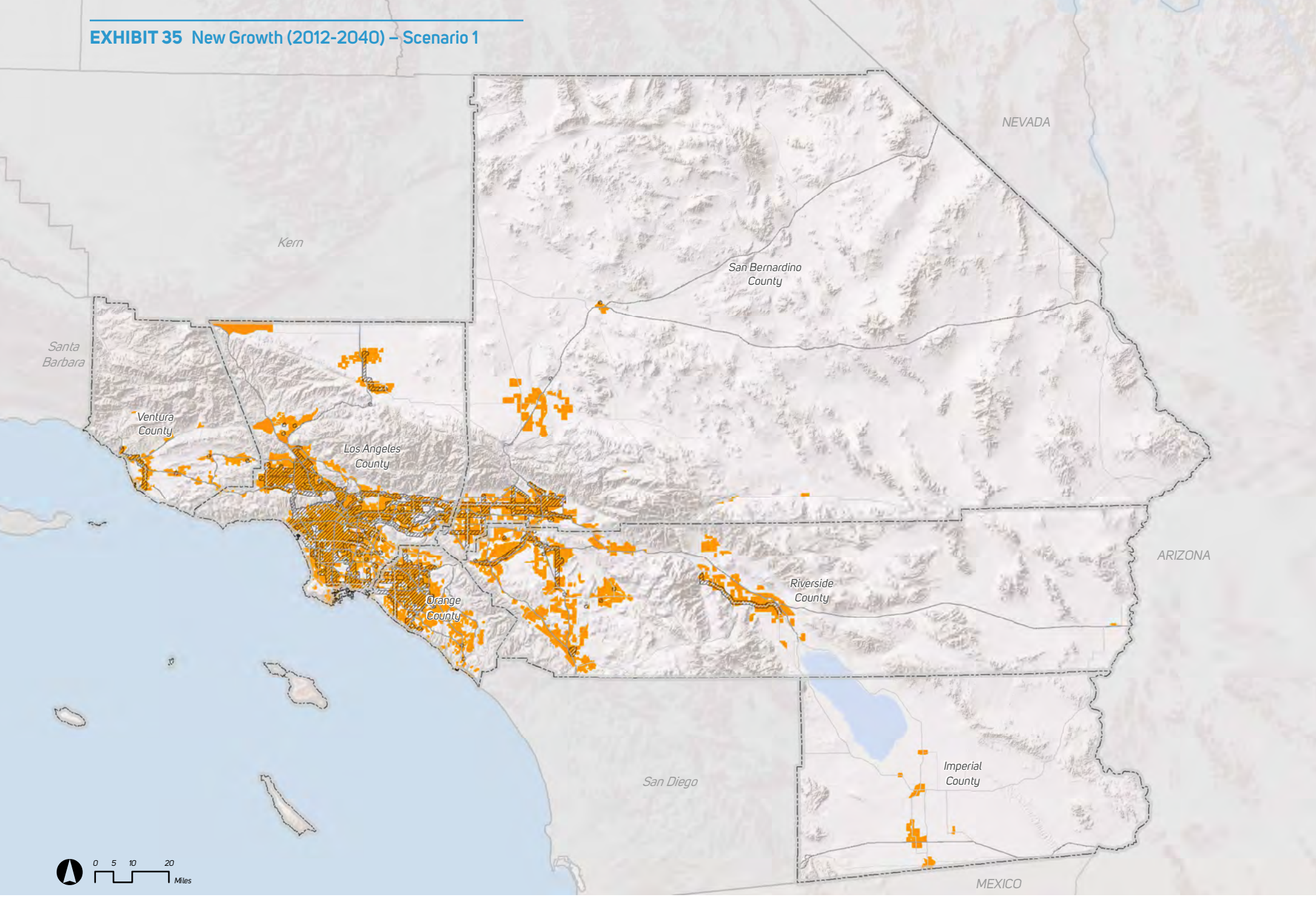
- **Step 4: Control employees to county controls.**

  Following the initial allocation of new employees to HQTA/TPAs, factors were derived to adjust the total number of employees to match county totals. Any SPZ that showed losses in the 2012 base year were set to the 2012 base year employment distribution.

- **Step 5: Assign 'Compact Walkable' and 'Urban' place types.**

  Having allocated the high-level distributions of households and employment, 'compact walkable' and 'urban' place types were assigned to increase density and walkability, as well as proxy first/last mile investment assumptions in and around HQTAs, TPAs and within one mile of major transit stops (as defined by SCAG).

EXHIBIT 35 New Growth (2012-2040) – Scenario 1



HQTA (2040)

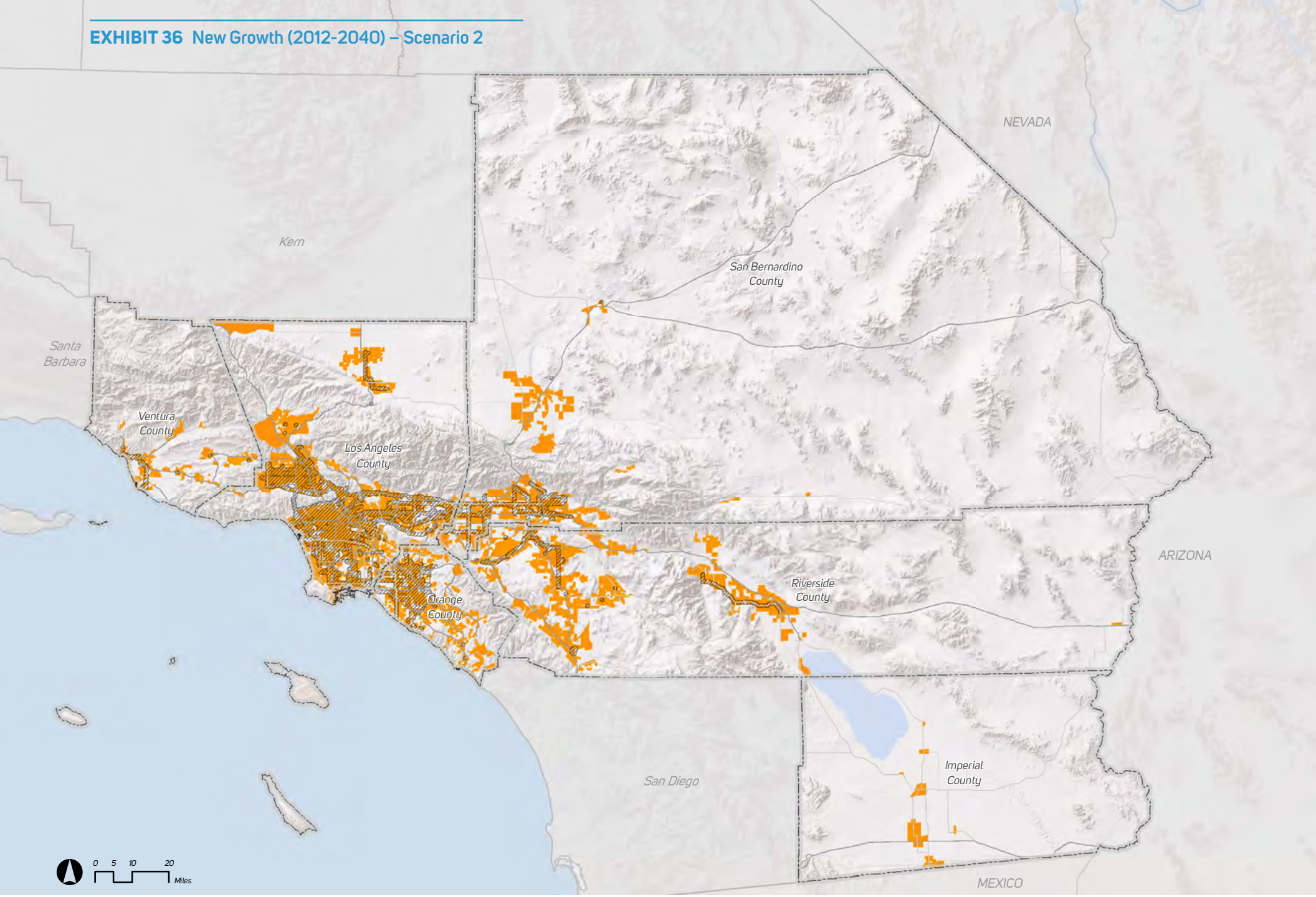
New Growth (2012-2040) – Scenario 1

New growth represents household and commercial growth

Note: The forecasted land use development patterns by LDCs shown are based on Transportation Analysis Zone (TAZ) level data utilized to conduct required modeling analyses. Data at the TAZ level or at a geography smaller than the jurisdictional level are advisory only and non-binding, because SCAG sub-jurisdictional forecasts are not to be adopted as part of the 2016 RTP/SCS. For purposes of qualifying for future funding opportunities and/ or other incentive programs, sub-jurisdictional data and/or maps used to determine consistency with the Sustainable Communities Strategy shall only be used at the discretion and with the approval of the local jurisdiction. However, this does not otherwise limit the use of the sub-jurisdictional data and/or maps by SCAG, CTCs, Councils of Governments, SCAG Subregions, Caltrans and other public agencies for transportation modeling and planning purposes. Any other use of the sub-jurisdictional data and/or maps not specified herein, shall require agreement from the Regional Council, respective policy committees and local jurisdictions.

Source: SCAG, 2015

EXHIBIT 36 New Growth (2012-2040) – Scenario 2



HQTA (2040)

New Growth (2012-2040) – Scenario 2

New growth represents household and commercial growth.

Note: The forecasted land use development patterns by LDCs shown are based on Transportation Analysis Zone (TAZ) level data utilized to conduct required modeling analyses. Data at the TAZ level or at a geography smaller than the jurisdictional level are advisory only and non-binding, because SCAG sub-jurisdictional forecasts are not to be adopted as part of the 2016 RTP/SCS. For purposes of qualifying for future funding opportunities and/ or other incentive programs, sub-jurisdictional data and/or maps used to determine consistency with the Sustainable Communities Strategy shall only be used at the discretion and with the approval of the local jurisdiction. However, this does not otherwise limit the use of the sub-jurisdictional data and/or maps by SCAG, CTCs, Councils of Governments, SCAG Subregions, Caltrans and other public agencies for transportation modeling and planning purposes. Any other use of the sub-jurisdictional data and/or maps not specified herein, shall require agreement from the Regional Council, respective policy committees and local jurisdictions.

Source: SCAG, 2015

- **Step 6: Control population, households, and employment to jurisdictional controls.**

  Using jurisdictional control totals of population, households and employment sourced from the 2012 RTP Updated scenario, factors were derived so that Scenario 3 (Policy A) population, households and employment matched jurisdictional control totals.

- **Step 7: Iterate jurisdictional controls and county households by type until balanced.**

  The application of factors to match jurisdictional totals in the previous step altered the county distribution of households by type. In this step, the model iterated over the scenario to balance the growth in households by type with the requirement that jurisdictions maintain household totals. Using iteration, factors were derived for each pass to match county level control totals for households by type, weighted so that when households by type were summed they matched jurisdictional and county totals for households. Once balanced, the county totals for households by type match those of the scenario and the household control total at the jurisdictional level also match those of the scenario.

- **Step 8: Re-translate place types to adjust classification for controlling process.**

  The controlling process slightly adjusted the SPZ-level totals of households and employment, which in turn can have an impact on the corresponding place type assignment. This next process re-translated the assigned place type at the SPZ scale so that there was no quantitative deviation from the qualitative classification of place.

- **Step 9: Calculate derivative fields.**

  Having produced a "clean" household and employment distribution, this final process followed the steps detailed in the scenario translation section for populating building square feet, acres by type, and irrigated area.

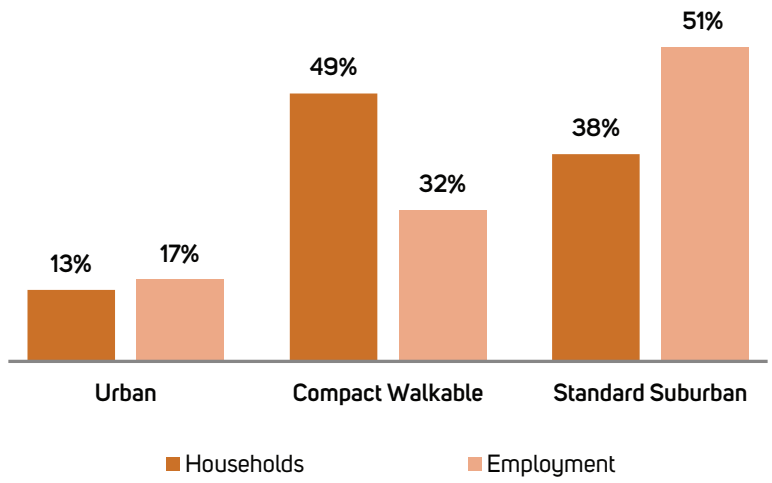
Scenario 3 (Policy A) Scenario Results

Scenario 3 (Policy A) sees a significant portion of residential and commercial growth in High Quality Transit Areas (HQTAs) and Transit Priority Areas (TPAs). A visual representation of new household and commercial growth can be seen in **EXHIBIT 37**: Policy A Scenario Growth with TPA/HQTA transit network below, while **FIGURE 6** and **FIGURE 7** provide the the residential unit type distribution of growth to 2040 and breakdown of growth by land development category (LDC).

SCENARIO 4 (POLICY B) RULES AND ALLOCATION METHODOLOGY

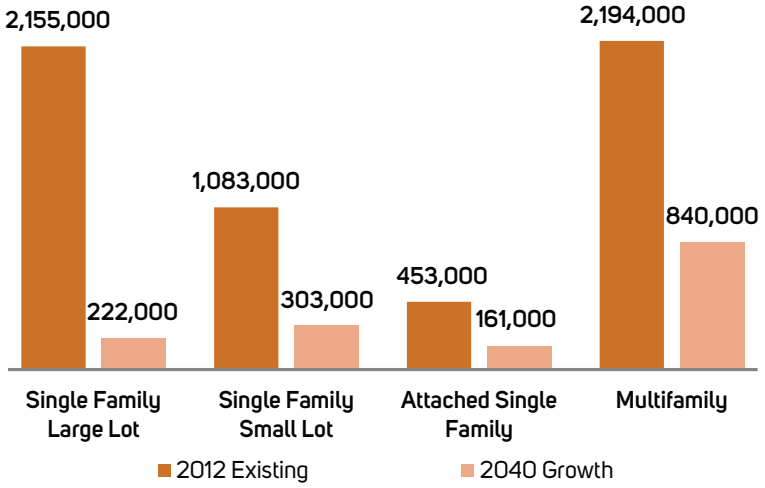
Scenario 4 (Policy B) used the Policy A scenario as a foundation, but expanded the transportation network with a greater focus on transit oriented development, incorporated climate resilience strategies, enhanced focus on active transportation investments within

FIGURE 6 Policy A, Proportion of New Growth by Land Development Category (LDC), 2012 - 2040



Source: SCAG

FIGURE 7 Policy A, Residential Growth by Unit Type, 2012 - 2040



Source: SCAG

one mile of major transit stops and improved walkability proximate to transit corridors (as designated by TPAs and HQTAs). The majority of new growth takes the form of 'Compact Walkable' and 'Urban' types, with only 28 percent of new residential growth taking the 'Standard Suburban' form.

SCENARIO 4 (POLICY B) RULES

The rules that governed the allocation and type of growth in Scenario 4 (Policy B) are described below.

- **Increased focus on TPAs.** Scenario 4 (Policy B) increases the number of households and jobs within TPAs beyond the levels in Policy A. This was accomplished by both increasing the number of major transit station areas and their associated TPAs and allocating additional growth in households and employment within the majority of TPAs across the region. By 2040, the Policy B scenario has 27 percent of households and 36 percent of jobs within TPAs.
- **Focus on HQTAs:** As with TPAs, scenario 4 (Policy B) sees a significant increase in the proportion of growth allocated to HQTAs, with 53 percent of households and 66 percent of jobs within an HQTA by 2040. With additional transit alignments, there are more HQTAs in the Policy B scenario and a larger portion of growth is allocated to HQTAs across the region.
- **Residential Distribution:** The distribution of household growth sees only a modest increase in the relative proportion of multifamily households to single family households as compared with Policy A. The Policy B scenario has 72 percent of new growth in multifamily households and 28 percent as single family households.
- **2012 RTP Transit Network and Strategic Plan Projects:** The Policy B scenario utilizes the updated 2012 RTP Transit network and operational characteristics but includes additional strategic plan projects.
- **Climate Resilience – Sea Level Rise and Critical Habitat:** No growth is allowed in SPZs that intersect with the year 2100 five-foot sea level rise zones (as defined by NOAA and CalAdapt) and that intersect with 'High Quality Habitat Areas' (level 5) as defined by the Combined Habitat Assessment Protocol (CHAP) dataset.
- **Walkability, First and Last Mile-Focus, and Active Transportation Investment:** As in the Policy A scenario, the Policy B scenario sees significant active transportation investments above and beyond the 2012 RTP/SCS, and improvement in walkability within and around one mile of major transit stations. To represent this increase in investments and walkability, "walkable" Urban and Compact place types are focused in and around HQTAs and TPAs throughout the region; walkable place types are those that have a street intersection density greater than 150 intersections per square mile, which is generally correlated with increase walk, bike, transit, and non-auto mode share.
- **County/Jurisdiction Control Totals.** For each county, the high level totals for population, households, and employment were controlled at the jurisdictional scale to ensure comparability across the scenarios. For residential units by type, each county was controlled to specific control totals in order to ensure that changes in unit type were comparable both regionally and subregionally across the scenarios.

Scenario 4 (Policy B) Allocation Methodology

Scenario 4 (Policy B) used the Policy A scenario as a starting point which was then modified using Python and PostgreSQL programming languages to implement the UrbanFootprint/SPM modeling framework. The following steps highlight the process that was executed to quantitatively build out the Policy B rules framework.

- **Step 1: Allocate new residential and employment growth in TPAs.**

  The first pass in the script was to roughly allocate new residential and employment growth in the TPAs. New multifamily households were increased 20 percent within TPAs and new retail and office employees increased by 25 percent, as compared to the Policy A scenario. New units were allocated at 80 percent multifamily and 20 percent attached single family and new employment growth was allocated as retail and office employees.

- **Step 2: Allocate new residential growth in HQTAs.**

  The second pass was to roughly allocate new residential growth in the HQTA/TPA areas to match the Policy B portion of households within HQTAs by county. Using the county-level percent of households within HQTAs, factors were derived to increase household HQTA totals to match the county distribution. Of the new units added to HQTA areas through this process, only multifamily and attached single family types experienced growth (72 percent were multifamily and 28 percent attached single family), single family unit totals stayed constant within these areas.

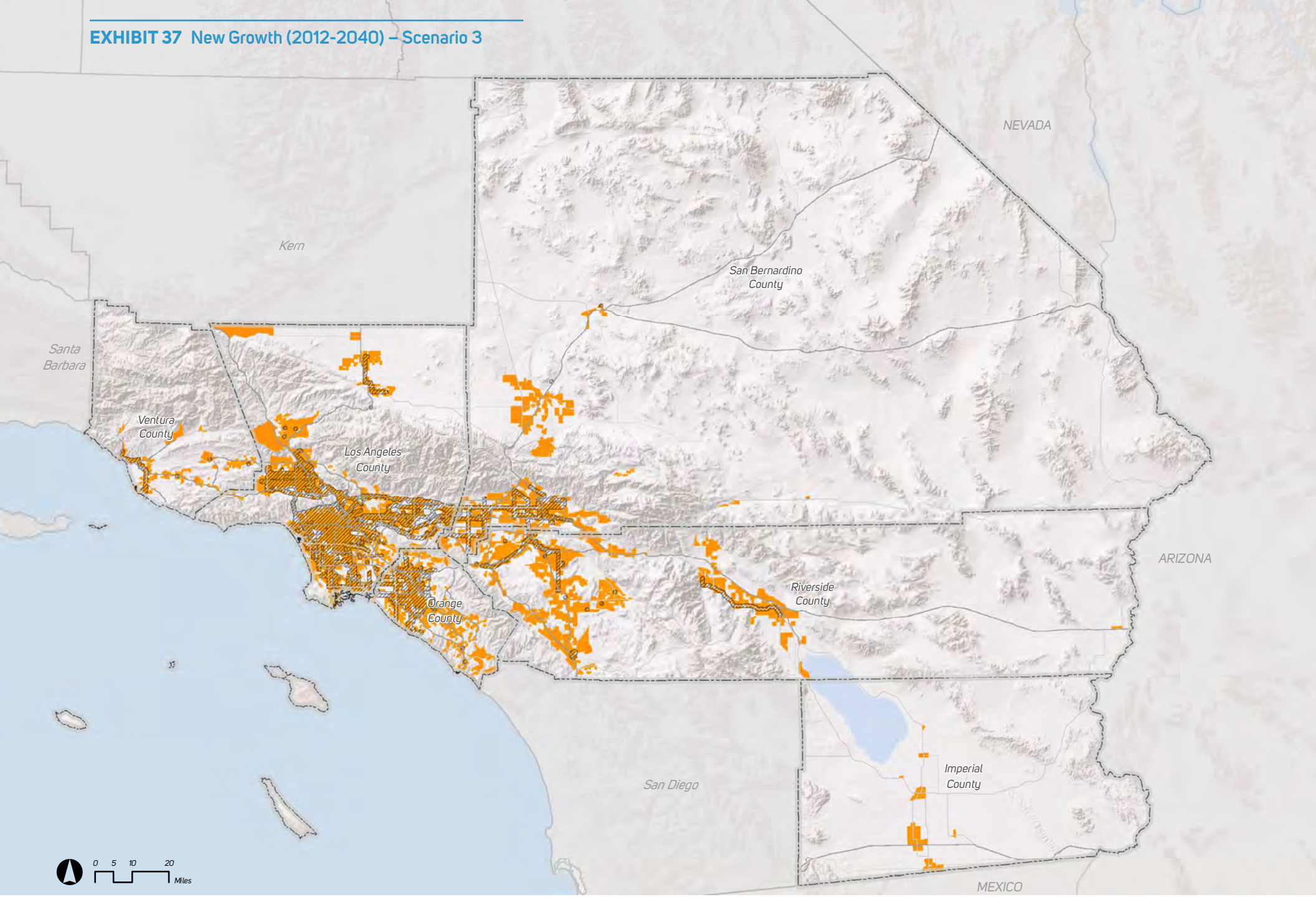
- **Step 3: Control residential units to county controls.**

  Following the initial allocation of new residential units to HQTAs and TPAs, households by type (single family, attached single family, and multifamily) were controlled to county control totals. With the controlling, any SPZ that showed losses to the 2012 base year were set to the 2012 base year household distribution.

- **Step 4: Allocate new employee growth in HQTAs.**

  This pass allocated the correct proportion of employees to HQTA/TPA areas to match county level distributions. New employee growth in HQTAs took the form of retail and office employees; industrial employment was not allocated within the HQTA/TPA zones.

EXHIBIT 37 New Growth (2012-2040) – Scenario 3



HQTA (2040)

New Growth (2012-2040) – Scenario 3

New growth represents household and commercial growth.

Note: The forecasted land use development patterns by LDCs shown are based on Transportation Analysis Zone (TAZ) level data utilized to conduct required modeling analyses. Data at the TAZ level or at a geography smaller than the jurisdictional level are advisory only and non-binding, because SCAG sub-jurisdictional forecasts are not to be adopted as part of the 2016 RTP/SCS. For purposes of qualifying for future funding opportunities and/ or other incentive programs, sub-jurisdictional data and/or maps used to determine consistency with the Sustainable Communities Strategy shall only be used at the discretion and with the approval of the local jurisdiction. However, this does not otherwise limit the use of the sub-jurisdictional data and/or maps by SCAG, CTCs, Councils of Governments, SCAG Subregions, Caltrans and other public agencies for transportation modeling and planning purposes. Any other use of the sub-jurisdictional data and/or maps not specified herein, shall require agreement from the Regional Council, respective policy committees and local jurisdictions.

Source: SCAG, 2015

- **Step 5: Control employees to county controls.**

  Following the initial allocation of new employees to HQTAs, the total number of employees was controlled to county control totals. With the controlling, any SPZ that showed losses to the 2012 base year were set to the 2012 base year employment distribution.

- **Step 6: Assign 'Compact Walkable' and 'Urban' place types.**

  Having allocated the high-level distributions of households and employment, 'compact walkable' and 'urban' place types were assigned to increase density and walkability, as well as proxy first/last mile investment assumptions in and around HQTAs, TPAs and within one mile of major transit stops (as defined by SCAG).

- **Step 7: Remove growth from sea rise and high quality habitat areas.**

  This step removed any of the growth that had been allocated to SPZs designated as sea rise zones or high quality habitat areas in Policy A. Households and employment were held constant to the 2012 base year in those SPZs.

- **Step 8: Control population, households, and employment to jurisdictional controls.**

  Using jurisdictional control totals of population, households, and employment sourced from the 2012 RTP Updated scenario, factors were derived so that Policy B population, households and employment matched jurisdictional control totals.

- **Step 9: Iterate jurisdictional controls and county households by type until balanced.**

  The application of factors to match jurisdictional totals in the previous step altered the county distribution of households by type. In this step, the model iterated over the scenario to balance the growth in households by type with the requirement that jurisdictions maintain household totals. Using iteration, factors were derived for each pass to match county level control totals for households by type, weighted so that when households by type were summed they matched jurisdictional and county totals for households. Once balanced, the county totals for households by type match those of the scenario and the household control total at the jurisdictional level also match those of the scenario.

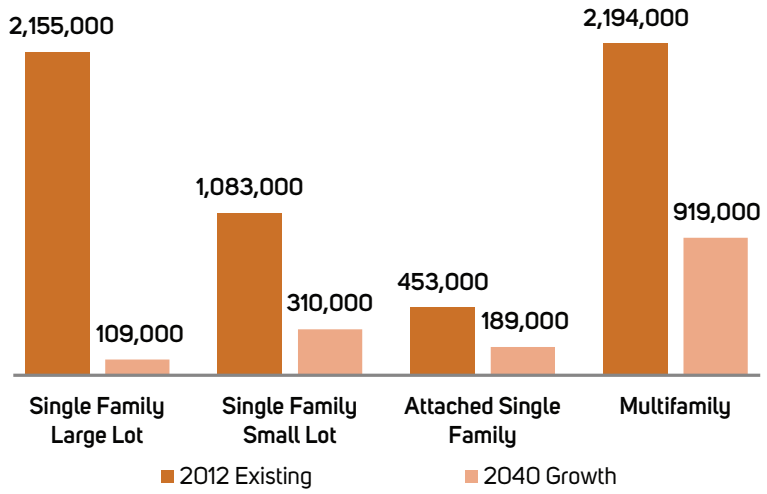
- **Step 10: Re-translate place types to adjust classification for controlling process.**

  The controlling process slightly adjusted the SPZ level totals of households and employment which has an impact on the corresponding place type assignment. This next process re-translated the assigned place type at the SPZ scale so that there was no quantitative deviation from the qualitative classification of place.

- **Step 11: Calculate derivative fields.**

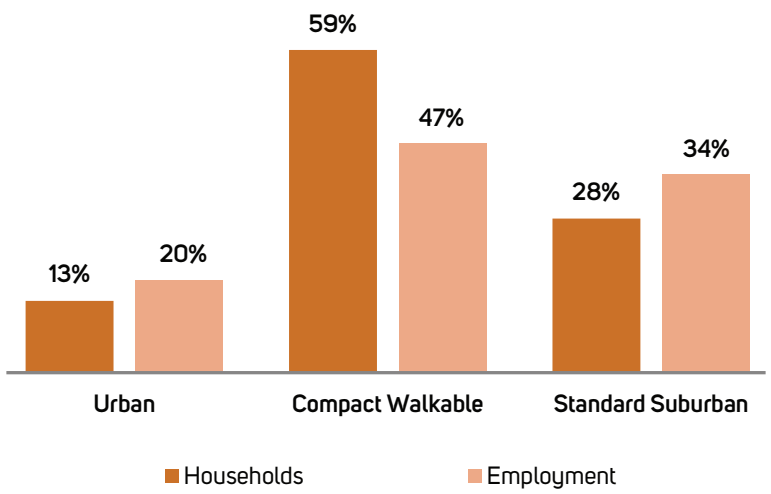
  Having produced a "clean" household and employment distribution, this step follows the steps detailed in the scenario translation section for populating building square feet, acres by type, and irrigated area.

FIGURE 8 Policy B, Residential Growth by Unit Type, 2012-2040



Source: SCAG

FIGURE 9 Policy B, Proportion of New Growth by Land Development Category (LDC), 2012 - 2040



Source: SCAG

Scenario 4 (Policy B) Results

Scenario 4 (Policy B) includes an expanded transit network and increased growth in and around HQTAs and TPAs. A visual representation of new household and commercial growth can be seen in **EXHIBIT 38**: Policy B Scenario Growth with TPA/HQTA transit network while **FIGURE 8** and **FIGURE 9** provide the residential unit type distribution of growth to 2040 and breakdown of growth by land development category (LDC).

These four scenarios were developed in early 2015 by SCAG and their consultant and shared with the CEHD Committee and SCAG's Technical Working Group (TWG). Using local population, household, and employment growth projections, these scenarios explored a range of potential regional development patterns using myriad land use and transportation inputs. In an effort to facilitate understanding of the impacts for policymakers and for the general public, a variety of scenario impacts were considered including land, energy, and water consumption; air quality; and household costs. Based on policy direction, as well as an extensive analysis of these scenarios using SCAG's Regional Travel Demand Model (RTDM) and Scenario Planning Model (SPM), and considering the substantial feedback received during the public input process, the Plan (Preferred Scenario) was developed utilizing elements of all scenarios that demonstrates progress over the 2012 RTP/SCS.

PREFERRED DRAFT ALTERNATIVE OUTCOMES

As mentioned in Chapter 8 of the Plan, the RTP/SCS's more focused land pattern, increased investments in transit, and support for communities that foster walk and bike modes as serious transportation options leads to additional benefits in fiscal, economic, environmental, and other quality-of-life performance measures. These results compare the RTP/SCS with a future trend-based scenario that more closely follows the development trends of the past decades. Unlike the RTP/SCS, this trend-based future scenario relies more heavily on growth in undeveloped lands at the edges of cities and beyond and focuses more new housing toward single-family products in suburban patterns. Different from the modeling process used for the mobility-based performance measures, these performance results were derived using the single framework model described above.

BETTER PLACEMAKING

The challenges of traffic congestion and long commutes make the value of including options for better places to live and work even more important. In 2040, the RTP/SCS envisions 46 percent of housing and 55 percent of jobs in areas served by high quality transit. This does not account for housing and jobs in other opportunity areas in existing main streets, downtowns and along corridors where infrastructure already exists. This more compact development type pattern, combined with the identified transportation network improvements and strategies, results in improved pedestrian and bicycle access to community amenities, lowers average trip length and reduces vehicle miles traveled. These outcomes not only reduce greenhouse gas emissions, but also support the development of more livable communities that provide more housing choices, conserve natural resources, offer transportation options, and promote a better quality of life.

LOWER COST TO TAXPAYERS AND FAMILIES

LOCAL INFRASTRUCTURE CAPITAL AND OPERATIONS AND MAINTENANCE COSTS

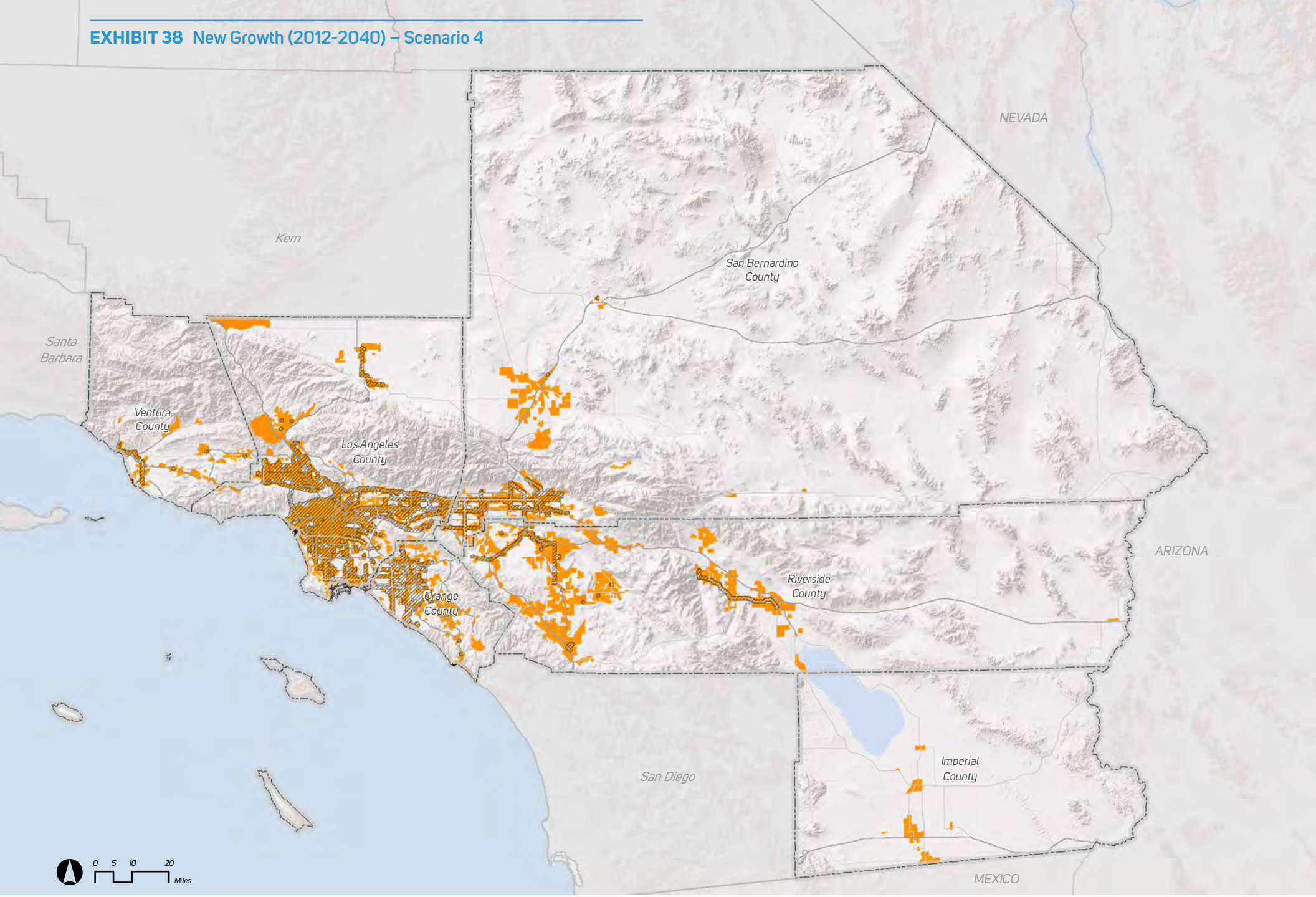
Increased land consumption can lead to higher costs for local and subregional infrastructure, as new development in greenfield lands (areas, including agricultural lands, not previously developed) requires significant capital investments to extend or build new local roads, water and sewer systems, and parks. Conversely, growth focused in urban areas often takes advantage of existing infrastructure and more efficient service to higher concentrations of jobs and housing. This cost difference increases when operations and maintenance (O&M) costs are taken into account. O&M costs include the ongoing jurisdiction expenditures required to operate and maintain the infrastructure serving new residential growth. More dispersed development, which requires greater lengths of roads and sewer pipes, incurs higher O&M costs to local jurisdictions than more compact development, which capitalizes on shared infrastructure capacity.

The 2016 RTP/SCS shows that growth in urban and mixed-use developments in already developed areas can reduce costs significantly, as demonstrated by adding up capital infrastructure and ongoing O&M costs to 2040. If the development trend of the past decades continues, new growth would require $40.6 billion in capital infrastructure and O&M costs. By contrast, local jurisdictions following the development type pattern included in the RTP/SCS leads to $37.3 billion in costs, representing a savings of $3.3 billion.

HOUSEHOLD COSTS

If the development type patterns of the past decades persist, average household costs associated with driving and residential energy and water use will be up to $16,000 annually in 2040. By comparison, the RTP/SCS would cost each household $14,000 annually. Over time, the differences in annual expenditures would amount to a significant sum for each household, which increases further if the effect of local infrastructure cost burdens, which are typically passed on to homeowners and renters in the form of taxes, fees, home prices and assessments is considered.

EXHIBIT 38 New Growth (2012-2040) – Scenario 4



HQTA (2040)

New Growth (2012-2040) – Scenario 4

New growth represents household and commercial growth.

Note: The forecasted land use development patterns by LDCs shown are based on Transportation Analysis Zone (TAZ) level data utilized to conduct required modeling analyses. Data at the TAZ level or at a geography smaller than the jurisdictional level are advisory only and non-binding, because SCAG sub-jurisdictional forecasts are not to be adopted as part of the 2016 RTP/SCS. For purposes of qualifying for future funding opportunities and/ or other incentive programs, sub-jurisdictional data and/or maps used to determine consistency with the Sustainable Communities Strategy shall only be used at the discretion and with the approval of the local jurisdiction. However, this does not otherwise limit the use of the sub-jurisdictional data and/or maps by SCAG, CTCs, Councils of Governments, SCAG Subregions, Caltrans and other public agencies for transportation modeling and planning purposes. Any other use of the sub-jurisdictional data and/or maps not specified herein, shall require agreement from the Regional Council, respective policy committees and local jurisdictions.

Source: SCAG, 2015

BENEFITS TO PUBLIC HEALTH AND THE ENVIRONMENT

LAND CONSUMPTION

Land consumption measures the amount of land that has changed from rural to more intensive development patterns to accommodate new growth. This land, also known as greenfield, refers to development that occurs on land that has not previously been developed for, or otherwise impacted by, urban uses, including agricultural lands, forests, deserts and other undeveloped sites. A development type pattern with a greater share of urban infill and compact development consumes less greenfield (undeveloped) land overall. By contrast, a pattern that places a greater share of new growth in dispersed standard development patterns consumes more greenfield land. The development trend of the past decades would consume about 154 square miles of land, about 23 percent more square miles more than the RTP/SCS, which consumes approximately 118 square miles, to accommodate growth through 2040.

BUILDING ENERGY USE AND COSTS

Building energy use is determined by the mix of housing and commercial types and the proportion of development in temperate climate zones within the SCAG region. A development type pattern that contains more mixed-use/walkable and urban infill development accommodates a higher proportion of growth in more energy-efficient housing types like townhomes, apartments, and smaller single-family homes, as well as more compact commercial building types. By contrast, standard suburban development leads to a higher proportion of larger single-family homes, which are typically less energy efficient. Location also comes into play—buildings in the warmer areas of the region use more energy each year, in part because they require more energy to cool during the summer months.

Differences in development type patterns lead to substantial differences in the amount of electricity and natural gas used. These differences will vary depending on policies regulating how efficient buildings become. Assuming the same efficiency standards, the RTP/SCS saves the average household in the SCAG region ten percent (10 percent) on electric and gas bills compared with a development type pattern that more closely aligns with the past development trend. This reduction in building energy use as a result from developing more compact walkable areas translates to meaningful savings in building energy costs. On average, the RTP/SCS saves households $2 billion in annual electricity and gas costs.

BUILDING WATER USE AND COSTS

Variations in development type patterns and their related building profiles also lead to substantial differences in building water use and cost. Building water use is a function of both indoor and outdoor water needs, with outdoor use (landscape irrigation) accounting for the majority of the difference among housing types. As it pertains to residential, homes with larger yards require more water for landscape irrigation, lot size is generally interrelated with a household's overall water consumption. Therefore, a development type pattern with a greater proportion of standard suburban development, which includes more large-lot single-family homes, requires more water than a development type pattern with a greater proportion of compact and urban infill development, which includes more attached and multifamily homes. And, as is the case for energy use, the location of new development has a significant bearing on water use—homes in warmer areas use more water to maintain lawns and other landscaping.

Water use will vary based on efficiency and conservation policies, which will be increasingly important as California faces future constraints to water supply. Assuming the same modest improvements, the RTP/SCS uses approximately 862,000 acre feet less water (133.2 million acre feet) when compared with past development trends (134 million acre feet). This would also result in a reduction of water-related electricity use and carbon emissions of one percent (one percent). Saving water also saves on costs, and the RTP/SCS saves about $1.2 billion over the span of the plan, and saves households in the SCAG region $93 million on annual water bills.

PUBLIC HEALTH ASSESSMENT

New to the 2016 RTP/SCS is the development of the California Public Health Assessment Model (C-PHAM) and its integration into the UrbanFootprint (UF)/Scenario Planning Model (SPM). As noted in the Public Health section and Appendix, Public Health has increasingly become an area of emphasis for Metropolitan Planning Organizations (MPOs) and Departments of Transportation (DOTs) across the country. During the 2012 RTP/SCS development process, SCAG received numerous comments from public health stakeholders and direction from the Regional Council to address public health more broadly in its planning process. Since the adoption of the 2012 RTP/SCS, SCAG has taken steps to integrate public health into its planning processes. One of the steps, in conjunction with the California Strategic Growth Council, Resources Legacy Fund and Sacramento Area Council of Governments, is the development of the C-PHAM.

The C-PHAM advances the ability to directly assess and predict how built environment (transportation and land use) strategies will impact public health in California. It draws upon built environment, travel and health outcome data, and integrates it into an innovative new scenario-planning platform with access to powerful cloud computing capabilities. The result is an enhanced ability to both understand and apply evidence on the connection between built environment factors, physical activity, and related public health outcomes. More information on the C-PHAM and its methods, data and application can be found in the Reference Documents section.

For more information on this analysis, please refer to the Public Health Appendix.

GREATER RESPONSIVENESS TO DEMOGRAPHICS AND THE CHANGING HOUSING MARKET

There is little question that the demographic profile of Southern California is changing, resulting in different housing and transportation needs. The traditional suburban development pattern that characterizes most of the region is still appropriate for many residents and homeowners, but the increasing demand for small-lot and multifamily housing, walkable and bikeable environments and shorter commutes calls for more varied housing options located in more compact developments.

The RTP/SCS responds to this emerging need through an overall development type pattern that focuses new housing growth in urban centers served by various transportation options, including high-quality transit and active transportation. About 70 percent of this new housing will be multifamily units.

While a majority of the new housing will be multi-family units as part of the RTP/SCS, the percentage of multifamily and single-family will not change drastically when compared with the existing housing stock. The housing stock split between single-family and multifamily is currently 55 percent single-family and 45 percent multi-family in the SCAG region. At the end state of the RTP/SCS (Year 2040), the housing stock split is projected to be 50 percent single-family and 50 percent multi-family. This small change in housing stock split is due to the majority of the existing homes in the SCAG region being single-family.

SB 375 AND GREENHOUSE GAS EMISSION TARGETS SET BY THE STATE

As previously noted, SB 375 requires SCAG to develop a Sustainable Communities Strategy to reduce per capita greenhouse gas emissions through integrated transportation, land use, housing, and environmental planning. Pursuant to SB 375, ARB set per capita greenhouse gas emission reduction targets from passenger vehicles for each of the state's 18 MPOs. For the SCAG region, the targets are set at eight percent below 2005 per capita emissions levels by 2020 and 13 percent below 2005 per capita emissions levels by 2035. Though ARB has not adjusted SCAG's regional targets since the 2012 RTP/SCS, SCAG anticipates the region's targets may change, considering Governor Brown's recent Executive Order (B-30-15) that establishes a California greenhouse gas reduction target of 40 percent below 1990 levels by 2030. Because the transportation sector is the largest contributor to California's greenhouse gas emissions (more than 36 percent), SCAG anticipates updated and more stringent regional greenhouse gas emissions goals are forthcoming. The 2016 RTP/SCS achieves per capita greenhouse gas emissions reductions relative to 2005 of eight percent (8 percent) in 2020, and 18 percent in 2035.

CEQA EXEMPTION CRITERIA

SB 375 amends CEQA to add Chapter 4.2 Implementation of the Sustainable Communities Strategy, which allows for CEQA exemption for certain projects, as well as reduced CEQA analysis. Lead agencies (including local jurisdictions) maintain the discretion and will be solely responsible for determining consistency of any future project with the 2016 RTP/SCS. Cities and counties maintain their existing authority over local planning and land use decisions, including discretion in certifying the environmental review for a project, regardless of eligibility for streamlining. SCAG staff may provide a lead agency at the time of its request readily available data and documentation to help support its finding upon request. In addition to a project's consistency with the 2016 RTP/SCS, below are additional criteria for CEQA streamlining eligibility.

TYPES OF CEQA STREAMLINING

CEQA EXEMPTION

A full CEQA exemption is proposed to provide for a special class of Transit Priority Project (TPP) determined to be a Sustainable Communities Project (SCP) (California Public Resources Code 21155.1 (a)). As a threshold matter, to qualify as a TPP, a project must be consistent with the general use designation, density, building intensity and applicable policies in an approved SCS or APS. The TPP must also:

- Be at least 50 percent residential use based on area;
- Be at least 20 units/acre; and
- Be within ½ mile of a major transit stop or high-quality transit corridor included in the RTP/SCS (a high-quality transit corridor is defined as one with 15-minute frequencies during peak commute hours)

Consequently, a Sustainable Communities Project (SCP) is a TPP that is consistent with the SCS or APS and meets additional criteria including numerous land use and environmental standards, such as being 15 percent more efficient than Title 24 standards and using 25 percent less water than the regional average household. In addition, the site cannot be more than eight acres or contain more than 200 units. The proposed project must be located within one half mile of rail transit station or ferry terminal included in RTP/SCS or a quarter mile from a high quality transit corridor. Lastly, the project must meet additional requirements for the provision of affordable housing and open space. After a public hearing where a legislative body finds that a TPP meets all the requirements, a project can be declared to be an SCP and be exempted from CEQA.

Sustainable Communities Environmental Assessment (SCEA)/Limited EIR CEQA relief is provided for TPPs that incorporate all feasible mitigation measures, performance standards,

or criteria set forth in the prior applicable environmental impact reports and adopted in findings as described in (California Public Resources Code 21155.2 (a), (b) and (c)). This type of streamlining applies to initial studies that meet the following criteria:

- Avoids or mitigates impacts to a level of less than significant;
- Incorporates all feasible mitigation measures, performance standards, or criteria set forth in applicable EIRs; and
- Identifies all significant/potentially significant impacts and identifies adequately addressed cumulative effects in prior applicable certified EIRs

An SCEA is not required to reference, describe or discuss growth-inducing impacts; project-specific impacts; and cumulative impacts from cars and light duty truck trips generated by the project. If a lead agency determines that a cumulative effect has been adequately addressed and mitigated, that cumulative effect shall not be treated as cumulatively considerable, and the SCEA will be reviewed under the substantial evidence standard. The lead agency is required to circulate the document for a 30-day comment period, consider all comments received, conduct a public hearing, and make findings that the project has fully mitigated impacts.

If a TPP requires an EIR, certain CEQA relief also applies for projects that incorporate all feasible mitigation measures, identify all significant and potentially significant impacts, and identify adequately addressed cumulative effects in prior applicable certified EIRs. The streamlined EIR is not required to analyze off-site alternatives to the TPP or discuss a reduced residential density alternative to address the effects of car and light duty truck trips generated by the project. Furthermore, the EIR is not required to include an analysis of growth inducing impacts or any project specific or cumulative impacts from cars and light duty truck trips generated by the project on global warming or the regional transportation network. The initial study must identify any cumulative effects that have been adequately addressed and mitigated in prior applicable certified EIRs and these cumulative effects are not to be treated as cumulatively considerable in the EIR. As with the SCEA, the Streamlined EIR will be reviewed under the substantial evidence standard. The certification process is consistent with CEQA Guidelines Section 15090.

LIMITED ANALYSIS FOR RESIDENTIAL/MIXED-USE PROJECTS

SB 375 also provides for general CEQA streamlining for residential and mixed-use residential projects as well as TPPs pursuant to Section 21159.28 of the Public Resources Code. It should also be noted that CEQA streamlining opportunities will be available once SB 743 guidelines are adopted. Projects that meet the following requirements can be eligible for streamlined CEQA review:

- A residential or mixed-use residential project (or a TPP) consistent with the designation, density, building intensity, and applicable policies specified for the project area in an accepted SCS or APS (a residential or mixed-use residential project is defined as one where at least 75 percent of the total building square footage consists of residential use or a project that is a transit priority project)
- A residential or mixed-use project that incorporates the mitigation measures required by an applicable prior environmental document.

If a project meets these requirements, any exemptions, negative declarations, mitigated negative declarations, SCEA, EIR or addenda prepared for the projects shall not be required to reference, describe or discuss:

- Any project specific or cumulative impacts from cars and light duty truck trips generated by the project on global warming or the regional transportation network;
- Growth inducing impact; nor
- A reduced density alternative (EIRs only)

TRAFFIC MITIGATION MEASURES

Pursuant to California Public Resources Code 21155.3, a legislative body or a local jurisdiction may adopt traffic mitigation measures that would only apply to TPPs which may include requirements for the installation of traffic control improvements, street or road improvements, and contributions to road improvement or transit funds, transit passes for future residents or other measures that will avoid or mitigate traffic impacts of TPPs. A TPP does not need to comply with any additional mitigation measures for the traffic impacts of that project on streets, highways, intersections or mass transit if the local jurisdiction has adopted these traffic mitigation measures. The traffic mitigation measures must be updated at least every five years.

SUSTAINABILITY PROGRAM

SUSTAINABILITY PLANNING GRANTS PROGRAM

SCAG offers direct funding of innovative planning initiatives for member agencies through the Sustainability Planning Grants Program. SCAG manages all of the funding and administrative duties, enabling the municipalities and retained consultants to focus on crafting forward-thinking planning efforts.

Since 2005, the program has grown rapidly, from nine projects in the first year to 70 projects funded from the 2013 call for applications. In addition to local municipalities, SCAG has worked in collaboration with county planning departments, County Transportation Commissions, as well as sub-regional Councils of Governments. SCAG has funded more than 200 Projects with $22 million dollars. **EXHIBIT 39** is a map of all the Sustainability

Planning Grant projects begun as of the adoption of the 2016 RTP/SCS. Table 8 shows all Sustainability Planning Grant Demonstration Projectssince 2005 to date.

SUSTAINABILITY AWARDS

Since 2007, SCAG has honored projects that best exemplify the core planning principles of mobility, livability, prosperity and sustainability with awards at the Annual Regional Conference & General Assembly. The SCAG Sustainability Awards recognize exemplary planning projects that support SCAG's core principles of mobility, livability, prosperity and sustainability. Each year, cities and public agencies are honored in one of four categories for their projects: Active Transportation, Green Region, Integrated Planning and the President's award for overall excellence.

TOOLBOX TUESDAYS

Toolbox Tuesdays training sessions are free educational opportunities for planning professionals from our member cities and agencies. The program was started in mid-2007 as a response to a pressing need for free accessible training in innovative, regionally responsive planning techniques. Popular presentation sessions cover a wide range of topics including corridor planning, parking policy reform, cutting-edge visualization tools and active transportation planning. Starting in Fall of 2010, SCAG began using video-conferencing technology to simulcast the sessions at SCAG regional offices in all six SCAG counties.

METHODOLOGY FOR CALCULATING SB 375 CO2 EMISSIONS PER CAPITA FOR 2016 RTP/SCS

SCAG'S TECHNICAL METHODOLOGY FOR ESTIMATING GREENHOUSE GAS EMISSIONS FOR THE 2016-2040 RTP/SCS

INTRODUCTION

Prior to a Metropolitan Planning Organization (MPO) formally taking credit for implementing the public participation plan required by SB 375, the MPO must submit to the California Air Resources Board (ARB) a description of the technical methodology it intends to use to estimate the greenhouse gas emissions from its Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) and, if necessary, its Alternative Planning Strategy (APS). SB 375 encourages the MPO to work with the ARB until the ARB Board concludes that the technical methodology operates accurately. [Government Code Section 65080(b)(2)(I)(i)]

For the purposes of SB 375 GHG analyses, the SCAG region greenhouse gas emissions reduction targets for the 2016 RTP/SCS remain the same as those adopted by ARB for the last round of RTP/SCS—the 8 percent in 2020 and 13 percent in 2035 per capita greenhouse gas emissions reduction compared with the level in 2005.

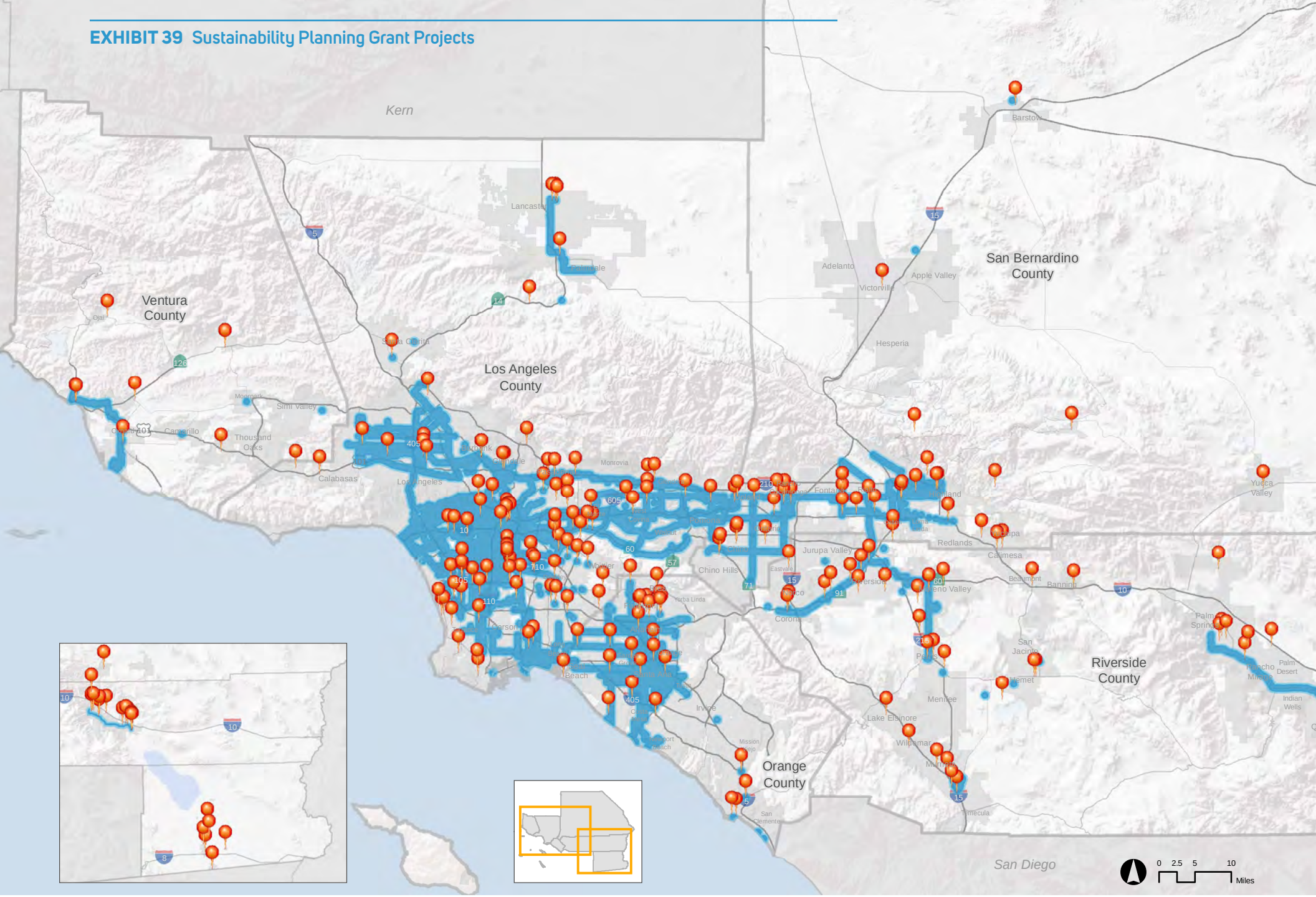
The following describes the technical methodology for SCAG's upcoming 2016 RTP/SCS, relating to the requirements of SB 375. SCAG's comprehensive technical methodology exists in tandem with the outreach, planning, forecasting, and the iterative scenario development process described below.

SCAG's comprehensive technical methodology for SB 375 implementation consists of the following elements:

- Developing the 2016 RTP/SCS
- Technical Methodology
- Data Development for the SCS
- Sustainable Community Strategies
- Models and Tools

A description of these elements is provided in the following sections.

EXHIBIT 39 Sustainability Planning Grant Projects



Sustainability Projects

High Quality Transit Areas (2040 Plan)

Source: SCAG

TABLE 8 Sustainability Planning Grants Demonstration Projects

FY	County	Subregion	Agency	Project Title
2005-2006	Los Angeles	LA CITY	Los Angeles County METRO	Early METRO Visualization 2
2005-2006	San Bernardino	SANBAG	City of Ontario	New Model Colony Phase 1
2005-2006	San Bernardino	SANBAG	City of Upland	Downtown Infill Study
2005-2006	Los Angeles	SBCCOG	Los Angeles County METRO	Early METRO Visualization 3
2005-2006	Los Angeles	SGVCOG	City of South Pasadena	Mission Street Gold Line Station
2005-2006	Los Angeles	SGVCOG	Los Angeles County METRO	Early METRO Visualization 1
2005-2006	Riverside	WRCOG	City of Lake Elsinore	Visioning Workshop
2005-2006	Riverside	WRCOG	City of Temecula	Front Street Photomorph
2005-2006	Riverside	WRCOG	WRCOG	ULI Inland Empire Visioning Workshop
2006-2007	Los Angeles	LA CITY	City of Compton	General Plan Update Small Area Visioning
2006-2007	Los Angeles	LA CITY	City of Los Angeles	Expo Light Rail Stations
2006-2007	Los Angeles	NLAC	City of Lancaster	Short-Term Economic Forecast
2006-2007	San Bernardino	SANBAG	City of Montclair	North Montclair Parking Analysis
2006-2007	San Bernardino	SANBAG	City of San Bernardino	E Street Station Area Concept

TABLE 8 Sustainability Planning Grants Demonstration Projects: continued

FY	County	Subregion	Agency	Project Title
2006-2007	Los Angeles	SBCCOG	City of Rolling Hills Estates	Penninsula Village Specific Plan
2006-2007	Riverside	WRCOG	City of Corona	Metrolink Station Area Concept
2006-2007	Riverside	WRCOG	City of Hemet	Metrolink Station Area Concept
2006-2007	Riverside	WRCOG	City of Moreno Valley	March AFB Metrolink Station Area Concept
2006-2007	Riverside	WRCOG	City of Perris	Metrolink Station Area Concept
2006-2007	Riverside	WRCOG	City of Riverside	Metrolink Station Area Concept
2007-2008	Riverside	CVAG	City of Coachella	Sphere of Influence Sustainability Project
2007-2008	Imperial	ICTC	City of El Centro	Project SHAPE Downtown Plan
2007-2008	Los Angeles	LA CITY	Los Angeles Hollywood Chamber of Commerce	Hollywood Freeway Central Park
2007-2008	Los Angeles	LA CITY	Los Angeles Planning Department	La Cienega / Jefferson Station Area TOD
2007-2008	Orange	OCCOG	City of Brea	Bus Rapid Transit Station Concepts
2007-2008	Orange	OCCOG	City of Fullerton	Southeast Industrial Area
2007-2008	Orange	OCCOG	City of La Habra	Boulevard Corridor
2007-2008	Orange	OCCOG	City of Placentia	Metrolink Station Concepts

TABLE 8 Sustainability Planning Grants Demonstration Projects: continued

FY	County	Subregion	Agency	Project Title
2007-2008	San Bernardino	SANBAG	City of Ontario	New Model Colony Phase 2
2007-2008	San Bernardino	SANBAG	SANBAG	Transportation Land Use Integration
2007-2008	Los Angeles	SBCCOG	City of Lawndale	Economic Development Strategy
2007-2008	Los Angeles	SGVCOG	City of Azusa	Citrus Station TOD Concepts
2007-2008	Los Angeles	SGVCOG	City of Baldwin Park	3D and photo visualizations for downtown redevelopment
2007-2008	Los Angeles	SGVCOG	City of El Monte	Economic Development Plan
2007-2008	Los Angeles	SGVCOG	City of San Gabriel	Visualizations and Tipping Point Analysis
2007-2008	Los Angeles	SGVCOG	San Gabriel Valley	Arrow Highway Corridor
2007-2008	Ventura	VCOG	City of Fillmore	Business Park Tipping Point Analysis
2007-2008	Ventura	VCOG	Ventura Council of Governments	Compact for a Sustainable Ventura County
2007-2008	Riverside	WRCOG	Temecula	Transit Station Area Concept
2008-2009	Los Angeles	AVCCOG	City of Burbank	Downtown Development Standards
2008-2009	Riverside	CVAG	City of Coachella	Pueblo Viejo Revitalization Master Plan
2008-2009	Riverside	CVAG	City of Desert Hot Springs	CityWest Visioning Plan

TABLE 8 Sustainability Planning Grants Demonstration Projects: continued

FY	County	Subregion	Agency	Project Title
2008-2009	Riverside	CVAG	City of Indio	Highway 99 / Indio Boulevard Study
2008-2009	Riverside	CVAG	City of Palm Springs	Airport to Downtown Shuttle
2008-2009	Los Angeles	GCCOG	City of Long Beach	Long Beach Boulevard Corridor Study Phase 1
2008-2009	Imperial	ICTC	City of Calexico	Gateway to Mexico
2008-2009	Imperial	ICTC	City of El Centro	Parking and Circulation Plan
2008-2009	Imperial	ICTC	City of Holtville	Economic Development and Master Plan
2008-2009	Los Angeles	LA CITY	Los Angeles County METRO	Sunset Junction Streetscape Vision
2008-2009	Los Angeles	LA County	Los Angeles County	Florence Firestone Visioning Project Phase 1
2008-2009	Orange	OCCOG	City of Laguna Niguel	Gateway Specific Plan
2008-2009	San Bernardino	SANBAG	City of Chino	Focus Area Revitalization Strategy
2008-2009	Ventura	VCOG	City of Ventura	101 Freeway Cap Project
2008-2009	Ventura	VCOG	Ventura County Civic Alliance	Compact for a Sustainable Ventura County Phase 2
2008-2009	Los Angeles	WCCOG	Culver City	Washington / National Catalytic Projects
2008-2009	Riverside	WRCOG	City of Calimesa	Downtown Boulevard Revitalization Project

TABLE 8 Sustainability Planning Grants Demonstration Projects: continued

FY	County	Subregion	Agency	Project Title
2009-2010	Riverside	CVAG	Cathedral City	Date Palm Drive Connector Plan
2009-2010	Los Angeles	GCCOG	City of La Mirada	Imperial Highway Corridor Specific Plan
2009-2010	Imperial	ICTC	City of Brawley	Downtown Overlay District
2009-2010	Los Angeles	LA CITY	Los Angeles HACLA	Jordan Downs Specific Plan
2009-2010	Los Angeles	LA CITY	Los Angeles Mayor's Office	Sustainable Transit Communities
2009-2010	Los Angeles	LA CITY	Los Angeles Urban Design Studio	Tarzana Crossing
2009-2010	Los Angeles	LA County	Los Angeles County	Florence Firestone Community Plan Phase 2
2009-2010	Los Angeles	NLAC	Los Angeles County	Antelope Valley Area Plan Update
2009-2010	Los Angeles	NLAC	City of Santa Clarita	North Newhall Specific Plan
2009-2010	Orange	OCCOG	City of Fullerton	Downtown 3D Model & Database
2009-2010	Orange	OCCOG	City of Los Alamitos	Commercial Corridors Plan
2009-2010	San Bernardino	SANBAG	City of Fontana	Downtown Overlay District
2009-2010	San Bernardino	SANBAG	City of Grand Terrace	Barton Road Specific Plan
2009-2010	San Bernardino	SANBAG	City of Redlands	Transferring Development from Greenfields to Infill

TABLE 8 Sustainability Planning Grants Demonstration Projects: continued

FY	County	Subregion	Agency	Project Title
2009-2010	San Bernardino	SANBAG	City of San Bernardino	Regional Energy Efficiency Program
2009-2010	Los Angeles	SBCCOG	Los Angeles County	Vision Lennox
2009-2010	Los Angeles	SBCCOG	SBCCOG	Shared Vision for a Sustainable South Bay
2009-2010	Riverside	WRCOG	City of Banning	Paseo San Gorgonio Downtown Specific Plan
2009-2010	Riverside	WRCOG	City of Corona	Downtown Redevelopment Plan
2009-2010	Riverside	WRCOG	City of Lake Elsinore	Key to Downtown Implementation Plan
2009-2010	Riverside	WRCOG	City of Moreno Valley	Alessandro Boulevard Corridor Vision Phase 1
2009-2010	Riverside	WRCOG	City of Victorville	Non-Motorized Transportation Plan
2009-2010	Riverside	WRCOG	WRCOG	I-15 Smart Growth Concept Map
2009-2010	Riverside	WRCOG	WRCOG	Non-Motorized Transportation Plan Update
2009-2010	Riverside	WRCOG	WRCOG	Neighborhood Electric Vehicle Plan
2009-2010	Riverside	WRCOG	WRCOG	Bus Rapid Transit Route Vision
2010-2011	Los Angeles	LA CITY	Los Angeles Urban Design Studio	PARK 101 District Phase 1
2010-2011	Orange	OCCOG	City of San Juan Capistrano	Historic Los Rios Streetscape

TABLE 8 Sustainability Planning Grants Demonstration Projects: continued

FY	County	Subregion	Agency	Project Title
2010-2011	Los Angeles	SGVCOG	SR60 Coalition of Cities	SR60 Transit Corridor Study
2011-2012	Riverside	CVAG	Cathedral City	Date Palm Drive Corridor Plan Phase 2
2011-2012	Riverside	CVAG	City of Rancho Mirage	Interim Energy Park Study
2011-2012	Los Angeles	GCCOG	City of Bellflower	Alondra Mixed-Use Overlay Zone
2011-2012	Los Angeles	GCCOG	City of La Mirada	I-5 Corridor Specific Plan
2011-2012	Los Angeles	GCCOG	City of Long Beach	Long Beach Boulevard Development Code Plan
2011-2012	Los Angeles	GCCOG	Washington Blvd Coalition of Cities	Gold Line Corridor Study
2011-2012	Los Angeles	LA CITY	Los Angeles County METRO	METRO Orange Line Sustainable Corridor Plan
2011-2012	Los Angeles	LA CITY	Los Angeles Planning Department	TOD Parking Study
2011-2012	Los Angeles	LA CITY	Los Angeles Urban Design Studio	PARK 101 Phase 2
2011-2012	Orange	OCCOG	City of Anaheim	Platinum Triangle Outdoors
2011-2012	Orange	OCCOG	City of Fullerton	Fullerton Smart Growth 2030
2011-2012	Orange	OCCOG	City of Santa Ana	Harbor Boulevard Transit Corridor Vision
2011-2012	San Bernardino	SANBAG	City of Highland	Base Line Corridor Vision

TABLE 8 Sustainability Planning Grants Demonstration Projects: continued

FY	County	Subregion	Agency	Project Title
2011-2012	San Bernardino	SANBAG	City of Upland	College Heights Economic Strategy
2011-2012	Los Angeles	SFVCOG	Los Angeles Planning Department	Canoga Connect
2011-2012	Los Angeles	SGVCOG	City of Alhambra	Envision 2035
2011-2012	Ventura	VCCOG	City of Oxnard	Downtown East TOD Feasibility Study
2011-2012	Ventura	VCCOG	City of Ventura	101 Freeway Cap Project Phase 2
2011-2012	Riverside	WRCOG	City of Calimesa	Calimesa Creek Riverwalk Master Plan
2011-2012	Riverside	WRCOG	City of Moreno Valley	Alessandro Boulevard Corridor Plan Phase 2
2011-2012	Riverside	WRCOG	WRCOG	Subregional Sustainability Plan Framework
2011-2013	Riverside	WRCOG	Temecula	Jefferson Corridor and Highway 395 Vision
2012-2013	Los Angeles	GCCOG	City of Cerritos	Station TOD District
2012-2013	Los Angeles	GCCOG	City of Downey	Civic Center Plan
2012-2013	Los Angeles	GCCOG	City of South Gate	Rail Station Concept Vision
2012-2013	Imperial	ICTC	City of Brawley	Non-Motorized Transportation Plan
2012-2013	Imperial	ICTC	City of Imperial	Building Blocks Vision

TABLE 8 Sustainability Planning Grants Demonstration Projects: continued

FY	County	Subregion	Agency	Project Title
2012-2013	Los Angeles	LA City	Downtown Los Angeles Neighborhood Council	Vision Downtown
2012-2013	Los Angeles	LA City	Los Angeles Department of Transportation	New Mobility Metrics
2012-2013	Los Angeles	LA County	Los Angeles County	TOD Station Access Studies
2012-2013	Los Angeles	LVMCOG	City of Agoura Hills	Kanan Rd. & Thousand Oaks Blvd. Pedestrian Evaluation
2012-2013	Los Angeles	NLAC	City of Lancaster	Southeast Transit Village
2012-2013	Orange	OCCOG	City of Dana Point	Connectivity Study
2012-2013	San Bernardino	SANBAG	City of Chino Hills	The Shoppes Specific Plan Update
2012-2013	San Bernardino	SANBAG	City of Fontana	Sierra Avenue / Valley Boulevard Land Use Study
2012-2013	San Bernardino	SANBAG	City of Rancho Cucamonga	Specific Plan Corridor
2012-2013	San Bernardino	SANBAG	City of San Bernardino	Redlands Passenger Rail Project TOD PEIR
2012-2013	San Bernardino	SANBAG	City of Yucca Valey	Town Center Mixed Use Plan
2012-2013	Los Angeles	SBCCOG	City of Inglewood	Downtown Inglewood Community Visioning Project
2012-2013	Los Angeles	SBCCOG	City of Rancho Palos Verdes	Western Avenue Corridor Strategy
2012-2013	Los Angeles	SBCCOG	SBCCOG	Sustainable Arterials Feasibility Study

TABLE 8 Sustainability Planning Grants Demonstration Projects: continued

FY	County	Subregion	Agency	Project Title
2012-2013	Los Angeles	SFVCOG	City of Glendale	Space 134
2012-2013	Los Angeles	SGVCOG	City of Pomona	North Pomona TOD Plan
2012-2013	Los Angeles	SGVCOG	City of San Gabriel	Greening the Zoning Code
2012-2013	Los Angeles	SGVCOG	San Gabriel Valley	Mid-Valley Transportation Corridor
2012-2013	Ventura	VCOG	Ventura County	Old Town Saticoy Area Plan
2012-2013	Riverside	WRCOG	City of Wildomar	Old Town Vision
2013-2014	Los Angeles	GCCOG	City of Paramount/City of Bellflower	Regional Bicycle Connectivity
2013-2014	Imperial	ICTC	Imperial County Transportation Commission	Safe Routes to School Plan
2013-2014	Los Angeles	LA CITY	Los Angeles Department of City Planning	Van Nuys & Boyle Heights Modified Parking
2013-2014	Los Angeles	LA CITY	Los Angeles Department of City Planning	Bicycle Plan Performance Evaluation
2013-2014	Los Angeles	LVMCOG	Las Virgenes Malibu Council of Governments	Multi-Jurisdictional Regional Bicycle Master Plan
2013-2014	Orange	OCCOG	City of Costa Mesa	Implementation Study for Multi-Purpose Trails
2013-2014	Orange	OCCOG	City of Placentia	Sustainable Development Code
2013-2014	Orange	OCCOG	City of Santa Ana	Complete Streets Plan

TABLE 8 Sustainability Planning Grants Demonstration Projects: continued

FY	County	Subregion	Agency	Project Title
2013-2014	San Bernardino	SANBAG	San Bernardino Associated Governments	Climate Action Plan Implementation Tools
2013-2014	San Bernardino	SANBAG	San Bernardino County	Bloomington / Valley Blvd. Specific Plan
2013-2014	San Bernardino	SANBAG	City of Yucaipa	Sustainable College Village/Greater Dunlap
2013-2014	Ventura	VCOG	Ventura County	Connecting Newbury Park - Multi-Use Pathway Plan
2013-2014	Riverside	WRCOG	City of Eastvale	Bicycle & Pedestrian Master Plan
2013-2014	Riverside	WRCOG	Western Riverside Council of Governments	Sustainability Framework Public Health
2014-2015	Riverside	CVAG	City of Coachella	La Plaza East Urban Development Plan
2014-2015	Riverside	CVAG	Coachella Valley Association of Governments	CV Link Health Impact Assessment
2014-2015	Riverside	CVAG	City of Indio	General Plan Sustainability and Mobility Elements
2014-2015	Riverside	CVAG	City of Palm Springs	Sustainability Master Plan Update
2014-2015	Riverside	CVAG	City of Palm Springs	Urban Forestry Initiative
2014-2015	Los Angeles	GCCOG	City of Long Beach	Wetland Habitat Creation Plan
2014-2015	Los Angeles	GCCOG	City of Lynwood	Safe and Healthy Community Element
2014-2015	Los Angeles	NLA	City of Palmdale	Avenue Q Feasibility Study

TABLE 8 Sustainability Planning Grants Demonstration Projects: continued

FY	County	Subregion	Agency	Project Title
2014-2015	Orange	OCCOG	City of Anaheim	Bicycle Master Plan Update
2014-2015	Orange	OCCOG	City of Fullerton	East Wilshire Avenue Bicycle Boulevard
2014-2015	Orange	OCCOG	Orange County	"Orange to Green" County Zoning Code Update
2014-2015	Orange	OCCOG	Orange County Parks	Orange County Bicycle Loop
2014-2015	Orange	OCCOG	City of Stanton	Green Planning Academy
2014-2015	San Bernardino	SANBAG	City of Big Bear Lake	Rathbun Corridor Sustainability Plan
2014-2015	San Bernardino	SANBAG	City of Chino	Bicycle & Pedestrian Master Plan
2014-2015	San Bernardino	SANBAG	City of Chino Hills	Climate Action Plan and Implementation Strategy
2014-2015	San Bernardino	SANBAG	San Bernardino Associated Governments	Countywide Complete Streets/Safe Routes to School Plan
2014-2015	Los Angeles	SBCCOG	City of Hawthorne	Crenshaw Station Active Transporation Plan
2014-2015	Los Angeles	SBCCOG	City of Hermosa Beach	Carbon Neutral Plan
2014-2015	Los Angeles	SBCCOG	South Bay Bicycle Coalition/Hermosa, Manhattan, Redondo	Bicycle Mini-Corral Plan
2014-2015	Los Angeles	SBCCOG/LA CITY	City of Rancho Palos Verdes/City of Los Angeles	Western Avenue Design Guidelines
2014-2015	Los Angeles	SFVCOG	City of Glendale	Space 134

TABLE 8 Sustainability Planning Grants Demonstration Projects: continued

FY	County	Subregion	Agency	Project Title
2014-2015	Los Angeles	SGVCOG	City of West Covina	Downtown Central Business District
2014-2015	Riverside	WRCOG	City of Beaumont	Climate Action Plan
2014-2015	Riverside	WRCOG	City of Calimesa	Trail Master Plan Study
2014-2015	Riverside	WRCOG	City of Moreno Valley	Nason Street Corridor Plan
2014-2015	Riverside	WRCOG	City of Riverside	Restorative Growthprint Riverside
2014-2015	Riverside	WRCOG	Western Riverside Council of Governments	Sustainability Planning Framework
2014-2015	Riverside	WRCOG	Western Riverside Council of Governments	Climate Action Plan Implementation
2015-2016	Riverside	CVAG	Cathedral City	General Plan Update - Sustainability Plan
2015-2016	Los Angeles	GCCOG	City of Bell	General Plan Update and Bicycle Master Plan
2015-2016	Los Angeles	GCCOG	City of Pico Rivera	Kruse Road Open Space Study
2015-2016	Los Angeles	GCCOG	City of South Gate	Rapid Transit Station Specific Plan
2015-2016	Los Angeles	LA CITY	Friends of Hollywood Central Park	Hollywood Central Park EIR
2015-2016	Los Angeles	LA CITY	Los Angeles Department of City Planning	CEQA Streamlining for SCS Implementation
2015-2016	Los Angeles	LA CITY	Los Angeles Urban Design Studio	Park 101 District

TABLE 8 Sustainability Planning Grants Demonstration Projects: continued

FY	County	Subregion	Agency	Project Title
2015-2016	Los Angeles	NLA	City of Lancaster	Complete Streets Master Plan
2015-2016	Orange	OCCOG	City of Dana Point	General Plan Update
2015-2016	Orange	OCCOG	City of Fountain Valley	I-405/Euclid Specific Plan
2015-2016	Orange	OCCOG	City of Garden Grove	RE:IMAGINE Downtown - Pedals & Feet
2015-2016	Orange	OCCOG	City of Huntington Beach	Neighborhood Electric Vehicle Plan
2015-2016	Orange	OCCOG	City of Seal Beach	Climate Action Plan
2015-2016	Orange	OCCOG	City of Westminster	General Plan Update - Circulation Element
2015-2016	San Bernardino	SANBAG	City of Barstow	Housing Element and Specific Plan Update
2015-2016	San Bernardino	SANBAG	City of Rancho Cucamonga	Healthy RC Sustainability Action Plan
2015-2016	San Bernardino	SANBAG	City of Rancho Cucamonga	Feasibility Study for Relocatoin of Metrolink Station
2015-2016	San Bernardino	SANBAG	San Bernardino Associated Governments	Countywide Bicycle Route Mobile Application
2015-2016	Los Angeles	SBCCOG	South Bay Cities Council of Governments	Neighborhood-Oriented Development Graphics
2015-2016	Los Angeles	SFVCOG	City of Burbank	Mixed-Use Development Standards
2015-2016	Los Angeles	SFVCOG	San Fernando Valley Green Team	Northeast San Fernando Valley Sustainable Growth Strategy

TABLE 8 Sustainability Planning Grants Demonstration Projects: continued

FY	County	Subregion	Agency	Project Title
2015-2016	Los Angeles	SGVCOG	City of La Canada Flintridge	Climate Action Plan
2015-2016	Los Angeles	SGVCOG	City of Pasadena	Form-Based Street Design Guidelines
2015-2016	Los Angeles	SGVCOG	City of Pasadena	Emission Reduction Evaluation Protocol
2015-2016	Los Angeles	SGVCOG	City of San Dimas	Downtown Specific Plan
2015-2016	Riverside	WRCOG	City of Hemet	Downtown Hemet Specific Plan

DEVELOPING THE 2016 RTP/SCS

The 2016 RTP/SCS will have a horizon year of 2040 and will be adopted by SCAG's Regional Council in April 2016. To initiate the process, SCAG's Regional Council developed and approved updated goals to help carry out the vision for improved mobility, economy and sustainability. Performance Measures were then developed to implement and monitor the vision and provide guidance throughout the technical process. The Performance Measures consider the following critical items:

SCAG's Performance Measures:

1. Location Efficiency
2. Mobility & Accessibility
3. Reliability
4. Productivity
5. Safety and Health
6. Environmental Quality
7. System Sustainability
8. Resource Efficiency

TECHNICAL METHODOLOGY

The methodology for estimating transportation-related greenhouse gas emissions associated with the 2016 RTP/SCS is primarily based on SCAG's Trip-Based Regional Transportation Demand Model and the ARB's EMFAC Model. The affects and impacts of various land use scenarios on greenhouse gas emissions will be evaluated and accounted for by SCAG's SPM Model, the Trip-Based Model, and various off-model methodologies. An overview of the methodology is presented below:

TABLE 9 Analysis Years for SB 375

YEAR	PURPOSE
2005	Base year for SB 375 target setting
2012	Base year for 2016 RTP/SCS
2020	SB 375 GHG target year
2035	SB 375 GHG target year
2040	2016 RTP/SCS horizon year

1. **Develop land use portion of SCS**
   Growth forecasts, particularly the local input based growth forecasts, will be developed based on SCAG's bottom-up integrated growth forecasting process and will be used as the basis and starting point to develop the SCS. SCAG's SPM Model will be used to facilitate local input, develop and test land use scenarios, and evaluate potential impacts. The resulting datasets may or may not achieve the greenhouse gas emissions reduction target set by ARB. If additional strategies are necessary to achieve the target, SCAG will work with its jurisdictions and other stakeholders to develop a range of potential land use strategies for consideration in SCS development. Each of these strategies will be included in one or more draft scenarios and greenhouse gas emissions will be quantified to test their effectiveness. For the 2016 RTP/SCS, in addition to the local input based growth forecasts, SCAG, in collaboration with subregions and local jurisdictions, developed two sets of growth forecasts/land use scenarios based on different emphasis of land use and investment strategies.
2. **Identify related transportation investments/improvements and other RTP/SCS policies**
   The 2016 RTP/SCS will identify and examine new investments in transportation facilities, including toll facilities, HOV/mixed-flow, transit, rail, active transportation, etc., and improvements in TDM and TSM strategies as well as other relevant policies and strategies. These investments/improvements will be incorporated into the regional transportation demand model where feasible.
3. **Analyze RTP/SCS through modeling**
   SCAG will use the Trip-Based and the EMFAC models to test greenhouse gas emissions reduction scenarios as appropriate. The SCS and alternatives scenarios will be used as input to the regional transportation demand model for RTP/SCS conformity/CEQA analyses.
4. **Use off-model analyses to estimate VMT changes or greenhouse gas emissions reductions, if necessary**
   Per the RTAC and ARB recommendations, SCAG will use off-model analyses as necessary and appropriate to account for any voluntary efforts or other strategies that are not captured by the regional transportation demand model. The off-model analysis methodology will be informed by the on-going collaboration among MPOs and between MPOs and the ARB on this subject, as well as discussions with applicable technical working groups. SCAG anticipates that the off-model analysis technique will be primarily used for quantifying voluntary efforts from cities/counties and the business sector, and those policies and practices that are not readily applicable for modeling analyses. Descriptions of off-model measures are provided on Page 80.

5. **Run ARB's EMFAC Model**
   Pending U.S. EPA's approval of the updated emission model, SCAG will run EMFAC 2014 for baseline and SCS scenarios for the appropriate milestone years and greenhouse gas emissions will be calculated. Adjustments to EMFAC that account for recent state laws will be made per ARB direction.

6. **Next Generation Tools**
   SCAG has committed considerable effort to develop working versions of both the Activity-Based Model and PECAS Land Use Model. These tools should be available for use in the 2020 RTP/SCS development and greenhouse gas emissions evaluation. Both models require additional refinement, sensitivity testing, and review/outreach with modeling stakeholders before they will be available for use in RTP/SCS production.

DATA DEVELOPMENT FOR THE SCS

1. **Socio-Economic Growth Forecast**
   The process for developing growth and economic forecasts includes:
   - Initiate the SB 375 and 2016 RTP/SCS growth forecasting process (commenced June 2013)
   - Convene a panel of experts for technical assistance and advisory role in June 2013
   - Produce a range of growth forecasts
   - Release the draft growth forecast to all local jurisdictions
   - Build teams to conduct one-to-one meetings with local jurisdictions, subregions and all major stakeholders (February 2014 – January 2015)
   - Develop draft policy growth forecast, continue local and subregional review, comment, and input to refine and revise the policy growth forecast (June 2015 – September 2015)
   - Release the Draft policy growth forecast along with the draft RTP/SCS and PEIR for public review and comments (December 2015)
   - Adopt final forecasts as part of the SCS process

2. **SCS/RTP Datasets and Trend Baseline**
   To meet the requirements of SB 375 in developing a SCS by 2016, the following datasets will be developed in collaboration with subregions, local jurisdictions and CTCs:
   - 2012 base year for 2016 RTP/SCS
   - Trend baseline growth distribution and underlying land uses
   - General plan based growth forecast and distribution
   - Policy growth forecast/SCS

The "trend baseline" illustrates the most likely outcomes of growth distribution and land use in the absence of recent policy intervention, allowing the region and its jurisdictions to take credit for actions and policies adopted recently or in the near future. The "trend baseline" is a technical projection that provides a best estimate of future growth based on past trends and assumes no recent general plan land use policies. The Policy Forecast/SCS builds from local jurisdictional general plan land use stratregies, updated policies from local jurisdictions that may not be reflected in their general plan and additional regional policy assumptions.

3. **Data and GIS Maps**
   Data/GIS maps have been provided to subregions and local jurisdictions for their review. These data include the 2012 base year population, employment, and households estimates and their projections for 2020 and 2035 and 2040. GIS maps include existing land use for 2012, general plan land use and zoning, resource areas, and other important areas identified in SB 375.

The list of data/GIS maps provided to stakeholders includes:

- Existing land use (2012)
- General plan land use and zoning

Resource areas include:

- All publicly owned parks and open space;
- Open space or habitat areas protected by natural community conservation plans, habitat conservation plans, and other adopted natural resource protection plans;
- Habitat for species identified as candidate, fully protected, sensitive or species of special status by local, state or federal agencies or protected by the federal Endangered Species Act of 1973, the California Endangered Species Act or the Native Plant Protection Act;
- Lands subject to conservation or agricultural easements for conservation or agricultural purposes by local governments, special districts or nonprofit 501(c)(3) organizations, areas of the state designated by the State Mining and Geology Board as areas of statewide or regional significance pursuant to Section 2790 of the Public Resources Code and lands under Williamson Act contracts;
- Areas designated for open space or agricultural uses in adopted open-space elements or agricultural elements of the local general plan or by local ordinance;

- Areas containing biological resources as described in Appendix G of the CEQA Guidelines that may be significantly affected by the sustainable communities strategy or the alternative planning strategy; and
- Areas subject to flooding where a development project would not, at the time of development in the judgment of the agency, meet the requirements of the National Flood Insurance Program or where the area is subject to more protective provisions of state law or local ordinance.

4. Farmland
5. Spheres of influence
6. High Quality Transit Areas (HQTA) and transit priority areas (TPA)
7. City/Census tract boundary with ID
8. City/Tier2 Transportation Analysis Zone (TAZ) boundary with ID

SUSTAINABLE COMMUNITIES STRATEGIES

1. **Land Use Component**
The growth distribution, for SCS purposes, is the adopted growth forecast used for the RTP. SB 375 requires that this forecast be developed in such a way that it demonstrates reduced per capita greenhouse gas emissions due to land use strategies as compared to the per greenhouse gas level in 2005.

   SCAG will work with all jurisdictions and other stakeholders to develop a range of potential land use strategies for consideration in SCS development. Each of these strategies will be included in one or more draft scenarios and greenhouse gas emissions will be quantified. Prior to incorporating any strategies into a final SCS SCAG, in consultation with the applicable local government, will determine the political and market feasibility of said strategy.

   It should be noted, however, that as the same practice in the 2012 RTP/SCS, the final adoption of growth forecast is at the jurisdictional level, subjurisdictional level socioeconomic data set or growth forecast is advisory and non-binding, and for modeling and analysis purposes only to demonstrate for the attainment of greenhouse gas emissions reduction targets (See CEHD action in October 2015 regarding guiding principles for the development of policy growth forecast for the 2016 RTP/SCS).

2. **Transportation Investment**
The transportation network consists of existing and planned transportation projects. SB 375 requires the development of the future transportation network should proceed in such a way that it complements the anticipated growth strategy and distribution reflected in the SCS.

   Development of a SCS presents an opportunity for developing approaches to system management and operational improvements, implementing pricing policies, developing comprehensive bikeway networks, using complete streets as an active transportation funding strategy and improving the coordination between transit services and active transportation (first/last mile strategies), all with the goal of creating more livable communities. These efforts assume collaboration and voluntary participation among subregional stakeholders and CTCs in order to derive higher performance from the transportation system.

3. **Transportation Demand Management / Transportation Systems Management**
In addition to transportation projects, the RTP contains policies such as Transportation Demand Management (TDM) or Transportation System Management (TSM) policies. These include pricing, ridesharing, smart shuttles, preferential parking, freeway metering, etc. These policies can be layered with the other major elements of the SCS. It is anticipated that TDM/TSM policies will be used and applied in particular, in locales that do not have substantial existing or planned transit infrastructure.

4. **Other Economic Factors & Principles**
The following factors and principles are reflected in the growth forecasts and land use data set:

   - Align economic development with the land use and transportation investment strategies
   - Promote job-housing supply balance
   - Develop a "Land-use Strategy" that the market wants and can deliver

5. **Technology and Local Voluntary Efforts (Off-Model Analysis)**
In estimating emissions benefits from an SCS, the region may account for local voluntary efforts that result in reduced vehicle greenhouse gas emissions not limited to strategies aimed at reducing VMT.

   Examples of such efforts may include local neighborhood electric vehicle programs, local incentives for the purchase or use of electric or other alternative fuel vehicles (e.g., preferential parking), or increase in active transportation investments and capital projects. Any local voluntary effort to reduce emissions that are accounted for in the SCS should demonstrate additional benefits beyond what is already required in state law.

In accounting for the benefits of such efforts, SCAG may rely on any local analysis to determine emissions savings. In lieu of locally derived data, SCAG may use off-model analyses as necessary and appropriate to account for any voluntary efforts or other strategies that are not captured by the regional transportation demand model. SCAG has developed off-model tools and methodologies to estimate trip reductions related to active transportation improvements, zero emissions vehicle strategies, neighborhood electric vehicles policies, and shared mobility programs. Descriptions of measures that are considered are the following:

Active Transportation / Proximity

SCAG's Active Transportation Programs

The 2016 RTP/SCS contains 11 strategies designed to increase active transportation, as a share of all transportation modes. These strategies are established in four categories:

- Regional Trip Strategies
  - Regional Bikeway Network
  - Regional Greenway Network: designed to increase walking and biking for recreation, making use of available open space, such as rivers, drainage canals, cycle tracks and utility corridors.
- Transit Integration Strategies
  - First/Last Mile
  - Livable Corridors
  - Bike Share
- Short Trip Strategies
  - Sidewalk repair and upgrading
  - Local Bikeway Networks
  - Neighborhood Mobility Areas (integrated with NEV short-trip concept)
- Education and Encouragement
  - Safe Routes to School
  - SCAG Encouragement and Safety Campaigns

SCAG staff conducted GIS analysis to create a bike lane network, first/last mile areas, livable corridors, and neighborhood mobility areas. The GIS data and shapefiles are used to create active transportation infrastructure input for off-model analysis.

Methodology – Active Transportation Tool

SCAG developed a methodology to analyze the impact of active transportation infrastructure enhancement (AT enhancement) on mode share and VMT. A mode share model was developed based on 2012 California Household Travel Survey (CHTS) and zonal data from SCAG's Scenario Planning Zones (SPZs). A multinomial logit model was estimated with following modes: auto, transit, walk-to-transit, walk-to-activity and bike.
Independent variables of the mode share model include 1) individual and household socioeconomic characteristics from CHTS, 2) neighborhood land use characteristics by SPZs, and 3) neighborhood built environment and active transportation infrastructures by SPZs (including bike lane density, street density and percent of roadways with sidewalks). The model calculates the changes in mode share as well as the number of trips by modes by different AT infrastructure inputs. The number of walk and bike trips is expected to increase with enhanced AT infrastructure, such as bike lanes and sidewalks. Furthermore, AT enhancement programs near transit stops or stations, such as first mile/last mile, that enhance accessibility to transit service will increase the use of transit services. Since the methodology focuses on mode choice, it is assumed that increased AT trips and transit trips substitute for automobile trips (total trips remain the same). The reduction of vehicle trips and VMT is equal to the increased trips and travel distance by non-vehicle modes.

Zero-Emissions Vehicles

Zero Emissions Vehicle Strategies

SCAG has also provided specific planning and support for Plug-in Electric Vehicles (PEV) and electric vehicle charging stations (EVCS). Since SCAG adopted the 2012 RTP/SCS, the Governor's Office released the Zero Emissions Vehicle (ZEV) Action Plan for 2013 and 2015. These plans identified state level funding to support the implementation of Plug-in Electric Vehicle (PEV) and Hydrogen Fuel Cell refueling networks. ARB has provided aggressive growth projections for all ZEVs throughout the state. As part of the 2016 RTP/SCS, SCAG modeled PEV growth specific to Plug-in Hybrid Electric Vehicles (PHEV) in the SCAG region. These are electric vehicles that are powered by a gasoline engine when their battery is depleted. The SCAG program proposes a regional charging network that will increase the number of PHEV miles driven on electric power. This will allow SCAG to derive regionally specific greenhouse gas emissions reductions that will be achieved through increased usage of electric power relative to the gasoline power.

Methodology

SCAG applied a methodology developed by the Metropolitan Transportation Commission (MTC) to measure the greenhouse gas emissions reductions achievable through providing support for a regional network of charging stations. The investment plan will support enough charging stations to increase the PHEV usage of electric power by 10 percent.

Neighborhood Electric Vehicle (NEV) Policies

The 2016 RTP/SCS Neighborhood Mobility Areas (NMAs) strategy presents a set of state, regional, and local policies to encourage the use of alternatives to full size internal combustion engine vehicles for short trips. In the U.S., nearly 40 percent of urban and suburban auto trips are less than two miles. In SCAG region, 38 percent of trips are less

than three miles. Specifically, the 2016 RTP/SCS includes policies to encourage planning and promotion of Neighborhood Electric Vehicles (NEVs) in NMAs. A short trip using a Neighborhood Electric Vehicle (NEV) would have positive net impacts due to negligible greenhouse gas emissions (based on energy production) and zero local pollution, though this travel mode would not bring a reduction of VMT.

Methodology

SCAG prepared a New Mobility Areas Map that represents areas where local agencies should be encouraged to support short trip replacement. SCAG used a methodology based on various studies of observed NEV usage, such as methodology documented in CAPCOA and ARB documents. Within the Short Trip Concept areas, it is assumed that NEVs can be used to replace 1.5 percent of all automobile trips less than three miles of trip length. The number of automobile trips less than three miles in Short Trip Concept TAZs can be directly calculated from SCAG regional model output. VMT reduction is calculated as the number of substituted vehicle trips multiplying 1.5 miles (average of three miles).

Shared Mobility Programs

Shared Mobility modes include both new mobility paradigms as well as old models that are finding new markets and delivery methods thanks to new technology platforms. Shared Mobility encompasses a wide range of services including the following:

- Return Trip Car Sharing (Zipcar, Enterprise)
- Point-to-Point Car Sharing (Car-to-Go)
- Peer-to-Peer Car Sharing (Relayrides)
- Ridesourcing (Lyft, Uber, also known as Transportation Network Companies)
- Dynamic On-Demand Private Transit (Bridj, Leap)
- Vanpool and Private Employer Charters

The 2016 RTP/SCS includes policies to encourage Shared Mobility and to guide the region in maximizing the benefits and minimizing the potential for negative effects. The off-model methodology described below is the beginning of an ongoing process to develop modeling and off-model processes to achieve a better understanding of the costs and benefits that shared mobility services in particular will have in the SCAG region. For the 2016 RTP/SCS scenario development process, SCAG focused on geographic locations where shared mobility services are expected to accelerate, and on the attendant VMT reductions that will be realized through potential reduction in personal vehicle ownership.

Roundtrip car share is most known in the U.S. as membership-based programs where individuals can sign up to have hourly access to a pool of vehicles and then return them to the same place where they were picked up. Unlike traditional car rentals, vehicles can be picked up at designated spots around the city, usually in public parking lots. One-way car share allows members to take a vehicle and leave it at a different station, or anywhere within the allowed boundaries (roughly city boundaries).

Ridesourcing is a term coined by researchers at U.C. Berkeley to refer to the provision of rides sourced from application enabled networks of ride providers. This term is useful in distinguishing this innovation from car sharing, and from carpooling. For legal purposes, the California Public Utilities Commission defines the entities, referred to as Transportation Network Companies (TNC), as "companies or organizations, operating in California that provides transportation services using an online-enabled platform to connect passengers with drivers using their personal, non-commercial, vehicles". Essentially, TNCs add two new aspects to the vehicle for hire service model – peer drivers and smartphone dispatch.

Methodology for Carsharing Analysis

SCAG classified the 35 detailed place types in SPZs into six main groups of TAZs, based on land use characteristics such as density and diversity. SCAG applied higher car sharing programs household participation rate for place type with higher density/diversity. This assumption is consistent with methodology applied by MTC and applied in Caltrans' 2040 statewide plan. SCAG assumed a 30 percent reduction in VMT for households participating in car sharing based on empirical data noted in CAPCOA and ARB documents.

Methodology for Ridesourcing (TNCs) Analysis

For the analysis of ridesourcing, SCAG used the same six place type categories as the car sharing analysis. SCAG assumed higher percent of households using TNCs for place type with higher density/diversity. This assumption is consistent with summary data provided by Lyft, one of the major ridesourcing companies. SCAG programed a 30 percent reduction in VMT for households participating in ridesourcing based on similar assumption from car sharing analysis.

6. **Outreach/Stakeholder Input**
   A collaborative and inclusive bottom-up process is the key to ensure a successful development of SCAG's 2016 RTP/SCS. The following are the major tasks and associated objectives that SCAG has undertaken since 2012 to move the process forward to address the requirements of SB 375.

Program Setup

- Conduct SB 375 workshops throughout the region and provide information on requirements and concepts of SB 375, introduce different elements of the RTP/SCS, plus introduce the four preliminary scenarios, as part of the scenario planning exercise.
- Conduct initial outreach strategy kick-off.
- Develop and adopt Guidelines and Public Participation Plan.
- Finalize roles and responsibilities among regional partners, particularly subregions and County Transportation Commissions (CTCs).

RTP/SCS Scenario Development

- Review and gather local input on general plans, including growth forecast/ distribution and land use for 2020, 2035 and 2040.
- Set-up four preliminary scenarios for SB 375 workshops and SCAG Regional Council, Policy Committees, Technical Working Groups, Tasks Forces and other working groups to analyze and compare various policies and to provide their feedback:
  - Trend
  - 2012 Plan Update
  - "Policy A"
  - "Policy B"

- Determine and review RTP base year (2012) conditions.
- Develop growth projections for the four scenarios above for years 2020, 2035 and 2040.
- Develop outreach materials based on different elements of the RTP/SCS that were included in the scenarios.
- Develop survey questions for public feedback.
- Conduct outreach open house sessions based on SB 375 requirements.
- Publish materials online for broader outreach.
- Provide a summary of public input to SCAG's Regional Council.

Draft RTP/SCS Development

- Continue to collect input on additional local planning efforts.
- Outreach to develop policy assumptions for the Draft RTP/SCS.
- Perform technical analyses, including quantification of greenhouse gas emissions reductions achieved by the SCS.
- Develop and release the Draft RTP/SCS.

Final RTP/SCS Development and Approvals

- Develop the final RTP/SCS.
- SCAG Regional Council and regulatory agency approvals.

MODELS AND TOOLS

The diagram below provides an overview of SCAG's modeling system and how the various tools will be applied in the modeling of the 2016 RTP/SCS.

SCENARIO PLANNING MODEL

The SCAG Scenario Planning Model (SPM) is a web-based scenario development, modeling and data organization tool developed to facilitate informed and collaborative planning among counties/subregions, local jurisdictions, other stakeholders and the public. The SPM includes a suite of tools and analytical engines that help to quickly illustrate alternative plans and policies and to estimate their transportation, environmental, fiscal and public health regional impacts. Moreover, SPM provides a common data framework within which local planning efforts can be easily integrated and synced with regional plans.

SCAG SPM is built using UrbanFootprint, a scenario development and modeling platform based on open source software and tools, developed by Calthorpe Analytics. Several of the major MPOs in California are developing different facets of UrbanFootprint for their planning needs. Enhancement and customization of the UrbanFootprint system for SCAG's application involves local level data review, edit and management functionality via a web-based user interface, and regional-scale scenario development and modeling capacity. In order to make the tool more useful to subregions and local jurisdictions, SCAG formed a Working Group that includes representatives from all counties and subregions in the SCAG region to direct the tool's development. The SPM Working Group serves as an advisory group to SCAG staff and provides technical input on the aspects of the tool's functions and operations.

Within SCAG's integrated modeling and forecasting system, SPM serves as a conduit between local jurisdictions and key SCAG models. SPM analytical engines produce a range of critical metrics that allow for meaningful comparisons across different land use and transportation scenarios. Scenarios are run through model engines to measure their performance for the following co-benefits:

- mobility
- public health
- fiscal impacts
- energy usage
- water usage
- land consumption

The SPM will be the tool used to develop and analyze future land use scenarios for the 2016 RTP/SCS.

LAND USE/GROWTH FORECASTING

SCAG's growth forecast is developed using a series of computer programs and outreach to forecast growth first at the regional/county level and then disaggregate the county growth to the jurisdiction/TAZ level. The following description provides an overview of SCAG's growth forecasting process.

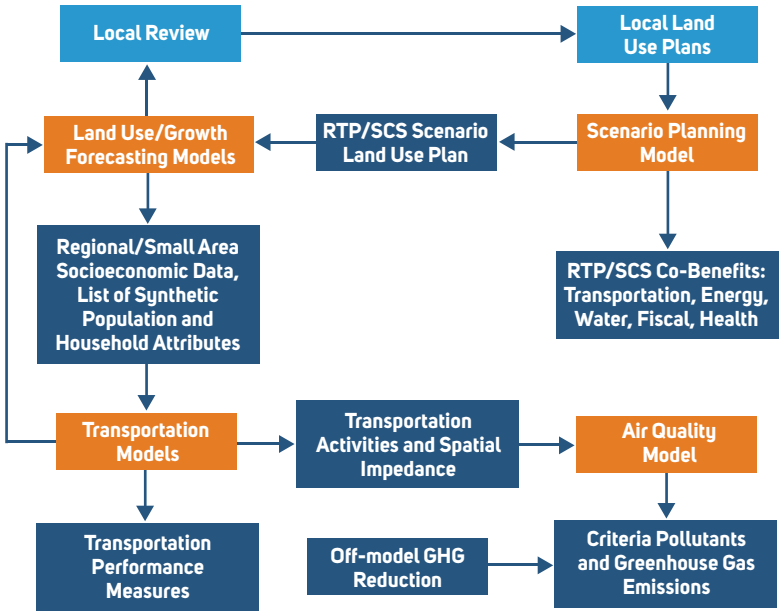
REGIONAL GROWTH ESTIMATION

The Regional Growth Forecast is the basis for developing the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), Program Environmental Impact Report (PEIR), and the Regional Housing Needs Assessment (RHNA). SCAG's 2016 RTP/SCS growth forecast includes our six county jurisdictional level population, household and employment for years 2012, 2020, 2035 and 2040.

The following major data sources are considered and used in the development of the growth forecast:

- California Department of Finance (DOF) population and household estimates;
- California Employment Development Department (EDD) jobs report by industry;
- Regional Housing Needs Assessment (RHNA) growth projections for years 2014-2021;
- 2012 existing land use and General Plans from local jurisdictions;
- 2010 Census and the latest American Community Survey (ACS) data; and
- 2011 Business Installment data from InfoGroup.

FIGURE 10 SCAG's Integrated Modeling & Forecasting Framework



Source: SCAG

SCAG's Regional Growth Forecast includes three major indicators: population, households and employment. SCAG's forecast maintains a balance between employment, population and households at the regional level, given their interrelationship. SCAG computes regional employment based on the SCAG region's share of the nation's employment. Future population is calculated by adding or subtracting to the existing population the number of group quarters population, births, migration and deaths during a projection period. Households are projected by applying headship rates, based on age-gender-racial/ethnic breakdowns, to the projected population. A panel of experts reviewed and provided input to the Regional Growth Projections for the 2016 RTP/SCS (June 2013). The regional forecast was then presented to the Community, Economic and Human Development (CEHD) Committee in August 2013 for their consideration and endorsement.

Based on the regional growth forecast, SCAG then projects jurisdictional level population, households and employment. The jurisdictions' latest existing and general plan land use serve as the basis for future year population and household allocations. Household growth rates and household size are estimated based on historical trends and the developable capacity from the local jurisdiction's general plan. Population projections are calculated based on household growth and household size. Future employment is estimated based on the jurisdiction's employment share of the county's employment by sector, using 2012 jobs data. Employment is further adjusted to account for population serving jobs, such as retail and service, which are highly correlated with population growth.

After the initial growth forecast was developed, SCAG's staff conducted one-on-one meetings with 197 jurisdictions to review the forecast and receive local input. This local input process provided an opportunity for jurisdictions to offer their local knowledge and input to inform SCAG's regional datasets. SCAG evaluated the comments and incorporated the adjustments into the population, household and employment growth distributions. The resulting 2016 RTP/SCS growth forecast will serve as the basis for the initial 2016 RTP/SCS evaluation. Additional refinements to the growth forecast may be made through the scenario planning process in the development of the final 2016 RTP/SCS growth alternative.

SMALL AREA GROWTH FORECASTING

The goal of the small area growth forecasting methodology is to allocate jurisdictional level population, household and employment into the smaller Transportation Analysis Zones (TAZs) utilized by SCAG's Transportation Model. The jurisdictional level household and

employment are developed using an independent projection methodology and review process with SCAG's cities and counties. Population projections are tied to household growth. The jurisdiction's forecast and the projection year are often referred to as the "control total" and the "target year", respectively.

The geographic levels utilized in the growth forecasting process range from the SCAG region as a whole to Tier 2 Transportation Analysis Zones. Each lower level is consistent with higher aggregation levels, i.e., a jurisdiction's values when summed to their respective county will equal the county projection. In addition, the combination of jurisdiction boundaries and Tier 2 (T2) zones when summed to their respective jurisdiction total must be consistent with their jurisdiction's projections.

SCAG's small area growth forecasting process is applied to develop base year and future year socio-economic data at the Tier 2 zone level. Below is a list of the data sources incorporated in the process.

Data Sources:

- SCAG's existing land use data
- SCAG's General Plan Database, processed based on jurisdictional General Plans
- SCAG's 2012 RTP/SCS growth forecast
- SCAG's 2016 RTP/SCS jurisdictional level population, household and employment
- 2013 Longitudinal Employer-Household Dynamics, Origin-Destination, Employment Statistics from the Census Bureau
- Employment Development Department (EDD) 2012, 3rd quarter jurisdictional jobs by sector
- 2011 InfoGroup firm-based employment data
- SCAG Intergovernmental Review (IGR) data
- Digital Mapping Product (DMP) parcel data (2010-2012) and new construction data (2010-2012)
- 2010 Decennial Census Summary File 1 (SF1)

The above approach distributes jurisdictional level population, household and employment into city/T2 level zones (15,000+ city/T2 zones), which work with SCAG's current databases and zonal systems. It creates the first cut of the small area forecast. The draft Tier2 level forecast is then shared with SCAG jurisdictions for further review and comment. Secondary variables, such as population/household characteristics, needed for various models, were developed using SCAG's population synthesis tool (POPsyn). Below is a graphic providing an overview of SCAG's growth forecasting process.

TRIP-BASED REGIONAL TRANSPORTATION DEMAND MODEL

SCAG's trip-based regional transportation demand model will be the primary transportation modeling tool utilized to evaluate the 2016 RTP/SCS's performance. The model was peer reviewed and updated based on the 2012 California Household Travel Survey. A comprehensive model validation was also performed to ensure the model properly replicates base-year (2012) travel conditions.

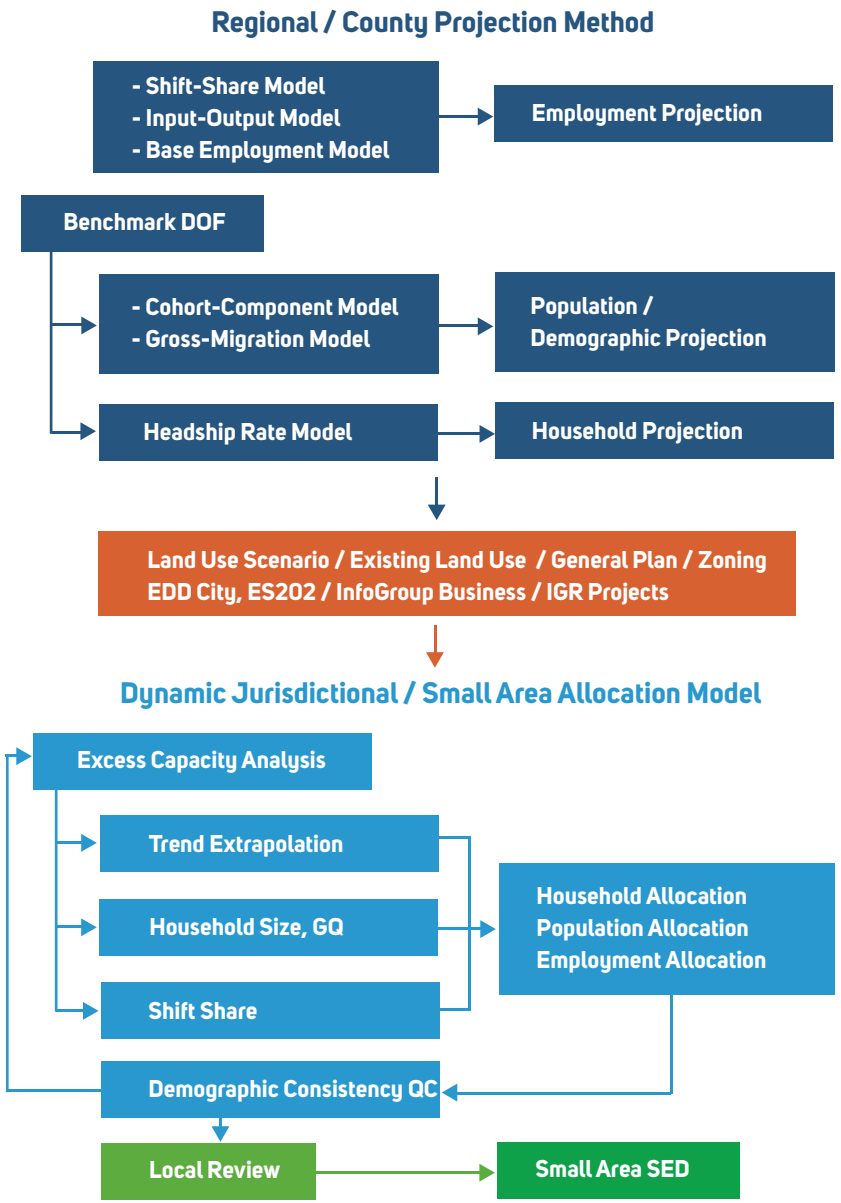
The model calculates vehicle miles and vehicle hour traveled (VMT and VHT), speeds and delay, and other performance measures for both passenger car and heavy-duty vehicles. The enhanced model utilizes Transportation Analysis Zones (TAZs) that are comparable to Census Block Groups as the analysis unit for most model components. There are 10,569 Census Block Groups and 11,267 Tier 2 TAZs in SCAG modeling area. Inter-regional and ports related travel are also included in the Model.

MODEL AND DATA ENHANCEMENTS

The trip-based model which is being utilized to analyze the 2016 RTP/SCS is basically the same model used in the 2012 RTP/SCS. The model framework is identical to the previous model with enhancements to selected modules, recalibrated using the 2012 Travel Survey, and validated to Year 2012 to replicate 2012 travel conditions. Below is a listing of the Trip-Based Model and data enhancements:

- **Model enhancements include:**
  - Comprehensive calibration and validation to 2012 travel conditions;
  - Trip market strata defined by car sufficiency and household income groups used throughout the entire demand models;
  - Re-estimated auto ownership model, sensitive to transit and non-motorized accessibility, multi-dwelling family housing, and residential and employment mixed use densities;
  - Updated trip production cross-classification models;
  - Re-estimated destination choice model, replacing the previous gravity models for all purposes except home-based college and school trips;
  - Re-calibrated nested mode choice model;
  - All cost variables updated to 2011 dollars; and
  - Updated the Heavy-Duty Truck Model.
- **Major Data Development and Acquisitions Include:**
  - 2012 CHTS and SCAG Travel Surveys;
  - Highway Network updated to 2012 base year conditions;

FIGURE 11 Overview of SCAG's Growth Forecasting Methodology



Source: SCAG

- Transit Network developed using the 2012 LA Metro's TripMaster database;
- Transit Level of Service Data obtained from the region's transit agencies;
- Working with other MPOs, updated auto operating costs;
- Year 2012 Screenline Count Database created, contains 640 traffic counts on the arterials and 33 video traffic counts on freeways;
- HPMS data from Caltrans for estimating regional and sub-air basin VMT;
- HERE / Google data for real-time network speed verification; and
- Airsage Data for alternative source of regional travel patterns.

HOUSEHOLD CLASSIFICATION AND POPULATION SYNTHESIZER

This module classifies zonal households into several household segments. Prior to the application of Auto Ownership module, households are classified across the following four attributes:

1. Household Size (4 categories): the number of one-person households, two-person households, three-person households, and four or more person households.
2. Number of Workers (4 categories): the number of households with no worker, with one worker, with two workers, and with three workers or more.
3. Household Income (4 categories): the number of households with annual household income (in 2011 dollars) less than $35K (Low), $35K-$75K (Medium), $75K-$150K (High), and $150K or more (Very High).
4. Type of Dwelling Unit (2 categories): single-family detached, and multifamily/ attached and group quarters.

For Home-Based-Work (HBW) trip generation, households are aggregated across the dwelling unit type and size attributes, and then further disaggregated into four Age of Head of Household groups (18 to 24 years old, 25 to 44 years old, 45 to 64 years old, and 65 years old or older).

The Population Synthesizer (PopSyn) is a module that generates a synthetic population by expanding the existing disaggregate sample data (from Census PUMS data) to mirror known aggregate distributions of household and person attributes (from SCAG zonal data). The control variables used in the population synthesizer are the above-mentioned four household variables. A synthetic population is generated for the entire SCAG region using this procedure.

AUTO OWNERSHIP MODEL

The auto ownership model predicts the number of households by auto ownership level (0, 1, 2, 3, 4 or more available vehicles) for each zone. This information is used in trip generation models to estimate zonal person trips. The auto availability model uses indicators for household size, household income, number of workers, residential and employment density, and transit and non-motorized accessibilities. The models were estimated in multinomial logit form. This is the very first model applied in the model chain.

TRIP GENERATION MODEL

Trip generation is the process of estimating daily person trips generated (i.e., trip production) and attracted to (i.e., trip attraction) by each TAZ on an average weekday. The trip generation model contains nine trip purposes: home-based work (HBW), home-based school (HBSC), home-based college/university (HBCU), home-based shopping (HBS), home-based social-recreational (HBSR), home-based serving-passenger (HBSP), home-based other (HBO), work-based other (WBO) and other-based other (OBO) trips. HBW trips are further split into eight types based on two trip categories ("Direct" versus "Strategic") and four income categories (less than $20,000, $20,000 to $49,999, $50,000 to $99,999, and $100,000 or more). "Direct" home-work trips go directly between home and work. "Strategic" home-work trips include one or more intermediate stops between home and work. In total, there are 16 trip types: eight types for home-based work, and one type for each of the other eight trip purposes.

TRIP DISTRIBUTION MODEL

The SCAG model includes two types of trip distribution models that estimate the number of trips from each TAZ to other TAZs. Destination choice models are developed for HBW, HBS, HBSR, HBSP, HBO, WBO and OBO trip purposes while a gravity model approach is used to distribute trips for school related purposes (HBSC and HBCU trip purposes). For each of the nine trip purposes, the productions and attractions are split into both peak and off-peak periods. The destination choice models are stratified by the car sufficiency/ income market segments and estimated in multinomial logit form. The following variables were examined and proved to be significant in the utility functions: mode choice logsum, distance between production and attraction zones, intra-zonal indicator and the mix of employment and households.

MODE CHOICE MODEL

Mode choice is the process of taking the zone-to-zone person trips by trip purpose from the trip distribution model, and determining how many of these trips are made by various travel modes. The SCAG mode choice model is a nested logit model. The top branch of the nesting structure includes Auto, Transit and Non-Motorized. The branch under Auto includes Drive Alone and Shared Ride which is further split into two-person carpool, three-person carpool, and four-or-more person carpool. The branch under Transit includes Local Bus, Rapid Bus, Express Bus, Bus Rapid Transit (BRT), Transit Way, Urban Rail, Commuter Rail and High-Speed Rail (HSR). The branch under Non-Motorized includes Walk and Bicycle. Separate mode choice models are estimated for each trip purpose and time period. Mode choice is a function of level of service attributes (in-vehicle travel time, out-of-vehicle travel time, fares, parking fees, roadway tolls and auto operating costs); household attributes such as income; and zonal attributes such as residential and employment densities.

NETWORK ASSIGNMENT MODEL

Prior to assignment, the mode choice output is converted from peak/off-peak production-attraction (PA) format to time-of-day OD format. The time-of-day procedure, employed for the 2016 RTP/SCS development, is based on trips-in-motion diurnal factors. Network assignment is the process of loading vehicle trips onto the appropriate networks. For highway assignment, the Regional Model consists of series of multi-class simultaneous equilibrium assignments for seven classes of vehicles (drive alone, two-person carpool, three-person carpool, four or more-person carpool, light HDT, medium HDT and heavy HDT) and for each of the five time periods. During this assignment process, trucks are converted to Passenger Car Equivalent (PCE) for each link and each truck type based on: 1) percentage of trucks, 2) percentage of grade, 3) length of the link, and 4) level of congestion (v/c ratios). Transit vehicles are also included in the highway assignment. For transit trip assignment, the final transit trips from the last loop mode choice models are aggregated by access mode and time period, and then assigned to transit networks for each time period. The vehicle trip tables obtained from mode choice, Airport and Heavy-Duty Truck models are aggregated to the 4,109 zone system (Tier-1 zones) prior to network assignment.

MODEL CONVERGENCE

In order to maintain consistency between the speeds predicted by the highway assignment and the travel times input to the entire travel demand model chain, the predicted speeds are used to re-compute highway and transit travel times, and the entire model sequence is repeated until input and output speeds are consistent with each other.

HEAVY-DUTY TRUCK MODEL

The Heavy-Duty Truck (HDT) Model produces forecasted trips for each of three HDT weight classes with gross vehicle weight (GVW) ranging from 8,500 to 14,000 lbs. for light-heavy

HDT, 14,001 to 33,000 lbs. for medium-heavy HDT, and more than 33,000 lbs. for heavy-heavy HDT. Below is an overview of the various HDT Model components:

- Internal HDT Model: This includes the development of all HDT trips that have both an origin and destination within the six-county modeling area. This component of the HDT Model estimates trip tables for intra-regional truck trips. Trip generation is based on trip rates (number of trips per employee or household) for 10 different land uses/industry sectors at the trip ends. The trip distribution process is based on a matrix of factors that indicate the trip interchange relationships among different land use types (i.e., what fraction of trips originating at a land use such as manufacturing sites go to warehouses vs. other manufacturing sites, etc.).
- External HDT Model: This includes how the external HDT trips are captured in the HDT model that come into, go out of, and pass through the region. This component estimates the trip table for all interregional truck trips based on commodity flow patterns that link Southern California with the rest of the nation. The model uses a commodity flow database obtained from outside sources and procedures for converting annual tonnage flows at the county level to daily truck trips at the TAZ level. Seaport and airport related truck trips were included as special generator truck trips.
- Port Related Truck Trips: The Port of Long Beach (POLB) and Port of Los Angeles (POLA) have developed detailed models to forecast port related truck trips. SCAG obtains outputs (trip tables) from the Port Model which predict the HDT trips coming out of and going into the San Pedro ports, which includes the POLB and POLA.
- Intermodal Trip Tables: This includes the intermodal trip tables which are integrated into the HDT Model.
- Time-of-Day Choice: This includes the derivation of time-of-day factors from various sources. The daily truck trips by truck types are allocated to five time periods and merged with the auto trips in trip assignment step.

EMFAC MODEL

The ARB's EMFAC2014 (short for "EMission FACtor", approved by the U.S. EPA in Fall 2015) Model is a computer model capable of estimating both current year, as well as back-cast and forecasted emission inventories for calendar years of 2000 to 2050. EMFAC estimates the emission rates of 1965 and newer vehicles, powered by gasoline, diesel or electricity. Emissions inventory estimates are made for over two hundred and 77 different technology groups and are reported for 51 broad vehicle classes segregated by usage and weight.

EMFAC calculates the emission rates of HC, CO, NOx, PM, lead, SO2 and CO2 for 45 model years for each vehicle class within each calendar year, for twenty-four hourly periods, for each month of the year, for each district, air basin, county and subcounty in California. EMFAC2014 can report the grams per mile emission rates of a single technology group or the ton per day inventory for the entire 37,000,000 vehicle California fleet.

To determine regional and air basin emissions, SCAG runs the ARB's EMFAC Model using the outputs from the trip-based regional transportation demand model including the HDT Model.

NOTES

[1] High Quality Transit Area: Generally a walkable transit village or corridor, consistent with the adopted RTP/SCS and is within one half-mile of a well-serviced transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours. The definition that SCAG has been using for the HQTA is based on the language in SB375 which defines:

[2] Major Transit Stop: 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 (CA Public Resource Code Section 21064.3). Major Transit Stop A site containing an existing rail transit station, a ferry terminal served

[3] Transit Priority Area: An area within a ½-mile of high quality transit; a rail stop or a bus corridor that provides or will provide at least 15-minute frequency service during peak hours.

[4] Land Development Categories:
Urban Infill: Well-connected street networks and the mix and intensity of uses, often found within and directly adjacent to moderate and high density urban centers.
Compact Walkable: Less density than Urban Infill, but highly walkable with rich mix of uses.
Standard Suburban: Represents the majority of separate-use auto-oriented development and low walkability.

REFERENCE DOCUMENTS

As mentioned in this Appendix, below are reference documents on the analytical modules utilized as a part of the Urban Footprint Scenario Planning Model. These serve as documentation on the model, details on the assumptions and calculations the analytical modules utilize, and a summary of the "Place Types" Urban Footprint utilizes for analysis purposes.

1
URBAN FOOTPRINT - TECHNICAL SUMMARY

http://scagrtpscs.net/documents/2016/supplemental/UrbanFootprint_TechnicalSummary.pdf

2
URBAN FOOTPRINT - BUILDING ENERGY

http://scagrtpscs.net/documents/2016/supplemental/UrbanFootprint_BuildingEnergy.pdf

3
URBAN FOOTPRINT - TRANSPORTATION IMPACTS

http://scagrtpscs.net/documents/2016/supplemental/UrbanFootprint_TransportationImpacts.pdf

4
URBAN FOOTPRINT - TRANSPORTATION MODEL

http://scagrtpscs.net/documents/2016/supplemental/UrbanFootprint_TransportationModel.pdf

5
URBAN FOOTPRINT - WATER ANALYSIS

http://scagrtpscs.net/documents/2016/supplemental/UrbanFootprint_WaterAnalysis.pdf

6
URBAN FOOTPRINT - PLACE TYPES SUMMARY

http://scagrtpscs.net/documents/2016/supplemental/UrbanFootprint_PlaceTypesSummary.pdf

7
SCAG URBAN FOOTPRINT SCENARIO PLANNING MODEL (SPM) DATA REVIEW AND EDITING MANUAL

http://scagrtpscs.net/documents/2016/supplemental/SCAGUrbanFootprint_SPMmanual.pdf

8
CALIFORNIA HEALTH IMPACT ASSESSMENT SOFTWARE TOOL: METHODS, DATA & URBAN FOOTPRINT APPLICATION

http://scagrtpscs.net/documents/2016/supplemental/CaliforniaHealthImpactAssessmentTool.pdf

9
PLACE TYPES CATEGORIZED INTO LAND DEVELOPMENT CATEGORIES (LDCS)

http://www.scagrtpscs.net/Documents/2016/supplemental/LDC_PlaceType.pdf

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2016 2040 RTPSCS

APPENDIX

SUSTAINABILITY | SCS BACKGROUND DOCUMENTATION

ADOPTED | APRIL 2016

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ATTACHMENT "A"
DISCRETIONARY APPROVAL REQUESTS FOR
ENLIGHTENMENT PLAZA
312-328 NORTH JUANITA AVENUE, 317-345 NORTH MADISON AVENUE,
and 3810-3838 WEST OAKWOOD, LOS ANGELES, CA 90013

The Applicant, Flexible PSH Solutions, Inc., requests approval of the following discretionary actions:

1. Pursuant to **LAMC Section 11.5.6,** as authorized by the Los Angeles Charter Section 555, the Applicant requests approval of a General Plan Amendment to revise the land use designation in the Wilshire Community Plan from Limited Industrial[1] to Commercial Manufacturing to permit the construction of a new Permanent Supportive Housing project which combines Restricted Affordable[2] units with supportive social services for formerly homeless individuals. The proposed Project contains a maximum of 454 residential dwelling units, including 449 Restricted Affordable units and 5 managers' units with approximately 11,772 square feet of residential supportive services.
2. Pursuant to **LAMC Section 12.32 F,** the Applicant requests approval of a Zone Change from M1-1 Zone (Limited Industrial) to CM-1 Zone (Commercial Manufacturing) to permit the construction of new Permanent Supportive Housing project which combines Restricted Affordable units with supportive social services for formerly homeless individuals. The proposed Project contains a maximum of 454 residential dwelling units, including 449 Restricted Affordable units and 5 managers' units with approximately 11,772 square feet of residential supportive services.
    a. Pursuant to **LAMC Section 11.5.11 (e) and California Government Code 65915(k),** the Applicant is requesting the following incentives in connection with a 100 percent affordable project:
        i. A 20% reduction in overall open space requirement to permit 36,580 square feet of Open Space in lieu of providing 45,725 square feet.
        ii. The elimination of Section VI.6 of the Vermont/Western Transit Oriented District Station Neighborhood Area Specific Plan (SNAP) Development Standards and Design Guidelines along the front property line.
        iii. To utilize the side yard requirements for the RAS3 zone per LAMC 12.10.5 in lieu of the side yard requirements in the underlying CM zone.
3. Pursuant to **LAMC Section 11.5.7 G,** the Project Applicant requests approval of a Specific Plan Amendment to introduce a new Subarea within the SNAP, Subarea D.2 - Commercial Manufacturing/Permanent Supportive Housing, to permit the construction of qualified Permanent Supportive Housing project that includes Restricted Affordable housing units with supportive social services for formerly homeless. As mentioned previously, this Project proposes a maximum of 454

[1] The Wilshire Community Plan General Plan Map identifies the site with the land use designation of Limited Industrial. ZIMAS identifies the site with the General Plan land use designation of Limited Manufacturing.
[2] Per LAMC "A residential unit for which rental or mortgage amounts are restricted so as to be affordable to and occupied by Very Low, Low or Moderate Income households, as determined by the Housing and Community Investment Department. (Amended by Ord. No. 182,718, Eff. 10/30/13.)"

residential dwelling units including 449 Restricted Affordable units and 5 managers' units with approximately 11,772 square feet of residential supportive services.

4. Pursuant to **LAMC Section 11.5.7 C and Section 12.A.1** of the SNAP, the Project Applicant requests Project Permit Compliance review.
5. Pursuant to **LAMC. Section 16.05,** the Project Applicant requests the approval of Site Plan Review findings for a project that proposes more than 49 new residential dwelling units.
6. Pursuant to **California Government Code Sections 66473.1, 66474 (Subdivision Map Act) and LAMC Section 17.01 and 17.15**, the Applicant requests approval of a Vesting Tentative Tract Map to permit the merger and re-subdivision of the land and the creation of one ground lot containing 5 air space lots. The Project Applicant also requests to record the Final Map in phases. The requested Lots included:
    i. Lot 1: Master Ground Lot
    ii. Airspace Lot 2: Northeast
    iii. Airspace Lot 3: Southeast
    iv. Airspace Lot 4: Southwest B
    v. Airspace Lot 5: Southwest A
    vi. Airspace Lot 6: Northwest
7. The Applicant requests a Haul Route approval.

The Proposed Project would also request discretionary and ministerial permits and approvals that may be deemed necessary including, but not limited to, the following: shoring, grading, foundation, removal of existing street trees, and building and tenant improvements.

As a separate action, the Applicant may seek approval to vacate a portion of Madison Avenue (between the proposed driveway/round-about and Oakwood Avenue), Oakwood Avenue (between Westmoreland Avenue and Juanita Avenue) , and a portion of Juanita Avenue (fronting the property at 3838 Oakwood Avenue) to allow for a turnaround at the proposed new terminus of Juanita Avenue and Oakwood Avenue. The Proposed Project, as defined above, is not dependent upon this request. Nevertheless, it is being disclosed here and in the Sustainable Communities Environmental Assessment ("SCEA") prepared for the Project for informational purposes and potential future clearance under the California Environmental Quality Act ("CEQA"), if required.

PROJECT SUMMARY

Applicant

Flexible PSH Solutions, Inc. (the "Applicant") is a California 501(c)3 Not-for-Profit Public Benefit Corporation, created in 2018 to development of permanent supportive housing for the chronically homeless. The Applicant provides an easily replicable, cost-effective model for the provision of services required by tenants in order to stabilize their lives and remain housed long term. Their focus is to provide a highly supportive, caring environment for our tenants, keeping them off the streets.

Flexible PSH Solutions, Inc. is led by John E. Molloy, a veteran of urban planning with more than 30 years of experience in housing, commercial development, and community development programs. Prior to the foundation of Flexible PSH Solutions, Inc. Molloy served as Executive Director of PATH Ventures and led the organization in the development of 12 permanent supportive housing projects, totaling 1,272 units providing supportive housing and services to the (formerly) homeless of Southern California. Molloy also served as the Executive Director of the Sacramento Housing and Redevelopment Agency as well Administrator of the Los Angeles Community Redevelopment Agency.

Project Description

The Applicant proposes to redevelop an approximate 94,623 square foot (2.17 acre) area located at 312 - 328 N. Juanita Avenue, 317 - 345 N. Madison Avenue, and 3810 - 3838 W. Oakwood Avenue in the Wilshire Community Plan of the City of Los Angeles (the "Project Site"). The Project Site is located in the M1-1 zone with a Limited Industrial General Plan land use designation. The Project Site is also located within Subarea D of the Vermont/Western Transit Oriented District Station Neighborhood Area Specific Plan (the "SNAP"), a Specific Plan established by Ordinance No. 173,749 in 2001. The Project Site is currently improved with light industrial/commercial buildings, residential dwelling units and accessory surface parking.

The Applicant proposes to demolish the existing buildings and construct a new Permanent Supportive Housing development consisting of approximately 454 dwelling units and approximately 11,772 square feet of supportive services (the "Project" and "Enlightenment Plaza"). Exclusive of the five managers' units, the Project would be 100% Restricted Affordable housing serving Extremely Low to Low Income individuals, and available only to target population members.

In order to provide residential uses on the Project Site, the Applicant is requesting and General Plan Amendment to change the Land Use Designation from Limited Industrial to Commercial Manufacturing, a Zone Change to change the zoning from M1 to CM, a Specific Plan Amendment to add a new Subarea to the SNAP that allows both Commercial Manufacturing uses and Restricted Affordable Housing units with supportive services, a Specific Plan Project Permit and Site Plan Review.

The Applicant also requests approval of Vesting Tentative Tract Map No. 82798 for the merger of existing lots to create one master ground lot and the subdivision of five airspace lots. The subdivision area only includes 312-328 N. Juanita Avenue, 317-345 N. Madison Avenue, and 3810-3814 ½ W. Oakwood Avenue (the "Development Site"). Neither the subdivision nor the Development Site include the parcel at 3818 - 3838 W. Oakwood Avenue (APN 5501-001-025),

which is approximately 3,649 square feet in size and currently developed with a 5,663-square-foot two-story office building above a one-level partially subterranean garage. The Project includes renovations to the existing building on this lot, but no changes to the use or building envelope are proposed.

The Project would be constructed on the Development Site, which consists of 2.09-acre[3] area (90,974 square feet) within the Project Site improved with three detached dwelling units, three one-story light industrial/storage buildings and a surface parking lot. The Project would include five 8-story buildings: the Northeast Building, Northwest Building, Southeast Building, Southwest Building A and Southwest Building B.

The Project would contain approximately 247,812 square feet of floor area[4], or approximately 3 times the Buildable Area of the Development Site. The Northeast Building would contain approximately 78,812 square feet, the Northwest Building would contain approximately 49,000 square feet, the Southeast Building would contain approximately 47,000 square feet, the Southwest Building A would contain approximately 39,000 square feet and the Southwest Building B would contain approximately 34,000 square feet. The buildings would range from 92 feet and 3 inches to 95 feet to the highest building element.

Open Space would be provided in a ground floor courtyard, one podium deck and interior common areas. A total of 36,580 square feet for open space is planned for the Project. Courtyards and exterior open spaces would total 30,508 square feet. Interior common open space areas are located in each building providing fitness areas, computer rooms, and community gathering spaces and total 6,072 square feet. Approximately 7,627 square feet of landscaping is proposed throughout the courtyards and podium deck with 114 trees.

The Project would provide 23 parking spaces for the purposes of accommodating guests, supportive services, case management offices and the managers' units. Vehicle parking is proposed in the Southwest Building A, Southeast Building and Northeast Building. Vehicle access would be provided via a two-way driveway on Juanita Avenue to the Southwest Building A parking, via a two-way driveway on Madison Avenue to the Southeast Building parking and via a two-way driveway on Oakwood Avenue to the Northeast Building parking. The Project will provide 227 long-term bicycle parking spaces and one bike rack for every 50 feet of lot frontage of the Development Site, for a total of 24 short-term bicycle parking stalls and a combined total of 251 bicycle parking stalls.

The main access to the Project would be from Madison Avenue, where a roundabout for pick-up and drop-off opportunities is designed. The roundabout opens to a large central courtyard. The courtyard also informs building orientation, massing breaks, and material selection. The courtyard also creates a large common area that hopes to create a relationship with the PATH ventures project located across Madison Avenue. The Project intends to employ modular construction, which also informs the architectural design and façade rhythms.

Separate standalone Street Vacation applications may be pursued with the City of Los Angeles for portions of Madison, Oakwood and Juanita Avenues independent of the main entitlements. The future vacation of portions of Madison Avenue, Juanita Avenue, and Oakwood Avenue would allow for secured and controlled access to the Project Site and the adjacent PATH project, and to

[3] The gross lot area, to the centerline of the streets, includes 112,664 square feet of floor area. Buildable Area, as defined by LAMC Section 12.03, of the Development Site is approximately 87,466 square feet.
[4] See below Development Standards for floor area definition.

provide an opportunity to facilitate transit access, and enhance landscaping and open space features. The operation of the Project is not dependent upon the future vacation of these roadways.

Table 1. Project Data Summary

PROJECT SITE			
	Lot Area (SF)	**Acres**	**APN**
Lots 1 - 6, 12- 15	84,192.0	1.93	APN 5501-001-025
Lot 19	6,781.6	0.16	APN 5501-001-023
Lot 18	3,649.4	0.08	APN 5501-001-800
	94,623.1[5]	2.17	
DEVELOPMENT SITE (same as Subdivision Ground Lot)			
	Lot Area[6] (SF)	**Acres**	**APN**
Lots 1 - 6, 12- 15	84,192.0	1.93	APN 5501-001-025
Lot 19	6,781.6	0.16	APN 5501-001-023
Total	90,974	2.09	
DENSITY[7]			
Permitted	**Lot Area (SF)**	**Ratio (Unit per SF)**	**Units**
Development Site	90,974	unlimited	unlimited
Proposed	**Units**	**%**	
Total	454	100%	
Studios	370	81.5%	
One-Bedroom	71	19.2%	
Two-Bedroom	13	18.3%	
FLOOR AREA[8]			
Permitted	**FAR**	**Buildable Area (SF)**	**Floor Area (SF)**
Subarea D.2	3 to 1	87,466	262,398
Proposed	**FAR**		
Total	2.8 to 1		247,812
HEIGHT AND STORIES			
Permitted	**Height (ft)**	**Stories**	
Subarea D.2	unlimited	unlimited	

[5] The gross lot area, to centerline of the streets, includes 112,664 square feet of lot area.
[6] The total horizontal area within the lot lines of a lot. (LAMC § 12.03.)
[7] Calculated based on Development Site, not Project Site, as no changes to the use or building envelope are proposed for Lot 18.
[8] Calculated based on Development Site, not Project Site, as no changes to the use or building envelope are proposed for Lot 18.

Proposed To the Highest Building Element	95	8		
YARDS AND SETBACKS				
	Front (Madison)	**Front (Oakwood)**	**Front (Juanita)**	**Interior Sides/Rear**
Required (Feet) for CM Zone	0	0	0	5 for first two stories, plus 1 for each additional story
Required (Feet) for RAS3 Zone for side/rear per LAMC § 11.5.11(e) Incentive	0	0	0[9]	5
Provided (Feet)	0 to 21' - 0"	0 to 37' 6"	2' - 10" to 17' - 0"	5'- 1" to 13' - 11"
STEP BACKS				
	Front (Madison)	**Front (Oakwood)**	**Front (Juanita)**	**Interior Sides/Rear**
Required (Feet)	No structure shall exceed 30' with in 15' of the front property line			
	Reduction	**Reduction**	**Reduction**	**Reduction**
LAMC § 11.5.11 (e) Incentive	Eliminate requirement	Eliminate requirement	Eliminate requirement	Eliminate requirement
OPEN SPACE				
Required	**SF per Unit**	**Total Units**	**Square feet**	
< 3 Habitable rooms	100	441	44,100	
3 Habitable rooms	125	13	1,625	
> 3 habitable rooms	175	-	-	
Total			45,725	
		Reduction	**Square feet**	
LAMC § 11.5.11 (e) Incentive		20%	36,580	
Proposed	**Square Feet**	**%**		
Outdoor	30,508	83%		
Indoor	6,072	17%		
Combined Total	36,580	100%		
LANDSCAPING				
	Required	**Total Required**	**Provided**	
Landscaping	25% of Outdoor OS	7,627 SF	7,627 SF	
Trees	1 per 4 units	114 trees	114 trees	

[9] No change is being request to the existing two-story office building

PARKING			
Required	**Ratio**	**Units**	**Spaces**
PSH Units	0 per unit	449	0
Guest, Managers' Units and Support Services Parking	1 per 20 units	454	23
Proposed			
Total			23
BICYCLE PARKING			
Required			
Residential	**Ratio**	**Units**	**Stalls**
Total	0.5 per 1 unit	454	227
Street Frontage	**Ratio**	**Frontage (Feet)**	**Racks**
Total	1 rack per 50 feet	597.75	12 (24 stalls)
Total (Combined)			251

Architectural Design Narrative

The proposed Enlightenment Plaza campus is designed to promote wellness and sustainability. Enlightenment Plaza has aligned the site planning and programming processes with a vision of promoting and protecting health, wellness and sustainability across community life. The site plan design focuses community, mind and nourishment to promote physical and mental wellness. The campus is designed with five multi-family residential buildings surrounding a large open park and paseo space (the "Park"). The multi-family residential buildings are Restricted Affordable housing units utilized as part of a Permanent Supportive Housing project for formerly homeless individuals that are combined with on-site supportive services.

The Park would provide physical well-being with community gardens, outdoor fitness areas and a dog run for activity and training. Mental wellness will be encouraged through resident supportive counseling services, nearby clinical assistance (outside of Enlightenment Plaza), meeting rooms for teaching and seminars, shower rooms for the homeless, butterfly-friendly gardens, sensory plantings, indoor/outdoor yoga spaces and water features. Enlightenment Plaza will continue to foster resiliency, equity, ownership and a sense of community to residents.

Architecture is informed by the open park and programmed social spaces. The Park is envisioned to influence the location of social spaces within each of the five Permanent Supportive Housing buildings. Later informing initial building orientation, massing breaks, and eventually material selection. The Park additionally influences building articulation. The design locates many of the common social spaces at the edges of the 5 buildings. These social spaces take many forms and scales varying from a common podium courtyard, to common decks and down to individual private balconies. Each of these upper social spaces provides visual connection back to the Park and Paseo. These decks not only provide an additional sense of security onto the Park and Paseo, but become the first level of articulation for each of the 5 buildings. Further building articulation is provided with building massing, fenestration locations, and material color and texture choices.

Additionally, the new Permanent Supportive Housing buildings will provide a sense of community and equity to residents via clean and accessible apartment homes, interior fitness areas, serene roof decks and safety through visually connected spaces. Redeveloping these parking lots to become Enlightenment Park, adjacent to PATH Metro Villas and La Kretz Villas, will transform this neighborhood into a sustainable collection of Permanent Supportive Housing supported by wellness programs and the community.

Residential Supportive Services

Enlightenment Plaza will offer a Service Plan dedicated to assisting the residents that are homeless individuals, including those experiencing chronic homelessness with special needs as defined by HUD, unaccompanied homeless persons with disabling conditions, and other homeless individuals with conditions of mental illness and/or chronic medical conditions, developmental disabilities, substance abuse, and HIV/AIDS or co-occurring disorders.

Each resident will be provided case management services as well as mental health services. The program would use the Housing First approach that prioritizes permanent housing for those experiencing homelessness so that the resident may pursue personal goals and improve their quality of life. This approach will be achieved by providing integrated services that allow for a wide range of mental health, substance abuse, and medical and functional needs of the resident to be addressed simultaneously and directly by on-site case managers or coordinated with the appropriate community provider.

Professional staff and community services providers will be on-site to ensure sufficient services and activities are available to meet the residents' needs. All service personnel are trained in evidence-based interventions and other case management approaches emphasizing housing stabilization, self-sufficiency and skill building, aging in place interventions, mainstream benefits assistance, peer advocacy, wellness, recovery and community integration.

Enlightenment Plaza will provide supportive services and amenities including:

- New tenant orientation to identify the types of services and activities that would benefit them.
- Case management services to develop an Individual Service Plan for each resident to identify short- and long-term goals to be achieved, along with a plan for monthly reviews, at a minimum, of the resident's progress.
- Mental health services on-site that include psychiatric assessments, individual and group therapy, and crisis intervention with a focus on achieving wellness, recovery and housing stability.
- Substance abuse treatment services that address recovery planning and relapse prevention strategies, along with outpatient and inpatient provider referral and treatment options.
- Recreational and educational activities to foster a sense of community within the building and engage the residents with the surrounding neighborhood. Residents will have the opportunity to participate in theatre classes and perform plays in the Project's outdoor amphitheater.
- Housing stabilization and retention are the primary goals for each resident. Residents with specific issues or barriers to complying with lease regulations or pay rent will be helped to overcome these issues in order to prevent eviction.

Enlightenment Plaza's general goals of the Service Plan are to assist the residents in 1) maintaining stable housing, 2) increasing skills and/or income, and 3) achieving self-determined life goals.

The Project will provide a total of 11,772 square feet of Residential Supportive Services including 5,700 square feet dedicated to case manager offices with meeting rooms and 6,072 square feet of interior common open space as permitted in Subarea D.2 of the SNAP.

PROJECT SITE

Project Site

The Project would redevelop an approximate 90,974 square foot area referred to as the Development Site. The Development Site is located within a greater Project Site, which encompasses the majority of the city block bounded by Beverly Boulevard to the south, Madison Avenue to the east, Oakwood Avenue to the north and Juanita Avenue to the west. The Project Site consists of twelve contiguous lots and three Assessor's Tax Parcels (APNs 5501-001-023, -025, -800).

The Project Site is located in the M1-1 Zone and height district and has a General Plan Land Use designation of Limited Industrial.[10] The Project Site is located in Subarea D of the SNAP which is subject to the use and area regulations of the CM Zone (LAMC Section 12.17.1), except that projects with hotel, motel, apartment hotel, and residential uses are prohibited. The Applicant is requesting approval of a Specific Plan Amendment to the SNAP to create a new Subarea D.2 (See Exhibit B for Specific Plan Amendment and Exhibit C Development Standards) to permit the construction of a Restricted Affordable housing units dedicated to a Permanent Supportive Housing project.

Table 2. Project Site Information

Address	Tract	Block	Lot	APN	Development Site
None	Dayton Heights Tract	V	FR 18	5501-001-025	No
3818 - 3838 W. Oakwood Avenue			FR 18 (Arb 1)		
3812 – 3814 ½ W. Oakwood Avenue			FR 19 (Arb 1)	5501-001-023	Yes
345 N. Madison Avenue, 3810 W. Oakwood Avenue			1	5501-001-800	
339 N. Madison Avenue			2		
333 N. Madison Avenue			3		
327 N. Madison Avenue			4		
321 N. Madison Avenue			5		
317 N. Madison Avenue			6		

[10] The Wilshire Community Plan General Plan Map identifies the site with the land use designation of Limited Industrial. ZIMAS identifies the site with the General Plan land use designation of Limited Manufacturing.

None			FR 19 (Arb 2)		
None			FR 19 (Arb 4)		
None			FR 19 (Arb 5)		
None			FR 19 (Arb 6)		
328 N. Juanita Avenue			15		
322 N. Juanita Avenue			14		
316 N. Juanita Avenue			13		
312 N. Juanita Avenue			12		

The Development Site is currently developed with three small detached residential buildings (one is owner occupied), three small commercial buildings, and surface parking lots. The parcel at 3838 W. Oakwood Avenue, which is within the Project Site but outside of the Development Site, is currently developed with a two-story office building above a one-level partially subterranean garage that will be renovated.

Surrounding Uses

The adjacent properties are improved with a variety of residential, commercial and industrial uses. The Development Site and Project Site are surrounded by parcels that are zoned R4, C2, CM and M1. The adjoining properties to the south are developed with a used-car sales lot and a pest control company in the M1-1 zoned property. The adjoining properties to the west are improved with a manufacturer of stone furnishings and fireplace mantels. Across Madison Avenue to the east is improved with the PATH Affordable Housing Project that provides housing and supportive services similar to those in the proposed Project located in the M1-1 zone (CPC-2014-1602-CU-SPE-SPP-DB-SPR). Across Juanita Avenue to the west is improved with the La Kretz Villas, a 49-unit residential building that combines subsidized and affordable studio units for individuals who have experienced homelessness and/or disabilities located in the R4-1 zone. Also across Juanita Avenue to the west is improved with an office building on a parcel zoned C2-1. Other nearby buildings in the vicinity along Beverly Boulevard include auto repair shops and an animal hospital located on parcels zoned M1-1.

Transit Adjacency

The Project Site is located one block to the west of the Metro Red Line rail station at Vermont Avenue and Beverly Boulevard. The Metro Red Line rail station provides access to the Metro Purple Line at the Wilshire/Vermont station and access to the Metro Expo Line and Metro Blue Line at the 7th Street/Metro Center rail station in downtown Los Angeles. The Metro Rail Expo Line ends in downtown Santa Monica and the Metro Rail Blue Line ends in downtown Long Beach with a stop that connects to the Metro Green Line. The Metro Red Line runs from North Hollywood to Union Station, where riders may access the Metro Gold Line.

The most convenient Metro Rapid Bus stop to the Project Site is Metro Rapid Bus 754, which runs north-south on Vermont Avenue with a stop at Vermont Avenue and Beverly Boulevard, one block to the west of the Project Site. Metro Rapid Bus 754 runs from Sunset Boulevard to the north to the Vermont/Athens Metro Green Line stop to the south. Metro Rapid Bus 754 includes a stop at Exposition Boulevard that accesses the Expo/Vermont Metro Expo Line rail station.

Metro Rapid Bus 754 offers connections to several Metro Rapid Bus lines. To the north, Metro Rapid Bus 754 includes a stop at Hollywood Boulevard which includes a connection to Metro Rapid Bus 780 that runs from the Washington/Fairfax Transit Hub to the west to Colorado

Boulevard and Hill Avenue in Pasadena to the east. To the north at Santa Monica Boulevard, a connection is available to Metro Rapid Bus 704 which runs from Santa Monica to the west to the Patsaouras Bus Plaza/Union Station to the east. The Metro Rapid Bus 754 stop at Wilshire Boulevard provides access to Metro Rapid Bus 720 that runs from Santa Monica to the west to the Commerce Center to the east with stops on 5th and 6th Streets through downtown Los Angeles. At Olympic Boulevard and Vermont Avenue, Metro Rapid Bus 728 runs from Century City to the west to the Patsaouras Bus Plaza/Union Station to the east with stops on Hill and Spring Streets through downtown Los Angeles. At Venice Boulevard and Vermont Avenue, Metro Rapid Bus 733 runs from Santa Monica to the west to Patsaouras Bus Plaza/Union Station to the east with stops on Main and Spring Streets in downtown Los Angeles. Further to the south at Vernon Avenue, Metro Rapid Bus 705 runs from La Cienega Boulevard and Rodeo Road to the west and Santa Monica and San Vicente Boulevards to the north to Long Beach Boulevard and Vernon Avenue to the east.

Two Metro Local Bus lines with stops at Vermont Avenue and Beverly Boulevard are located one block to the west of the Project site. Metro Local Bus 204 runs north-south on Vermont Avenue along the same path as Metro Rapid Bus 754. Metro Local Bus 204 runs from Sunset Boulevard to the north to the Vermont/Athens Metro Green Line stop to the south. Metro Local Bus 204 includes a stop at Exposition Boulevard that accesses the Expo/Vermont Metro Expo Line rail station.

Metro Local Bus 14 runs east-west along Beverly Boulevard from Beverly Hills to the west, with stops at the Beverly Center, Farmer's Market/The Grove and Larchmont Village, to Adams Boulevard and Figueroa Street to the east, with stops at locations in downtown Los Angeles along Grand Avenue and Olive Street.

Street Designations

Juanita Avenue	The Mobility Plan 2035 designates Juanita Avenue as a Local Street - Standard with a requiring right-of-way width of 60 feet (30-foot half right-of-way) and a required roadway width of 36 feet (18-foot half roadway and 12-foot sidewalk). Juanita Avenue is currently improved with a 60-foot right-of-way.
Madison Avenue	The Mobility Plan 2035 designates Madison Avenue as a Local Street - Standard with a requiring right-of-way width of 60 feet (30-foot half right-of-way) and a required roadway width of 36 feet (18-foot half roadway and 12-foot sidewalk). Madison Avenue is currently improved with a 60-foot right-of-way.
Oakwood Avenue	The Mobility Plan 2035 designates Oakwood Avenue as a Local Street - Standard with a requiring right-of-way width of 60 feet (30-foot half right-of-way) and a required roadway width of 36 feet (18-foot half roadway and 12-foot sidewalk). Oakwood Avenue is currently improved with a varying width of 32 – 60 feet.

ZONING CONFORMANCE

Density

The Development Site is located within the M1-1 Zone and Subarea D of the SNAP. Residential units are not permitted in the M1 Zone unless an existing building is being converted either by way of a conditional use permit process or under the Adaptive Reuse Ordinance. Subarea D allows uses of the CM Zone, except that Projects with hotel, motel, apartment hotel, and residential uses are prohibited.

In order to provide residential uses on the Development Site, the Applicant is requesting a General Plan Amendment, Zone Change and Specific Plan Amendment to create a new Subarea (See Exhibit B for Specific Plan Amendment and Exhibit C Development Standards) that permits unlimited density for a qualified Permanent Supportive Housing Project. The Project proposes the development of 454 dwelling units as part of a Qualified Permanent Supportive Housing Project.

The Project provides five individual buildings. The Southwest Building A would include 74 units, the Southwest Building B would include 62 units, the Northwest Building would include 84 units, the Northeast Building would include 143 units and the Southeast Building would include 90 units. The Project would provide 370 studio units, 71 one-bedroom units and 13 two-bedroom units. These units offer private baths, kitchens and living spaces critical to promoting resident independence.

Table 3. Proposed Density and Unit Type by Building

Building	Northeast	Northwest	Southeast	Southwest A	Southwest B	Total
Studios	111	48	76	73	62	370
One-Bedroom	22	35	14	0	0	71
Two-Bedroom	10	1	0	1	1	13
Total	143	84	90	74	63	454

Affordability

The Applicant is requesting entitlements subject to affordability requirements outlined in Measure JJJ and codified in LAMC Section 11.5.11(a)(1)(iii), which requires no less than 5% of the total units at rents affordable to Extremely Low Income households, and either 11% of the total units at rents affordable to Very Low Income households or 20% of the total units at rents affordable to Lower Income households, inclusive of any Replacement Units. The Project would restrict 5% of the total units at the Extremely Low Income level and 11% of the total units at the Very Low Income level in accordance with California Department of Housing and Community Development (HCD) rent schedules.

To qualify for AB 1197, the Project must provide 100% of the units at Low Income levels in accordance with HCD rent schedules. The Project will satisfy all the affordability requirements by providing the aforementioned 5% of the total units at the Extremely Low Income level, 11% of the total units at the Very Low Income level and the remaining units, exclusive of five managers' units, as Restricted Affordable at the Low Income level.

The Project will also restrict affordable units consistent with the definition of a Qualified Permanent Supportive Housing Project in the proposed Subarea D.2 of the SNAP. Qualified Permanent

Supportive Housing is defined as a project where "where all of the total combined Dwelling Units or Guest Rooms, exclusive of any manager's units, are affordable. For the purposes of this subdivision, affordable means that rents or housing costs to the occupying residents do not exceed 30 percent of the maximum gross income of Extremely Low, Very Low or Low Income households, as those income ranges are defined by the United States Department of Housing and Urban Development (HUD) or any successor agency, as verified by the Housing & Community Investment Department (HCIDLA). A minimum of 50 percent of the total combined Dwelling Units or Guest Rooms is occupied by the Target Population."

By providing 5% of the total units at the Extremely Low Income level, 11% of the total units at the Very Low Income level and the remaining units as Low Income at the HCD rent levels, the Project also satisfies the proposed Subarea D.2 affordability requirements.

Additionally, 100% of the total units will be provided for members of the Target Population, who are persons, including persons with disabilities, and families who are homeless, exclusive of the managers' units.

Table 4. Affordability and Target Population

Program	Requirements	Proposed
Measure JJJ (General Plan Amendment and Zone Change) (LAMC § 11.5.11)	5% Extremely Low and 11% Very Low or 20% Low based on HCD rents	5% Extremely Low, 11% Very Low, 84% Low all based on HCD rents and 5 market rate managers' units. 100% set aside for the target population excluding manager's units
AB 1197	100% Low based on HCD rents	
SNAP Subarea D.2	100% Low and 50% target population based on HUD rents	

Floor Area

The Development Site is located within the M1-1 Zone, but the Applicant is requesting a Zone Change to the CM-1 Zone. The Height District 1 in the CM zone restricts the site to a Floor Area Ratio of 1.5 to 1, or one and one-half times the Buildable Area of the Development Site. The Applicant also proposes a Specific Plan Amendment to the SNAP to create Subarea D.2 that would permit Qualified Permanent Supportive Housing projects to not exceed a maximum Floor Area Ratio of 3 to 1, or three times the Buildable Area of the Development Site. Buildable Area, as defined by LAMC Section 12.03, is the Lot Area excluding those portions of the lot which must be reserved for yard spaces, building line, setback space that would apply to a one-story building. This means that the Buildable Area is less than the total Lot Area.

The Lot Area of the Development Site is 90,974 square feet, but the Buildable Area of the Development Site is approximately 87,466 square feet. With a 3 to 1 FAR, the maximum permitted floor area is approximately 262,398 square feet. The Project will provide 11,772 square feet of Residential Supportive Service areas consisting of 5,700 square feet of case management services offices with meeting rooms and 6,072 square feet interior common open space areas. This combines to provide 4.7% of the Projects floor area which exceeds the 3% standard.

The proposed Subarea D.2 modifies the definition of Floor Area. Floor Area as defined by LAMC Section 12.03 excludes exterior walls, stairways, shafts, rooms housing building-operating

equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, and basement storage areas. Subarea D.2 standards additionally excludes from the overall calculation of Floor Area for Qualified Permanent Supportive Housing projects areas designated exclusively for supportive services uses or public areas accessible to all residents, including those for residential or supportive services uses, indoor open spaces, lobbies, and corridors. Subarea D.2 standards also require that the Floor Area be measured to the center line of wall partitions between public and non-public areas.

The Project provides five individual buildings. The Southwest Building A would include 39,000 square feet, the Southwest Building B would include 34,000 square feet, the Northwest Building would include 49,000 square feet, the Northeast Building would include 78,812 square feet and the Southeast Building would include 47,000 square feet. The Project, after all five buildings are constructed, would create a total of 247,812 square feet of new floor area consistent with the definition of Floor Area outlined in the proposed Subarea D.2 of the SNAP.

Table 4. Proposed Floor Area (SF) by Building

	Northeast	Northwest	Southeast	Southwest A	Southwest B	Total
LAMC 12.03 floor area	102,996	61,766	58,615	52,196	42,170	317,743
Subarea D.2 Deductions						
Supportive Services	1,215	1,000	860	1,350	1,275	5,700
Common Areas	5,994	1,263	4,196	1,202	1,945	14,600
Corridors	14,970	8,478	6,559	9,274	4,278	43,559
Interior Open Spaces	2,005	2,025	-	1,370	672	6,072
Total Deductions	24,184	12,766	11,615	13,196	8,170	69,931
SNAP Subarea D.2 Floor Area	**78,812**	**49,000**	**47,000**	**39,000**	**34,000**	**247,812**

Height

Subarea D.2 would establish unlimited height and story restrictions for Qualified Permanent Supportive Housing Projects. The Project would achieve a maximum building height of 95 feet.

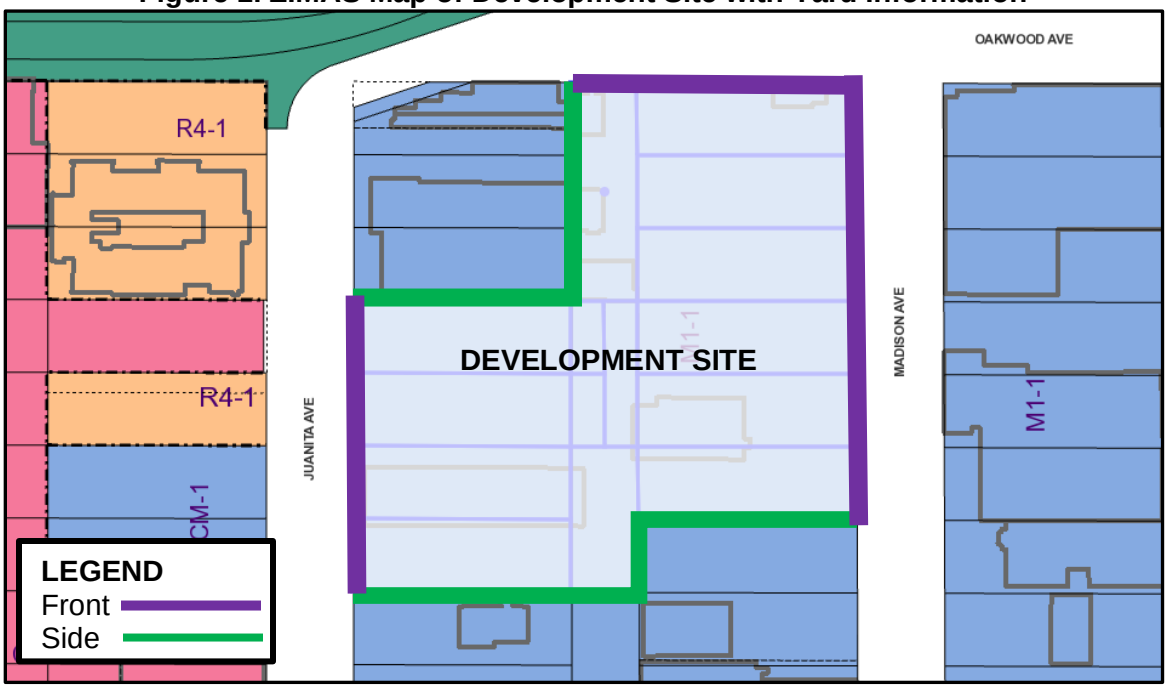
Table 5. Proposed Height by Building

	Northeast	Northwest	Southeast	Southwest A	Southwest B
Height (feet)	92' - 3"	94' - 3"	93' - 7"	94' 6"	95' - 0"
Stories	8	8	8	8	8

Yards and Setbacks

The Development Site has three separate street frontages and several internal property lines. Based on the Department of City Planning discussion with LADBS, all three street frontages are considered front yards and all internal property lines are considered side yards. There are no rear yards as part of the Development Site.

Figure 1. ZIMAS Map of Development Site with Yard Information



Based on the proposed SNAP Subarea D.2, yard provisions would be in accordance with the underlying zone. The Applicant is requesting a Zone Change from M1 to CM so the yard provisions of the CM zone would apply. However, the Applicant is also requesting a Developer Incentive pursuant to LAMC Section 11.5.11(e), which allows Projects that provide affordable housing consistent with LAMC Section 11.5.11 to be entitled to three incentives or concessions. Because the Project will restrict 100% of the total units, exclusive of manager's units, at rent levels consistent with LAMC Section 11.5.11, the Applicant requests to utilize the side yard requirements for the RAS3 zone per LAMC 12.10.5 in lieu of the side yard requirements in the underlying CM zone. The CM zone does not require front yard setbacks and the RAS3 zone requires 5-foot side yards. Thus, the Project is not required to provide a minimum front yard setback on and is required to provide side yard setbacks of at least 5 feet.

The Project includes varying setbacks from all property lines ranging from 0 feet to 37' - 6". Along street frontages, the Northeast Building would have a minimum setback of 0 feet from Oakwood Avenue, the Northeast Building would have a minimum setback of 0 feet from Madison Avenue, the Southeast Building would have a minimum 4' – 1" setback from Madison Avenue, the Northwest Building would have a minimum 17-foot setback from Juanita Avenue and the Southwest Building A would have a minimum 2' - 10" setback from Juanita Avenue. In multiple instances, varying building setbacks along street frontages are determined by the location requirements of the transformer so they are accessible to the public street.

The minimum interior yard setback would be 5' – 1" for a portion of the Southwest Building B between the building and the southwesterly property line. All other interior yard setbacks range from 10' – 2" to 13' – 11".

Open Space

According to the proposed SNAP Subarea D.2, which references LAMC Section 12.21.G, the Project is required to provide a minimum of 100 square feet of open space per unit with less than

3 habitable rooms, 125 square feet of open space per unit with three habitable rooms and 175 square feet of open space per unit with more than three habitable rooms. According to the LAMC definition of habitable rooms, a kitchen is not considered a habitable room for open space purposes.

The 454-unit Project would construct 441 units with less than three habitable rooms and 13 units with three habitable rooms. Thus, the required open space would be 45,725 square feet of open space. However, the Applicant is requesting a Developer Incentive pursuant to LAMC Section 11.5.11(e) for a 20% reduction in overall open space for a total requirement of 36,580 square feet.

The Project would provide the majority of open space in one large landscaped courtyard area throughout the entire Development Site. The Northeast Building would provide additional outdoor open space in a podium deck and a roof deck. Indoor common open space would be provided in community rooms in some buildings. Consistent with the proposed SNAP Subarea D.2 open space requirements, all common open space areas would have a minimum horizontal dimension of 20 feet and an overall minimum dimension of 600 square feet, and they make up less than 40 percent of the required open space. Additionally, 30,945 square feet (86.5%) of open space would be provided on the ground floor level.

Each building would provide sufficient open space for the dwelling units contained within, so each building can standalone with regard to open space.

Trees are required at the rate of one tree per every four residential dwelling units pursuant to Section 12.21.G. As a result, 114 trees are required and 114 trees would be provided. Additional landscaping provided would equal, at a minimum, 25% of the outdoor common open space or 7,627 square feet.

Table 6. Open Space Provided by Building

	Northeast	Northwest	Southeast	Southwest A	Southwest B	Total
Common Indoor						
Level 1 Community Rooms	2,005	2,025	-	-	672	4,702
Level 2 Community Room	-	-	-	1,370	-	1,370
Total						6,072
Common Outdoor						
Level 1 Courtyard (throughout)						26,243
Level 2 Podium Deck	3,279	-	-	-	-	3,279
Level 8 Deck	986	-	-	-	-	986
Total	4,265					30,508
Total	6,270	2,025	-	1,370	672	36,580

Vehicle Parking and Access

Pursuant to proposed Subarea D.2 of the SNAP, no parking spaces are required for dwelling units or guest rooms restricted to the Target Population of a Qualified Permanent Supportive Housing

Project. The Project would be limited to Target Population members. Thus, no residential parking is required for such units under the proposed Subarea D.2 of the SNAP.

Pursuant to proposed Subarea D.2 of the SNAP, all Qualified Permanent Supportive Housing Projects must provide: One (1) parking space for every 20 dwelling units or guest rooms shall be provided for the purpose of accommodating guests, supportive services, case management and managers' units. Up to 40% of the total required parking spaces may be provided as compact stalls. The Project's 454 dwelling units would result in a parking requirement of 23 spaces for such uses.

Under the State Density Bonus Law (Government Code Section 65915), a local agency cannot enforce any parking requirement on a project that 1) is 100 percent affordable to lower income households, exclusive of managers' units, and 2) provides supportive housing consistent with Health and Safety Code Section 50675.14. (Gov. Code § 56915(p)(4).) All of the Project's units will be affordable to lower income households, and the Project meets the requirements for supportive housing under Health and Safety Code Section 50675.14. Therefore, the Project is not required to provide any parking for its Restricted Affordable units.

Despite being exempt from any parking requirement, the Project would provide a total of 23 parking spaces. The Northeast Building would provide 13 parking spaces with vehicle access via a two-way driveway on Oakwood Avenue. The Southeast Building would provide 5 parking spaces with vehicle access via a two-way driveway on Madison Avenue. The Southwest Building would provide 5 parking spaces with vehicle access via a two-way driveway on Juanita Avenue.

Table 7. Required and Proposed Parking by Building

Required	Northeast	Northwest	Southeast	Southwest A	Southwest B	Total
1 space per 20 units	7	4	5	4	3	23
Proposed	**Northeast**	**Northwest**	**Southeast**	**Southwest A**	**Southwest B**	**Total**
Total	13	0	5	5	0	23

Bicycle Parking

The proposed SNAP Subarea D.2 requires 0.5 bicycle parking spaces per unit, notwithstanding the contrary provisions of Section 12.21 A 16 of the Code and regardless of the underlying zone, for Projects with two or more dwelling units. No bicycle parking shall be required for the non-residential uses in a Qualified Permanent Supportive Housing Project that consist of supportive services, case management offices, computer rooms and other non-residential uses related to providing services to the Target Population since these uses are considered accessory to the residential uses.

With 454 dwelling units, the required bicycle parking for the Project is 227 long-term bicycle parking stalls will be provided on the ground level of each residential building. In addition, pursuant to Development Standards in the proposed SNAP Subarea D.2, the Project would provide one bike rack per 50 feet of street frontage of the Development Site. The Development Site consists of approximately 597.75 feet of linear frontage along Juanita Avenue, Madison Avenue and Oakwood Avenue, so 12 bike racks would be required, which provides 24 short-term bicycle stalls.

HOMELESSNESS AND AFFORDABLE HOUSING

The California Department of Housing and Community Development (HCD) issued a February 2018 report entitled "California's Housing Future: Challenges and Opportunities, Final Statewide Housing Assessment 2025." The HCD report observes that challenges to housing affordability include the "existing system of land-use planning and regulation creates barriers to development," and the "people experiencing homelessness and other vulnerable populations face additional barriers to obtain housing." The HCD report's Executive Summary notes the housing challenges facing California include:

- Production averaged less than 80,000 new homes annually over the last 10 years, and ongoing production continues to fall far below the projected need of 180,000 additional homes annually.

- California is home to 12 percent of the homeless population, but a disproportionate 22 percent of the nation's homeless population.

The Legislative Analyst's Office, State of California, issued a report on February 21, 2019 to the Senate Budget and Fiscal Review Committee which also noted that California has a disproportionate share of the nation's homeless population. The report stated that "California has more people experiencing homelessness than any other state in the nation. As of January 2018, California had about 130,000 homeless individuals, which represented about 25 percent of the total homeless population in the nation. (California's overall population, however, is about 12 percent of the nation.)."[11] The Legislative Analyst's Office report, issued a year later than the HCD report, indicates that California now has one-quarter of the nation's homeless population, three percent higher than the previous year.

The production of new housing will be further aggravated in Southern California due to the high percentage of projected household growth that is expected in the foreseeable future. Households in the Southern California region (not including San Diego County) are expected to grow by 38% through 2025, representing the largest growth rate compared to the rest of the state.[12] The City of Los Angeles, making up a critical portion of Southern California, is at the forefront of experiencing the adverse impacts of the shortage of housing affordability, which further intensifies the existing and alarming homeless crisis.

The impact of a shortage of affordable housing for the formerly homeless is also illustrated by the severity of the homeless crisis in Los Angeles County. The HCD report notes that most of California's homeless population resides in major metropolitan areas. One-third of California's homeless population resides in Los Angeles County.[13]

Mayor Eric Garcetti has issued two Executive Directives that address support for affording housing development and implementation of the Comprehensive Homeless Strategy. Executive Directive No. 13 instructed City the departments that provide development services to streamline the permitting and entitlement process for all housing developments and to create priority processing incentives for housing developments that include targeted levels of affordable units.

[11] Legislative Analyst's Office report, "California's Housing and Homelessness Challenges in Context," page 6.
[12] Department of Housing and Community Development report, "California's Housing Future: Challenges and Opportunities, Final Statewide Housing Assessment 2025," Figure 1.4, page 8.
[13] Ibid, Figure 1.6, page10.

The Executive Directive refers to the Mayor's Sustainable City pLAn which sets forth goals of building 100,000 new housing units by 2021 and additional new housing units in subsequent years, leading to 150,000 new housing units by 2025. Executive Directive No. 16 directs the implementation of the City's Comprehensive Homeless Strategy which incorporates national best practices including a coordinated entry system to navigate people from the streets into housing, and a housing-first approach to prioritize placement of the homeless in permanent housing as a primary solution.

The City's Comprehensive Homeless Strategy notes that land use is "an inseparable factor creating additional opportunities to increase housing stock. Los Angeles has not responded to stronger housing demand by allowing for greater residential density in the nearly 500 square miles of our City. Land use and zoning restrictions can and have limited the supply of housing throughout the City."[14] The Comprehensive Homeless Strategy presents data that the City experiences a 9,049 bed deficit for permanent supportive housing for single individuals, which represents the highest need the City is facing relative to the housing gap for the homeless in Los Angeles.

The Comprehensive Homeless Strategy encourages greater density in areas of the City most capable of supporting it, and proposes that the City "should also investigate how well its various zoning density programs are doing to encourage or mandate additional residential development. Further study into reducing or removing parking minimums for affordable and homeless housing profiles, where residents own cars at much lower rates than market-rate housing, could lower the cost of affordable and homeless housing development and ensure efficient use of space for areas where more residential density is needed."[15]

In the Land Use chapter of the Comprehensive Homeless Strategy, the root cause of the affordability crisis is identified as the mismatch in the supply and demand for housing, which is observed as a result of the "limited supply of multi-family zoned housing sites and the difficulty of entitling multi-family housing projects throughout the City limits the creation of affordable housing units. A constrained affordable housing supply coupled with high rent burdens increases the likelihood low wage earners will fall into homelessness if their hours are reduced or if they encounter unavoidable/unforeseen costs……The constrained supply also makes finding affordable replacement housing more difficult and opens the door to homelessness."[16]

L.A.'s Green New Deal, the 2019 update to the Mayor's Sustainable City pLAn, sets targets to accomplish the following:

- End street homelessness by 2028.
- Ensure 57% of new housing units are built within 1,500 feet of transit by 2025; and 75% by 2035.
- Increase cumulative new housing unit construction to 150,000 by 2025; and 275,000 units by 2035.
- Create or preserve 50,000 income-restricted affordable housing units by 2035 and increase stability for renters.

L.A.'s Green New Deal's targets include milestones and initiatives. These include the following:

[14] Comprehensive Homeless Strategy, page 17.
[15] Ibid, page 17.
[16] Ibid, page 183.

- Build 10,000 new permanent supportive housing units by implementing Prop HHH and streamlining the permitting process of permanent supportive housing.
- Build 100,000 new housing units by 2021.
- Build 15,000 units of affordable housing by 2021; and 45,000 by 2035.

The Los Angeles Homeless Services Authority (LAHSA) reports in its 2018 Greater Los Angeles Homeless Count that within the City of Los Angeles the homeless population consists of 31,285 persons, of which 22,887 are unsheltered and 8,398 are sheltered. The LAHSA report indicates that there has been a 6% decline in the number of homeless in the City of Los Angeles but the economic factors driving people in homelessness persist. Los Angeles has a growing affordable housing crisis. Los Angeles County needs over 565,000 new affordable housing units for low income renters – 16,000 more than the previous year. LAHSA also reports that more people are falling into homelessness for the first time, with a count of 9,205 new homeless persons in 2018 as opposed to 8,044 homeless persons for the first time in 2017.

In contrast to the 2018 report on the homeless count from LAHSA, on June 4, 2019, Peter Flynn, Executive Director of LAHSA, presented the results of its 2019 Greater Los Angeles Homeless Count to the Los Angeles County Board of Supervisors, noting that within the City of Los Angeles the homeless population consists of 36,300 persons, of which 27,221 are unsheltered and 9,079 are sheltered. The 2019 LAHSA report indicates that there has been a 16% increase in the number of homeless in the City of Los Angeles, thereby reversing the trend of the previous year. The LAHSA report states that 516,946 new affordable housing units are needed in the County, according to the May 2019 "Los Angeles County Annual Affordable Housing Outcomes Report" prepared by the California Housing Partnership Corporation.

California's high housing costs disproportionately affect extremely low-income and very low-income households. California experiences a 1.5 million shortfall of rental units affordable and available to very low-income and extremely low-income renter households.[17] The Joint Center for Housing Studies of Harvard University reported that Los Angeles is the least affordable housing market in the United States, with the City having the highest burden rate of 47% of households.[18]

In adopting Assembly Bill No. 2162 to address California's homelessness crisis by making it easier to build supportive housing, the State Legislature made findings that twenty-five percent of the nation's total homeless population and almost half of the nation's unsheltered population reside in California. The Legislature found that evidence shows "supportive housing – an affordable rental with intensive services promoting housing stability – works to reduce chronic homelessness." Additionally, AB 2162 notes that studies "reveal supportive housing benefits communities by reducing homelessness locally, addressing blight, and increasing property values. Yet one of the barriers to creating supportive housing has been local delays or denials of applications to build supportive housing, based on subjective local planning standards."

Assembly Bill No. 2162 requires that supportive housing be a use by right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed development meets specific criteria, and would require a local government to approve a supportive housing development that complies with these requirements. The developer of supportive housing would have to provide the planning agency a plan for providing

[17] Department of Housing and Community Development report, "California's Housing Future: Challenges and Opportunities, Final Statewide Housing Assessment 2025," Figure 1.24, page 30.
[18] "The State of the Nation's Housing 2018," page 31

supportive services onsite for the residents. The legislation prohibits the imposition of minimum parking requirements for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop.

The Project would address housing opportunities for formerly homeless individuals by replacing expansive parking lots and small buildings used for storage and telecommunications purposes with five Restricted Affordable housing buildings at the Extremely Low to Low Income level with adequate space in each building for supportive social services for the residents. The supportive services for the residents would include case management, mental health services, independent living skills programs, substance abuse programs, and job training. The provision of supportive social services to homeless persons is a critical element to helping the at-risk population to seek personal betterment, and the Applicant is committed to these supportive service programs and affordable housing to be provided in a high-quality environment.

The Applicant's request for approval of a Zone Change to permit the construction of Restricted Affordable housing for the formerly homeless and supportive social services and approval of a new Subarea in the SNAP to construct the affordable housing project for the formerly homeless would be consistent with the City's Comprehensive Homeless Strategy, the Executive Directives issued by the Mayor, State law as the result of the adoption of AB 2162, and housing reports issued by the State and County.

In developing the Permanent Supportive Housing Ordinance for consideration by the City Planning Commission, Department of City Planning staff prepared a Recommendation Report to the City Planning Commission for its public hearing on December 14, 2017 for Case No. CPC-2017-3136-CA. The Report noted that the Permanent Supportive Housing (PSH) Ordinance was "drafted based on several key strategies provided in the City's Comprehensive Homeless Strategy, as well as through additional study of the common barriers facing the development of PSH in the City of Los Angeles."

Staff observed that as part of the Comprehensive Homeless Strategy and the Measure HHH expenditure plan, the City has "a goal of building 1,000 PSH units per year over the next ten years." In 2017, the need for PSH units was based on the January 2017 Greater Los Angeles Homeless Count which indicated that approximately 34,189 people were experiencing homelessness in the City, a number which grew by 20% since 2016. The homeless count dropped in 2018 to 31,285 but jumped 16% in 2019 to the current number of 36,300 homeless in 2019. The staff report indicates the City has been averaging a production rate of approximately 300 PSH units per year, prior to the adoption of Measure HHH which intended to streamline planning approvals for the 10,000 PSH units that are anticipated to be funded by Measure HHH over the next ten years.

The Recommendation Report observed that PSH has been "widely recognized and prioritized as one of the most effective solutions to ending homelessness. PSH is a type of affordable housing for the formerly or chronically homeless which incorporates supportive services such as mental health treatment, addiction therapy and vocational training. Integrating services with affordable housing provides formerly homeless individuals and families the ongoing help they need to remain housed and able to live independently. PSH has proven successful in providing long-term housing for individuals experiencing homelessness, and has been shown to have high retention rates of 90 percent and above, according to LAHSA and the Conrad N. Hilton Foundation Chronic Homelessness Initiative."

PREVIOUS CASES (on-site)

CPC-2000-1976-SP: Approved on September 25, 2000, the Vermont/Western Transit Oriented District Neighborhood and Specific Plan (SNAP).

CPC-1984-1-HD: Approved on June 25, 1985, Amendments to Height Districts with the Central parts of the City of Los Angeles.

CPC-7001: Approved on April 23, 1956, Zone Change from R4 and C2 on the Project Site to M1.

RELATED CASES (nearby properties)

DIR-2008-4275-SPP-DB. On December 31, 2008, the Director of Planning approved a Specific Plan Project Permit Compliance and a Density Bonus to allow the construction of a 49-unit low-income housing project with a 35% density bonus with a reduction of the required number of parking spaces to one-quarter parking spaces for each dwelling unit and a reduction of open space to 4,030 square feet. The project site is 335-339 N. Juanita Avenue.

CPC-2014-1602-CU-SPE-SPP-DB-SPR. On December 11, 2014, the City Planning Commission approved a Conditional Use Permit to allow density bonus increases for restricted affordable units; a Conditional Use Permit for reduced yards and increased FAR; a Specific Plan Exception to allow an expansion of the homeless shelter in Subarea D of the SNAP; a Specific Plan Project Permit Compliance with the SNAP; two Density Bonus on-menu incentives to reduce open space and to average open space over the project site; and Site Plan Review. The project site is located at 320-342 N. Madison Avenue; 3750-3766 W. Oakwood Avenue; and 333-345 N. Westmoreland Avenue.

CPC-2014-1947-CU-SPPA-SPP-DB-SPR. On February 26, 2015, the City Planning Commission approved a Conditional Use Permit and a Density Bonus with off-menu incentives to permit the construction of 100 residential units in lieu of 53 residential units with additional relief height requirements, loading requirements, stepback requirements and transparent building elements.

FINDINGS FOR GENERAL PLAN AMENDMENT
PURSUANT TO CITY CHARTER SECTIONS 555, 556 AND 558

The Applicant requests approval of a General Plan Amendment to revise the land use designation in the Wilshire Community Plan from Limited Industrial (corresponding to the M1 Zone) to Commercial Manufacturing (corresponding to the CM Zone). As part of the discretionary requests for this application, the Applicant is also requesting a Zone Change from the M1-1 Zone to the CM-1 Zone. The findings for the requested Zone Change are addressed in the sections below.

The requested General Plan Amendment from Limited Industrial to Commercial Manufacturing would create a development site compatible the Wilshire Community Plan's recognition of a residential community issue that there is a need to accommodate more affordable housing. The Project Site is located on the edge of M1 zoned properties, where adjoining parcels to the west, across Juanita Avenue, are zoned R4, C2 and CM and developed with residential and commercial uses. Properties in the M1 Zone that adjoin the Project Site are developed with commercial and residential uses, including the PATH Affordable Housing Project located directly across from the Project Site on the east side of Madison Avenue. The immediate vicinity has been transformed over the years from industrial uses to a mix of residential, commercial and industrial uses. On the Project Site's portion of Lot 19, the property was developed in 1924 with three small detached residences. The Project Site is also developed with three small commercial buildings, and surface parking lots. The proposed General Plan Amendment complies with City Charter Sections 556 and 558 in that the requested amendment reflects the land use patterns, trends and uses in the immediate area, which is developed with a mix of residential, commercial and light industrial projects on properties currently zoned for a mix of residential, commercial and industrial uses.

Charter Finding 555. The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic or physical identity.

The requested General Plan Amendment from Limited Industrial to Commercial Manufacturing would create a 2.09-acre geographic area that is compatible the Wilshire Community Plan's recognition of the dire need to accommodate more affordable housing.

The requested General Plan Amendment covers an 2.09 acre area that has, along with the neighboring properties, a significant social and economic identity. The character of the immediate area is defined by the diversity of uses including a cluster of affordable residential developments. To the east of the site is the 6-story PATH affordable housing development consisting of 122 residential units and supportive services. Across Juanita Avenue to the west is the La Kretz Villas building with 49 residential units consisting of subsidized affordable studio units and an office building. Located north of the site is the Delancey Street Foundation facility, which houses approximately 300 residents. The Foundation provides housing and services to homeless individuals and those at-risk of homelessness. Properties to the south are improved with office buildings, warehouse uses, and the Virgil Middle School campus. The Project will redevelop the underutilized Project Site, currently developed with three residential units along with commercial uses and surface parking, with a new affordable housing development and supportive services, consistent with the trends of the neighborhood. The Project's residential uses will complement the neighborhood-serving commercial uses. Because the Project residents are not expected to own a personal vehicle, it is expected that they will patronize these nearby commercial uses more frequently than traveling to another part of the City. Further, the Project will have synergy with the nearby affordable housing developments, some of which are also targeted to the homeless

population. The supportive services at the Project will complement those provided in the vicinity. Therefore, the requested General Plan Amendment, will support cohesion in this area with a significant social and economic identity.

The requested General Plan Amendment also covers an area that has, along with the neighboring properties, a physical identity as a transit-rich neighborhood within walking distance of the Vermont/Beverly Metro Red Line Rail Station. As discussed in detail in the SCEA prepared for the Project, state law, regional regulations and the City's General Plan and Municipal Code strongly encourage residential development, especially affordable housing, in transit-rich areas like the Project Site. Various incentives are provided to such developments, including but not limited to increased density bonuses, parking reductions and streamlined processes under CEQA, some of which Project is utilizing. Therefore, the requested General Plan Amendment, which covers an area with a significant physical identity as a transit-rich area, will implement state, regional and local goals to place housing within close physical proximity of transit.

The unique development of residential and commercial uses in the immediate neighborhood establishes social, economic, and physical identity appropriate to re-designate the Project Site from Light Industrial to Commercial Manufacturing for the construction of the proposed Project.

Charter Finding 556. When approving any matter listed in Section 558, the City Planning Commission and the Council shall make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General Plan. If the Council does not adopt the City Planning Commission's findings and recommendations, the Council shall make its own findings.

The amendment would re-designate the Project Site from Light Industrial to Commercial Manufacturing. The amendment of the land use designation, in conjunction with the recommended zone change to CM-1 Zone would allow the redevelopment of the site with a new affordable housing development. The site is located within an area that has been developed and continually utilized with a mixture of residential and commercial uses. The Project Site itself has been used for residential and commercial purposes. The three small detached residential units have been in existence since 1924. As discussed below, and in the Project SCEA under Appendix M (General Plan Consistency Findings) the amendment of the land use designation would be consistent with the purpose, intent and provisions of the General Plan.

Charter Finding 558. The proposed Amendment to the Wilshire Community Plan will be in conformance with public necessity, convenience, general welfare and good zoning practice.

The amendment to the Wilshire Community Plan would re-designate the land use designation of the Project Site from Light Industrial to Commercial Manufacturing. The amendment of the land use designation, in conjunction with the recommended zone change to CM-1 Zone would allow the development of much-needed Restricted Affordable housing units for the formerly homeless by demolishing an underutilized property that is occupied on the majority of its land mass for surface parking, while the existing buildings are either aging small residential buildings or small commercial buildings. The Project would provide a maximum of 454 residential dwelling units, of which 449 units would be Restricted Affordable units at Extremely Low to Low Income levels and 5 would be managers' units. The development would include on-site supportive social services for the residents. The new modern units, which would be deed restricted, would ensure that the permanent supportive housing for homeless persons is maintained well into the future, which is necessary considering that the lack of housing for the homeless remains a persistent problem in

light of the recent 2019 report from LAHSA that the homeless population in the City of Los Angeles has increased 16% since the 2018 homeless count.

Without the amendment, the property would remain underutilized by outmoded buildings that do not generate improved benefits for the homeless community and to the area at large. The immediate area, consisting of existing affordable housing projects and aging commercial properties and limited warehouse uses, is no longer viable for new industrial development. The current land use pattern of the surrounding area consists of a mixture of non-industrial uses including residential development and commercial buildings and lacks the necessary infrastructure and amenities for industrial uses.

The amendment would permit the construction of a residential development which is compatible with its surroundings (including similar housing developments adjacent to the subject property) and consistent with State and City planning goals. The amendment would allow this urban infill site to achieve numerous laudable planning goals, including construction of affordable housing proximate to mass transit and the introduction of supportive services that are much needed by the Extremely Low to Low Income homeless residents.

Public Necessity, Convenience, and General Welfare

The amendment would facilitate a vibrant residential development that would replace aging, outmoded small single-family residences and small commercial buildings. The new development would create a higher density affordable housing project that would be proximate to mass transit options and easily accessible to the commercial corridor of Vermont Avenue. A portion of the surrounding area has emerged as a neighborhood with affordable housing developments that have supportive services. In fact, properties immediately adjacent to the east and the west of the Project Site have been developed with affordable housing for low income and the homeless. Housing for the Extremely Low to Low homeless individuals is a public necessity, and the location of the proposed new affordable housing development provides a convenience for the public and helps to provide for the general welfare of the public.

The Housing Element 2013-2021 affirms in its Executive Summary that the need to accommodate growth results in the need not only for more housing but a "broader array of housing types to meet evolving household types and sizes." The development of more housing requires a strategy to accommodate residential development in a sustainable way. The Housing Element estimates that the Wilshire Community Plan has the capacity for 51,490 new housing units, which represents the second highest capacity for new residential units of the 35 Community Plan areas. The approval of the requested Zone Change, along with the General Plan Amendment and Specific Plan Amendment, would advance the City towards the goal of providing more housing by permitting the construction of a maximum of 449 Restricted Affordable Dwelling Units for Extremely Low to Low Income homeless persons in an area specifically contemplated by the City to help meet the City's housing shortage and comply with its RHNA requirement. As the Project Site is located in a Community Plan area that has the capacity for more new housing units than other parts of the City, the Project is consistent with the Housing Element's stated need to accommodate growth.

According to the Regional Housing Needs Assessment (RHNA), the City is expected to need an additional 82,002 new units through 2021, of which 46,590 units (57%) are designated for very low- and low-income households. The Housing Element notes that the "City will face significant challenges in meeting its RHNA income distribution if it is not able to secure additional funding for affordable housing production and preservation." The Applicant proposes to construct affordable

housing by proposing a maximum of 449 Restricted Affordable Dwelling Units at the Extremely Low to Low income level and five managers' units, which would assist the City to meet the challenge of the RHNA by maintaining and adding affordable housing units to the housing stock. Considering that the Wilshire Community Plan, as noted above, has the second highest capacity for new housing units of all 35 community plans, the approval of the Zone Change to CM-1 would facilitate the development of much needed housing for Extremely Low to Low Income homeless individuals that is a public necessity which may be fulfilled with the appropriate zoning designation.

The Community Plan further encourages new housing in proximity to transit, goods, services and facilities. In its introductory chapter, the Wilshire Community Plan observed as one of its residential issues that new "development needs to be coordinated with the availability of public infrastructure." Objective 1-2 of the Wilshire Community Plan proposes to "Reduce vehicular trips and congestion by developing new housing in close proximity to regional and community commercial centers, subway stations and existing bus route stops." This objective is supported by Policy 1-2.1 which seeks to "Encourage higher density residential uses near major public transportation centers." The Vermont/Beverly Metro Red Line Rail Station, which is within 500 feet of the Project Site, is the type of public infrastructure improvement that should be easily available to the residents of new residential projects. With a maximum of 454 residential units, the Project proposes a higher density residential use near a major public transportation center. The proposed Project's location near transit options would facilitate the residents' interaction with the community, activating the pedestrian environment and providing more customers to businesses on the commercial corridor of Vermont Avenue. The public convenience and general welfare is enhanced by offering homeless individuals the ability to live in close proximity to transit, job opportunities, various public and private facilities, shopping for necessities and other basic services.

The public necessity, convenience and general welfare are further enhanced by a well-designed campus, with the five buildings arranged to provide common open space areas in courtyards and passageways that serve to improve the quality of life in the neighborhood with improved security and an increased 24-hour population that activates the street. With the development of an attractive residential development consisting of a maximum of 449 Restricted Affordable units for Extremely Low to Low Income homeless individuals and five managers' units, the Project is not only compatible and complementary with the adjacent residential and commercial uses in the immediate vicinity, the Project would fulfill the need to provide clean, sanitary and safe housing for underserved segment of society. The need for this type of housing is greatly underscored by the report of the Los Angeles Homeless Services Authority in its 2019 Greater Los Angeles Homeless Count that the homeless population in the City of Los Angeles increased by 16% over the previous year, which now consists of 36,300 homeless persons, of which 27,221 need shelter.

The proposed CM zoning of the Project Site is consistent with the proposed General Plan land use designation of Commercial Manufacturing and supports higher density residential development within an affordable housing development for Extremely Low to Low Income homeless individuals. The Project is compatible with the Wilshire Community Plan's goals, objectives and policies, as discussed in the findings for the Community Plan. In general, these goals, objectives and policies encourage the development of higher density new housing in proximity to commercial centers and major transportation centers, along with providing more affordable and increased accessibility for the handicapped and senior citizens, many of which are within the Target Population for Permanent Supportive Housing, i.e., homeless individuals. The proposed Project would offer better housing choices for homeless individuals that are often relegated to shelters or transitional housing, or even worse, have no temporary housing options

at all. The proposed Project would also bring new residential units to an area that has a mix of residential, commercial and light industrial uses, but which offers several options to place residents within easy walking distance of several public transit alternatives and a major commercial corridor. The proposed Zone Change to the CM Zone would facilitate the much needed housing for an underserved segment of society, and as a result, the Zone Change would promote the public necessity, convenience and general welfare to accommodate a population that would benefit from housing and supportive services for those in the greatest need.

Good Zoning Practices

The General Plan Framework notes that the City of Los Angeles has "insufficient vacant properties to accommodate forecast population increases. Consequently, the City's growth will require the reuse and intensification of existing developed properties." The existing Project Site consists of three, small one-story residential buildings and three, small underutilized one-story commercial buildings. The Project Site also includes a large surface parking areas that should be utilized to accommodate an intensification of the land use in order to construct an affordable housing development.

A basic principle of good zoning practice, and State law as required by California Government Code Section 65860, is consistency between the General Plan land use designation and zoning designations. The General Plan Framework's Objective 3.1 seeks to accommodate a "diversity of uses that support the needs of the City's existing and future residents, businesses and visitors." The Objective is supported by Policy 3.1.6 which proposes to allow for the "adjustment of General Plan Framework Element land use boundaries to account for the changes in the location and introduction of new transit routes and stations…and, in such cases, consider the appropriate type and density of use generally within one-quarter mile of the corridor and station to reflect the principles of the General Plan Framework Element and the Land Use/Transportation Policy." The Project is located within 500 feet of the Metro Red Line Rail Station located at Vermont Avenue and Beverly Boulevard, and several Metro bus lines, including the Metro Rapid Bus Line 754, that have stops at Vermont Avenue and Beverly Boulevard. Additionally, Vermont Avenue is a commercial center within easy walking distance of the Project. The Project would replace underutilized buildings on a lot that is 2.09 acres in size in order to create a higher density residential use that is near the major transportation center at Vermont Avenue and Beverly Boulevard. The requested General Plan Amendment to Commercial Manufacturing would create a development site compatible with the Wilshire Community Plan's recognition of a residential community issue that there is a need to accommodate more affordable housing in transit-rich areas.

The Project reflects the existing land use patterns, trends and uses in the immediate area, which is developed with a mix of residential, commercial and light industrial projects on properties currently zoned for a mix of residential, commercial and industrial uses. The Project would create synergy with the existing residential properties for the lower income and homeless that are located to the immediate east and west of the Project Site. This, in turn, creates a vibrant, cohesive neighborhood that is greatly needed in very close proximity to a Metro Rapid Bus stop and the Vermont/Beverly Metro Red Line Rail Station, allowing the residents easy access within walking distance to several transit options. Based on the foregoing, the proposed Zone Change promotes good zoning practices by allowing the affordable housing development that is consistent with a coherent zoning pattern of establishing a CM Zone for parcels that are within close proximity to a commercial center and a major transportation corridor that includes a Metro Rail station and Metro Rapid Bus stop.

The development of a residential project for affordable housing on property with the land use designation of Commercial Manufacturing is supported by the various goals, objectives and policies of the General Plan Framework Element, the Housing Element 2013-2021, the Wilshire Community Plan, the Wilshire Center/Koreatown Redevelopment Project, the Mobility Plan 2035, and the Health and Wellness Element.

General Plan Framework

The General Plan Framework notes that the City of Los Angeles has "insufficient vacant properties to accommodate forecast population increases. Consequently, the City's growth will require the reuse and intensification of existing developed properties."[19] The proposed Project would replace three small one-story residential buildings, three small, underutilized one-story buildings used for the commercial operation of a telecommunications company and surface parking lots on M1-1 zoned land in order to develop a 100% Restricted Affordable housing Project consisting of 449 Restricted Afford Dwelling Units for Extremely Low to Low Income and homeless persons and 5 managers' units, with supportive social services.

Goal 3A of the General Plan Framework, Chapter 3 (Land Use):

A physically balanced distribution of land that contributes towards and facilitates the:

- *City's long-term fiscal and economic viability,*
- *Revitalization of economically depressed areas,*
- *Conservation of existing residential neighborhoods,*
- *Equitable distribution of public resources,*
- *Provision of adequate infrastructure and public services,*
- *Reduction of traffic congestion and improvement of air quality,*
- *Enhancement of recreation and open space opportunities,*
- *Assurance of environmental justice and a healthful living environment, and*
- *Achievement of the vision for a more livable city.*

The proposed affordable housing development for Extremely Low to Low Income homeless persons revitalizes a 2.09-acre property that is currently utilized by three small detached residential units, three small one-story commercial buildings, and surface parking lots. The new construction of an affordable residential Project with supportive social services for homeless persons would contribute to the City's long-term fiscal and economic viability. The Project does not divide any existing neighborhood, and in fact, connects the various residential uses surrounding the Project Site, including the nearby PATH development. In addition to the fact that the homeless residents would be less likely to own personal vehicles, traffic congestion also would be reduced by residents having easy access to multiple transit options, including the Metro Red Line Rail Station at Vermont Avenue and Beverly Boulevard as well as the Metro Rapid Bus Line at same intersection, which are within 500 feet of the Project Site. As a result of numerous transit options in the vicinity, including Metro Local Bus lines, less vehicle miles would be traveled, air quality would be improved and a healthful living environment would be created. Reduced traffic congestion, improved air quality, and a healthful living environment are created by a residential project where residents would have access by public transit to employment centers, retail centers and neighborhood services. A more livable city would be attained by constructing larger well-designed, energy efficient and modern structures in the five buildings that would provide the affordable dwelling units and supportive social services for the residents. Though the surrounding

[19] The Citywide General Plan Framework, page 3-4.

properties are zoned industrial, commercial and residential, the Project's surrounding neighborhood is evolving toward a greater mixture of residential, commercial and industrial uses. Moreover, additional affordable dwelling units are under construction on the adjacent property to the east of Madison Avenue.

> ***Objective 3.1 of the General Plan Framework, Chapter 3 (Land Use):*** *Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.*
>
> > ***Policy 3.1.6:*** *Allow for the adjustment of General Plan Framework Element land use boundaries to account for the changes in the location and introduction of new transit routes and stations….and, in such cases, consider the appropriate type and density of use generally within one-quarter mile of the corridor and station to reflect the principles of the General Plan Framework Element and the Land Use/Transportation Policy.*

The Project includes construction of five eight-story Permanent Supportive Housing residential buildings and the necessary support services. This 100 percent affordable residential development, exclusive of manager's units, would provide 449 lower-income dwelling units in Los Angeles, as well as new foot traffic for the existing surrounding commercial community, thus increasing business opportunities and economy of the Wilshire CPA.

The need for affordable housing for the homeless population has been well-established in the Housing Element and the City's Comprehensive Homeless Strategy. The Housing Element's Goal 4 of "Ending and Preventing Homelessness" notes the "vision for Los Angeles is to see every homeless individual and family housed by preventing them from becoming homeless and by rapidly rehousing those who do fall into homelessness. Permanent housing coupled with supportive services is central to combating homelessness."[20] The Project would provide permanent housing for the homeless with supportive services, thereby accommodating a diversity of uses that supports the needs of the City's existing and future residents. The Project would be located near major transit routes and stations where it is appropriate to have a development with higher density such as proposed by the Applicant. The Project Site is in close proximity to major transit as it is located within 500 feet of the Vermont/Beverly Metro Red Line rail station and the Metro Rapid Bus 754 stop at Vermont Avenue and Beverly Boulevard.

The City's Comprehensive Homeless Strategy observes that the City has not responded to stronger housing demand by allowing for greater residential density and that land use and zoning restrictions can and have limited supply throughout the City. Housing data indicates a significant shortfall of permanent supportive housing. The Mayor's Executive Directive No. 16 directs the implementation of the City's Comprehensive Homeless Strategy which incorporates national best practices including a coordinated entry system to navigate people from the streets into housing, and a housing-first approach to prioritize placement of the homeless in permanent housing as a primary solution. The Project would provide a higher density residential project of Restricted Affordable units for Extremely low and Low income and homeless persons.

Additionally, the State has enacted numerous laws, like Senate Bill 375, that prioritize the construction of new housing units within transit rich areas. The City has also adopted various incentives for residential projects in transit rich areas. One such program is the Transit Oriented

[20] Housing Element 2013-2021, page 6-11.

Communities (TOC) Affordable Housing Incentive Program which recognizes, following the voter approval of Measure JJJ, that housing development within a one-half mile radius of a Major Transit Stop qualifies for a variety of incentives. The TOC Program promotes the inclusion of restricted affordable units so that residential projects would qualify for incentives. Moreover, projects within 750 feet from the intersection of a Metro Rail Station and a Metro Rapid Bus line qualify for Tier 4 incentives. In Policy 3.1.6, the General Plan Framework would allow for adjustment of land use boundaries to account for the changes in the location and introduction of new transit routes and stations, and in such cases consider the appropriate type and density of use generally within one-quarter mile of the station.

Although the Project is not relying on the benefits of the TOC Program, it will provide 454 new residential units within one-half mile of a Major Transit Stop, and therefore the Project supports state and local objectives that connect land use and transportation planning. It is clear the need for homeless and affordable housing as well as density near transit is an urgent need during the current housing and climate crises. The Project satisfies the General Plan frameworks objective to a*ccommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors* by addressing these urgent issues.

> ***Objective 3.2 of the General Plan Framework, Chapter 3 (Land Use):*** *Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.*

The Project would develop new residential uses in walking distance to numerous services, retail, commercial, and residential areas.. The Project Site is located in proximity to multiple transit options, including the Metro Red Line Rail Station at Vermont Avenue and Beverly Boulevard, the Metro Rapid Bus Line 754 with a stop at Vermont Avenue and Beverly Boulevard, and two Metro Local Bus Lines that run on Vermont Avenue and Beverly Boulevard. As a result of numerous transit options in the vicinity, less vehicle miles would be traveled, air quality would be improved and a healthful living environment would be created. Moreover, the residents of affordable units for Extremely Low to Low Income and homeless persons are much less likely to own personal vehicles and would avail themselves of the transit options. In addition, the transit options, along with neighborhood-serving uses, are within easy walking distance of the Project Site. The Project would provide Code-required bicycle parking that also facilitates the reduction of vehicular trips and air pollution.

The Project introduces various streetscape improvements to encourage more pedestrian-friendly street edges along Juanita and Madison Avenues. The sidewalk on Madison Avenue adjacent to the Project, will be widened to up to 12 feet wide in most locations. On Juanita Avenue existing 12 foot sidewalks will be retained. Existing sidewalk widths will also be maintained on Oakwood Avenue. Utility poles fronting the property along Madison, Oakwood & Juanita Avenues will be relocated underground creating more continuous sidewalks. Additionally, nine new street trees will be placed along these three street frontages. Fourteen new bike racks will be strategically located along both Juanita & Madison Avenues. These streetscape improvements will aid in all streets adjacent to the Project becoming more pedestrian and bicycle oriented. Thus, this diversity of transit options near the Project Site would facilitate a reduction of vehicular trips, vehicle miles traveled, and air pollution.

> ***Objective 3.4 of the General Plan Framework, Chapter 3 (Land Use):*** *Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing*

neighborhoods and related districts.

The Project Site is located in the Transit Oriented District of the Vermont/Western Station Neighborhood Area Plan (SNAP), an ordinance that was created, as noted in its preamble, for "the purpose of making the neighborhood more livable, economically viable, as well as pedestrian and transit friendly in an effort to heal the community of the disruptions of the Nineties, mitigate population growth and achieve maximum benefit from the subway stations as a valuable public asset." Also recorded in the preamble is that the "Plan is a document that describes the Neighborhood Vision to the year 2020 for more public facilities and services, jobs, housing, transit ridership, growth management and civic involvement." The Project would meet the vision of the SNAP to make bring new housing to an area that is pedestrian and transit friendly and to make the neighborhood more livable.

By providing permanent housing for the formerly homeless, the Project fulfills the Objective to encourage new multi-family residential development within 500 feet of a primary transit corridor. At the intersection with Beverly Boulevard one block to the west of the Project Site, Vermont Avenue offers several transit options for the residents of the Applicant's Project. These options include the Vermont/Beverly Metro Red Line rail station, a Metro Rapid Bus and two Metro Local Bus lines. The neighborhood is made more livable as the streets would be activated with more pedestrians having easy access to transit options. The Project Site is located on M1 zoned property where multi-family residential development for homeless individuals has already been established on property immediately to the east, across Madison Avenue. Similar affordable housing development has also occurred on R4 zoned property that adjoins the Project Site across Juanita Avenue to the west. The Project Site is also suitable for higher density given its proximity to several transit options. The proposed Project would offer housing opportunities for Extremely Low to Low Income homeless persons with the greatest need for new housing while providing necessary supportive services to the residents.

Goal 3K: *Transit stations to function as a primary focal point of the City's development.*

> ***Objective 3.15:*** *Focus mixed commercial/residential uses, neighborhood-oriented retail, employment opportunities, and civic and quasi-public uses around urban transit stations, while protecting and preserving surrounding low-intensity neighborhoods from the encroachment of incompatible uses.*

Transit stations are defined as the "intent by the General Plan Framework to encourage new development in proximity to rail and bus transportation corridors and stations….the highest development intensities are targeted generally within one quarter mile of the transit stations…..It is intended that a considerable mix of uses be accommodated to provide population support and enhance activity near the stations."[21] To make transit stations the focal point of development, the Project would fulfill this goal by replacing three small detached residential buildings, three small underutilized commercial buildings used for the commercial operation of a telecommunications company, and surface parking lots with 454 residential units and a higher density of a resident population that would have easy access to the Vermont/Beverly Metro Red Line Rail Station and the Metro Rapid Bus and Metro Local Bus lines that are located within 500 feet of the site at the intersection of Vermont Avenue and Beverly Boulevard. The Project would not result in an incompatible land use as neighboring residential and industrial parcels have been developed with affordable housing and there would be no encroachment of incompatible uses on low-intensity neighborhoods.

[21] General Plan Framework, page 3-35.

The definition of "industrial" in the General Plan Framework recognizes that "some existing industrially zoned lands may be inappropriate for new industries and should be converted for other uses."[22] Industrial Land Use Policy 3.14.6 (e) proposes to consider the potential to re-designate marginal industrial lands on the following criteria: "Where the conversion of industrial lands to an alternative use will not create a fragmented pattern of development and reduce the integrity and viability of existing industrial areas." Several parcels adjoining the Project Site or located within the surrounding neighborhood have been converted or developed with non-industrial uses. These non-industrial uses include an affordable housing project, an auto sales lot, and a pet hospital. The Project would be compatible with the pattern of development in the surrounding neighborhood and consistent with the City's focus to building higher intensity uses in close proximity to transit stations.

GOAL 4A of the General Plan Framework, Chapter 4 (Housing): *An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.*

> ***Objective 4.1 of the General Plan Framework, Chapter 4 (Housing):*** *Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population to the year 2010.*
>
> > ***Policy 4.1.1:*** *Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City's subregion to meet the twenty-year projections of housing needs.*

Consistent with Goal 4A of the General Plan Framework's Housing chapter and the related objectives, the development would be a residential development providing a maximum of 449 Restricted Affordable Dwelling Units for Extremely Low to Low Income homeless individuals and 5 managers' units. The introduction of the Housing chapter of the General Plan Framework observes that the "City of Los Angeles has insufficient vacant properties to accommodate the cumulative amount of population growth which has been forecasted. The supply of land zoned for residential development is the most constrained in the context of population growth forecasts."[23] An equitable distribution of housing opportunities by type and cost accessible to all residents of the City would include the need to include affordable housing for Lower Income and homeless persons.

According to the Housing Element (adopted by the City Council on December 3, 2013 and approved by the California Department of Housing and Community Development on April 2, 2014), the population of the City of Los Angeles will grow by over 140,000 persons between 2014 and 2021. The Housing Element acknowledges that there is a need to support the development and preservation of more affordable housing and "to keep pace with the City's housing needs." Considering the City is expected to need an additional 82,002 new units through 2021, of which 46,590 units (57%) are designated for very low- and low-income households based on the Regional Housing Needs Assessment (RHNA), the Housing Element notes that the "City will face significant challenges in meeting its RHNA income distribution if it is not able to secure additional funding for affordable housing production and preservation." The Applicant proposes to build 449 Restricted Affordable Dwelling Units for Extremely Low to Low Income homeless persons and 5 managers' units, resulting in more units to be added to the City's housing stock.

[22] Ibid, page 3-32.
[23] Ibid, page 4-1.

The Wilshire Community Plan is identified in the Housing Element as having the capacity for 51,490 new housing units, which represents the second highest capacity for new residential units of the 35 Community Plan areas. The proposed CM-1 Zone would allow the development of 449 Restricted Affordable Dwelling Units and 5 managers' units that are much needed in an area in close proximity to transit options, including a Metro Rail Station and a Metro Rapid Bus Line, both of which are within 500 feet of the Project Site. The CM-1 Zone would permit new ground-up construction of the affordable housing units that are otherwise not permitted in the M1 Zone unless an existing building is being converted either by way of a conditional use permit process or under the Adaptive Reuse Ordinance. The existing commercial buildings on the Project Site are small, one-story structures that are not suitable for conversion to residential units, particularly for a project that would serve the homeless population with dwelling units and supportive social services. Likewise, the conversion of the three small detached residential buildings would not serve the homeless population with a sufficient number of dwelling units. The character of the neighborhood has been changing to include many more affordable housing units for low income and homeless persons. The PATH Affordable Housing Project is located adjacent to the Project Site to the east on industrially zoned land, across Madison Avenue, and the La Kretz Villas low-income housing project is adjacent to the Project Site to the west on residentially zoned land, across Juanita Avenue. Additional affordable housing units are currently under construction on M1 zoned land on the east side of Madison Avenue, across from the Project Site, by Path Ventures.

As the Project Site is located in a Community Plan area that is able to accommodate more new housing units than other parts of the City, the Project Site is the appropriate place to accommodate the type of density needed to provide an adequate supply of housing that is contemplated by the General Plan within this subregion of the City to meet the long-range projections of housing needs. The equitable distribution of housing opportunities for low income housing available to the formerly homeless that is proposed by Goal 4A would be accomplished by the approval of the General Plan Amendment to revise the land use designation in the Wilshire Community Plan from Limited Industrial (corresponding to the M1 Zone) to Commercial Manufacturing (corresponding to the CM Zone) to permit the construction of the restricted affordable housing development requested by the Applicant.

> ***Policy 4.1.6:*** *Create incentives and give priorities in permit processing for low- and very-low income housing developments throughout the City.*

The requested General Plan Amendment to revise the land use designation in the Wilshire Community Plan from Limited Industrial (corresponding to the M1 Zone) to Commercial Manufacturing (corresponding to the CM Zone) would permit the development of the affordable housing project for Extremely Low to Low Income homeless persons on industrially zoned land. The General Plan Amendment would create the incentive for the location of the Applicant's Project to provide 449 Restricted Affordable Dwelling Units for the type of housing that is contemplated by the General Plan to be situated throughout the City.

The General Plan Amendment to revise the land use designation to Commercial Manufacturing would permit new ground-up construction of the affordable housing units that are otherwise not permitted by the land use designation of Limited Industrial that corresponds to the M1 Zone unless an existing building is being converted either by way of a conditional use permit process or under the Adaptive Reuse Ordinance. The existing commercial buildings on the Project Site are small, one-story structures that are not suitable for conversion to residential units, particularly for a project that would serve the homeless population with dwelling units and supportive social

services. Likewise, the conversion of the three small detached residential buildings would not serve the homeless population with a sufficient number of dwelling units.

The character of the neighborhood has been changing to include many more affordable housing units for Extremely Low to Low Income homeless persons. The PATH Affordable Housing Project is located adjacent to the Project Site to the east, across Madison Avenue and the La Kretz Villas low-income housing project is adjacent to the Project Site to the west, across Juanita Avenue. Additional affordable housing units are currently under construction on M1 zoned land on the east side of Madison Avenue, across from the Project Site. Notwithstanding the adjacent affordable housing developments, the surrounding neighborhood maintains a mix of residential, commercial and industrial uses so that the neighborhood would retain its existing character without any adverse impacts from the proposed Project.

> ***Objective 4.2 of the General Plan Framework, Chapter 4 (Housing):*** *Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.*

As previously discussed, the Project's residential units would be provided in close proximity to several mass transit options with easy access to employment centers, retail uses and neighborhood-serving uses throughout the City. The Extremely Low to Low Income homeless persons that would reside in the Project are unlikely to own personal vehicles, and as a result, because of the close proximity to the Vermont/Beverly Metro Red Line Rail Station, the Metro Rapid Bus 754 and two Metro Local Bus lines, the location of the proposed affordable housing project should be encouraged to be developed in this location. The neighborhood is a high activity area with a mix of multi-family residential, commercial and industrial developments that are proximate to the busy commercial corridor of Vermont Avenue. The commercial and industrial properties that are located within the surrounding neighborhood are buffered from lower-density residential neighborhoods. The properties that are designated residential in the immediate vicinity are developed with multi-family residential housing. The Project Site is to the east of Vermont Avenue, where the few residential parcels are zoned R4. To the west of Vermont Avenue, the residential parcels beyond the commercial parcels fronting Vermont Avenue are zoned R3 and R4, and therefore, any lower-density residential neighborhoods are not located in the surrounding neighborhoods so that adequate transitions and buffers are already in place.

L.A.'s Green New Deal, the 2019 update to the Mayor's Sustainable City pLAn, has the vision to to "end homelessness, preserve and expand affordable housing, and shorten the distance between new homes and transit." A target of the Sustainable City pLAn is to ensure 57% of new housing units are built within 1,500 feet of transit by 2025; and 75% by 2035. Other targets include increasing the cumulative new housing unit construction to 150,000 by 2025 and to create or preserve 50,000 income-restricted affordable housing units by 2035. Building housing near transit will help Angelenos use public transportation and reduce emissions from vehicle use. These targets are helped to be fulfilled by the 100% affordable housing development that adds 454 units within 500 feet of several transit options, including the Vermont/Beverly Metro Red Line Rail Station, Metro Rapid Bus 754 and two Metro Local Bus lines.

Industrial Land Use & Economic Development Policies

GOAL 3J*: Industrial growth that provides job opportunities for the City's residents and maintains*

the City's fiscal viability.

***Objective 3.14**. Provide land and supporting services for the retention of existing and attraction of new industries*

Policies	*Project Consistency*
Policy 3.14.1 Accommodate the development of industrial uses in areas designated as "Industrial-Light," "Industrial-Heavy," and "Industrial-Transit" in accordance with Tables 3-1 and 3-9. The range and intensities of uses permitted in any area shall be determined by the community plans.	The Community Plan designates the Project Site as the Industrial – Light land use category. According to Table 3-1 of the Framework Element, typical uses in the Industrial – Light designation include: • Industrial uses with potential for a low level of adverse impacts on surrounding land uses • Increased range of commercial uses that support industrial uses (through zoning amendments) • Possible consideration for other uses where parcels will not support viable industrial uses (determined by community plan) The Project would re-designate the Project Site from Light Industrial (corresponding to the M1 Zone) to Commercial Manufacturing (corresponding to the CM Zone). The CM Zone would permit affordable housing while still allowing development of light industrial uses and a range of commercial uses that are compatible with the surrounding area. The surrounding properties are zoned R4, C2, CM and M1. The adjoining properties to the south are zoned M1-1 and developed with a used-car sales lot and a pest control company. The property across Madison Avenue to the east is improved with the PATH Affordable Housing Project that provides housing and supportive services similar to those in the proposed Project located in the M1-1 zone (CPC-2014-1602-CU-SPE-SPP-DB-SPR). Across Juanita Avenue to the west is improved with the La Kretz Villas, a 49-unit residential building that combines subsidized and affordable studio units for individuals who have experienced homelessness and/or disabilities located in the R4-1 zone. Another property across Juanita Avenue to the west is an office building on a parcel zoned C2-1. Other nearby buildings in the vicinity along Beverly Boulevard include auto repair shops and an animal hospital located on parcels zoned M1-1. A map was prepared to identify the current land uses of the surrounding area within a 500-foot

	radius of the Project Site ("Study Area"). The land uses are based on the available building permits and Certificates of Occupancy from the Los Angeles Department of Building and Safety ("LADBS") archives. The Study Area is approximately 1.2 million square feet, or 28 acres, and consist of parcels generally bounded by Virgil Avenue to the east, the US-101 Freeway to the north, Vermont Avenue to the west, and Council Street and Cosmopolitan Street to the south. As evident by the Land Use Map, attached as Exhibit D, the surrounding area within 500 feet of the Project Site is comprised of a mix of residential uses (30%), office uses (14%), and commercial retail uses (13%). The remaining land uses include vacant lots and buildings (14%), the Virgil Middle School campus (9%), mixed-use with residential units (2%), mixed-uses with commercial uses[24] (5%), warehouse uses (5%), automotive uses (6%), and the Metro transit station entrance (2%). The current snapshot of the immediate area indicates a land use pattern for mixed-use and transit-oriented development. The Project Site is located within one block of the Metro Red Line transit station at Vermont Avenue and Beverly Boulevard. It also demonstrates that while traditional manufacturing uses have left the area, they have been replaced by other job creating uses. The immediate vicinity does not contain any industrial infrastructure or uses other than access to US-101 (The Hollywood Freeway). Moreover, the existing improvements on the site are obsolete, and the size of the space is not in demand in the market. Indeed, the market for industrial uses in the area is limited; currently, there are only two industrial properties listed as available for rent less than three miles from the site. Both of those properties are significantly larger than the Project Site and are likely to receive higher rents than the Project Site. Overall, new industrial development in the Los Angeles market is infeasible where land costs are greater than approximately $101 per sq. ft. The current asking price of $21.72 per sq. ft. per year is below replacement costs for new construction and would therefore not be feasible as a reuse. Moreover, the project site has minimal features that

[24] This land use type includes a combination of office and warehouse uses.

	would support industrial use, is not located in an active industrial district, and is surrounded by incompatible land uses. Current market conditions effectively foreclose the possibility of redeveloping the project site for industrial use. (See Exhibit E - Industrial Feasibility Memo dated April 15, 2020 prepared by MR+E) The Project is consistent with the City's desire to encourage the residential uses near transit as demonstrated by its inclusion in the CM Zones permitted uses. The proposed General Plan Amendment would be consistent and compatible with the current pattern of development in the surrounding area and would allow for the proposed construction of a new Permanent Supporting Housing development consisting of 454 residential units with approximately 11,772 square feet of supportive services as well as job creating commercial manufacturing uses. Thus, the Project would not accommodate industrial uses on the Property. However, the Project converts marginal industrial land, utilized most recently as surface parking and vehicle repair, to other uses as contemplated by the Industrial Light policy to give "consideration to other uses where parcels will not support viable industrial uses."
Policy 3.14.2 Provide flexible zoning to facilitate the clustering of industries and supporting uses, thereby establishing viable "themed" sectors (e.g., movie/television/media production, set design, reproductions, etc.).	The Project will not impede the City's effort to rezone or redesignate land to create clusters of industries. As described above, the proposed CM zoning allows light industrial and commercial uses, along with residential uses. This zoning will provide flexibility for a wide range of uses, including industrial uses. Thus, the Project would not hinder the City's efforts to establish themed sectors.
Policy 3.14.3 Promote the re-use of industrial corridors for small scale incubator industries.	The Project would not hinder the City's effort to re-use industrial corridors for small scale incubator industries. As described above, the proposed CM zoning allows light industrial and commercial uses. The Project does not involve a small scale incubator industry, but it does promote the reintegration of current homeless individuals into the economy.
Policy 3.14.4 Limit the introduction of new commercial and other non-industrial uses in existing commercial manufacturing zones to uses which support the primary industrial function of the location in which they are located.	As evident by the Land Use Map, the surrounding area within 500 feet of the Project Site is comprised of a mix of uses including residential uses (30%), office uses (14%), and commercial retail uses (13%). The remaining land uses include vacant lots and buildings (14%), the Virgil Middle School campus (9%), mixed-use with residential units

	(2%), mixed-uses with commercial uses[25] (5%), warehouse uses (5%), automotive uses (6%), and the Metro transit station entrance (2%). Therefore, industrial uses are not the primary function of the surrounding uses. The Project Site is located across the street from a newly constructed affordable housing project that provides housing and supportive services similar to those in the proposed Project. The current snapshot of the land uses today depict an area that is viable for mixed-use and transit-oriented development. The development of the Project is a continuation of this land use pattern.
Policy 3.14.5 Promote the development of a mix of commercial and light industrial uses in areas designated as Industrial-Transit.	This area is not designated as Industrial-Transit. Therefore, Policy 3.14.5 does not apply to the Project.
Policy 3.14.6 Consider the potential re-designation of marginal industrial lands for alternative uses by amending the community plans based on the following criteria: a. Where it can be demonstrated that the existing parcelization precludes effective use for industrial or supporting functions and where there is no available method to assemble parcels into a unified site that will support viable industrial development; b. Where the size and/or the configuration of assembled parcels are insufficient to accommodate viable industrial development; c. Where the size, use, and/or configuration of the industrial parcels adversely impact adjacent residential neighborhoods; d. Where available infrastructure is inadequate and improvements are economically infeasible to support the needs of industrial uses; e. Where the conversion of industrial lands to an alternative use will not create a fragmented pattern of development and reduce the integrity and viability of existing industrial areas;	The Policy recognizes that while parcels may be designated for industrial land uses, the size, configuration, or availability of infrastructure and improvements may not be adequate to serve the needs of industrial uses. Therefore, it would be appropriate to consider the re-designation of the Project's parcels to be compatible with the existing zone and uses of the surrounding area. The irregularly-shaped Project Site is approximately 90,974 square feet, or roughly 2 acres, and encompasses the majority of the city block bounded by Beverly Boulevard to the south, Madison Avenue to the east, Oakwood Avenue to the north and Juanita Avenue to the west. Other uses within the city block includes an automobile service shop, office buildings, and a car rental business. As indicated by the large areas colored in yellow on the Land Use Map, residential uses make up the largest share of land uses and consist of 30% of the Study Area. There are several multifamily residential buildings across the street from the site including the 6-story PATH affordable housing development consisting of 122 residential units and supportive services. Across Juanita Avenue to the west is improved with the La Kretz Villas, a 49-unit residential building that includes subsidized and affordable studio units. Located north of the site is the Delancey Street Foundation facility, which houses approximately 300 residents. Other residential uses range from one-story single-family

[25] This land use type includes a combination of office and warehouse uses.

f. Where the conversion of industrial lands to an alternative use will not result in an adverse impact on adjacent residential neighborhoods, commercial districts, or other land uses; g. Where it can be demonstrated that the reduction of industrial lands will not adversely impact the City's ability to accommodate sufficient industrial uses to provide jobs for the City's residents or incur adverse fiscal impacts; and/or h. Where existing industrial uses constitute a hazard to adjacent residential or natural areas.	dwellings to two-story apartment buildings and are generally located on the eastern edge of the Study Area between Westmoreland Avenue and Virgil Avenue. The second most common land use is commercial office, which consist of 14% of the Study Area. The other primary uses are vacant lots/buildings and commercial retail uses covering 14% and 13% of the Study Area, respectively. Notably, 9% of the Study Area is the Virgil Middle School campus and recreation area. As evident by the Land Use Map, the surrounding neighborhood does not include any traditional manufacturing uses, which is a common use associated with industrial land that generates a substantial amount of jobs. A small fraction of the Study Area is dedicated to automotive uses (6%) and warehouse uses (5%). Industrial uses, particularly manufacturing facilities, are not significant in the current land use pattern. As such, the re-designation of the Project's parcels will not adversely impact or impede the City's ability to accommodate sufficient industrial uses to provide jobs. Jobs are being created with in the office, retail, automotive and warehouse uses which will continue in the area. The supportive services with the Project will promote the reintegration of currently homeless individuals into the job market. The immediate vicinity does not contain any industrial infrastructure or uses other than access to US-101 (The Hollywood Freeway). Moreover, the existing improvements on the site are obsolete, and the size of the space is not in demand in the market. Indeed, the market for industrial uses in the area is limited; currently, there are only two industrial properties listed as available for rent less than three miles from the site. Both of those properties are significantly larger than the Project Site and are likely to receive higher rents than the Project Site. Overall, new industrial development in the Los Angeles market is infeasible where land costs are greater than approximately $101 per sq. ft. The current asking price of $21.72 per sq. ft. per year is below replacement costs for new construction and would therefore not be feasible as a reuse. Moreover, the project site has minimal features that

	would support industrial use, is not located in an active industrial district, and is surrounded by incompatible land uses. Current market conditions effectively foreclose the possibility of redeveloping the project site for industrial use. (See Memo dated April 15, 2020 prepared by MR+E.) The current snapshot of the land uses today depict an area that is viable for mixed-use and transit-oriented development that provide urgently needed housing, jobs and tax revenue. Located within 500 feet of the site is Metro's Vermont/Beverly Red Line transit station. With the appropriate zoning, the Project Site would qualify for Tier 4 level of development bonuses under the City's local Transit Oriented Communities ("TOC") affordable housing incentive program. The TOC program aims to promote high-density residential development around major transit stops. A Tier 4 site, which is the highest tier designation, would permit up to an 80% density increase in exchange for a certain percentage of on-site affordable units. Development of the Project would reinforce the current trend of residential and commercial development and would not result in a fragmented pattern of development while still maintaining an active tax base for the City.
Policy 3.14.7 Consider the potential redesignation of non-industrial properties located adjacent to lands designated and developed with industrial uses for industrial purposes by amending the community plans or by conditional use permits based on the following criteria: a. The redesignation is required to accommodate the expansion of existing industrial uses to facilitate their retention in areas in which they are located; b. There is substantial support of the property owners of the parcels to be redesignated; c. There is no significant disruption or intrusion into existing residential neighborhoods, commercial districts, or other land uses;	The Project does not involve re-designation of non-industrial properties for industrial purposes. As such, Policy 3.14.7 is not applicable to the Project.

d. There are no adverse environmental impacts (traffic, noise, lighting, air pollution, other) on adjacent land uses due to the industrial uses; and e. There is adequate infrastructure to support the expanded industrial use(s).	
Policy 3.14.8 Encourage the development in areas designated as "Industrial-Heavy" of critical public facilities that are necessary to support the needs of residents and businesses but normally are incompatible with residential neighborhoods and commercial districts, such as corporate yards.	This area is not designated as Industrial-Heavy. Therefore, Policy 3.14.8 does not apply to the Project.
Policy 3.14.9 Initiate programs for lot consolidation and implement improvements to assist in the retention/expansion of existing and attraction of new industrial uses, where feasible.	The Project will not impede the City's efforts to initiate programs for lot consolidation and implement improvements to assist in the retention/expansion of existing and attraction of new industrial uses.

GOAL 7B*: A City with land appropriately and sufficiently designated to sustain a robust commercial and industrial base.*

> ***Objective 7.2****: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.*

Policies

Policies	*Project Consistency*
Policy 7.2.8. Retain the current manufacturing and industrial land use designations, consistent with other Framework Element policies, to provide adequate quantities of land for emerging industrial sectors.	The Project would change the existing designation to CM. This policy must be considered in light of Policy 3.14.6 and a balancing of policies. As discussed therein, the Project would meet the criteria to change the land use designation to accommodate for affordable housing units.
Policy 7.2.9. Limit the redesignation of existing industrial land to other land uses except in cases where such redesignation serves to mitigate existing land use conflicts, and where it meets the criteria spelled out in Policy 3.14.6 of Chapter 3: *Land Use*.	This policy must be considered in light of Policy 3.14.6. As discussed therein, the Project would meet the criteria to change the land use designation to accommodate for affordable housing units.
Policy 7.2.10. Ensure that the City's industrial sites are regionally competitive to maintain and enhance a core manufacturing base.	The immediate vicinity does not contain any industrial infrastructure or uses other than access to US-101 (The Hollywood Freeway). Moreover, the existing improvements on the site are obsolete, and the size of the space is not in demand in the market. Indeed, the

	market for industrial uses in the area is limited; currently, there are only two industrial properties listed as available for rent less than three miles from the site. Both of those properties are significantly larger than the Project Site and are likely to receive higher rents than the Project Site. Overall, new industrial development in the Los Angeles market is infeasible where land costs are greater than approximately $101 per sq. ft. The current asking price of $21.72 per sq. ft. per year is below replacement costs for new construction and would therefore not be feasible as a reuse. Moreover, the project site has minimal features that would support industrial use, is not located in an active industrial district, and is surrounded by incompatible land uses. Current market conditions effectively foreclose the possibility of redeveloping the project site for industrial use.(See Memo dated April 15, 2020 prepared by MR+E.) The Project will not impede the City's efforts to ensure that industrial sites are regionally competitive to maintain and enhance a core manufacturing base. However, those efforts need to be focused on areas with larger sites which can accommodate manufacturing uses.
Policy 7.2.11. Ensure that the City has sufficient quantities of land suitable to accommodate existing, new and relocating industrial firms, whose operations are appropriate to a specific location in Los Angeles.	The Project will not impede the City's efforts to ensure sufficient quantities of land suitable to accommodate existing, new and relocating industrial firms, whose operations are appropriate to a specific location in Los Angeles.
Policy 7.2.12. Establish, as shown in Figure 7-1, the area adjacent to the Port of Los Angeles, the rail corridor bisecting the San Fernando Valley, and the South Central/Southeast industrial area as market-linked targeted industrial areas (market-linked areas are described on page 7-4).	The Project is not located adjacent to the Port of Los Angeles, the rail corridor bisecting the San Fernando Valley or the South Central/Southeast industrial area. Therefore, Policy 7.2.12 does not apply to the Project. .
Policy 7.2.13. Facilitate environmentally sound operations and expansion of the Port of Los Angeles and the Los Angeles International Airport as major drivers of the local and regional economy.	The Project Site is not located at the Port of Los Angeles or the Los Angeles Airport. Therefore, Policy 7.2.13 does not apply to the Project.
Policy 7.2.14. Take steps to assure that new industries developed are sensitive to environmental and conservation issues, and that cumulative environmental impacts are addressed.	The Project is not introducing new industries to the area. Therefore, Policy 7.2.14 does not apply to the Project.

***GOAL 7C**: A City with thriving and expanding businesses.*

***Objective 7.3**. Maintain and enhance the existing businesses in the City.*

Policies	*Project Consistency*
Policy 7.3.4. Recognize the crucial role that the Port of Los Angeles and the Los Angeles International Airport play in future employment growth by supporting planned Port and Airport expansion and modernization that mitigates its negative impacts.	The Project Site is not located at the Port of Los Angeles or the Los Angeles Airport. Therefore, Policy 7.3.4 does not apply to the Project.
Policy 7.3.5. Improve the movement of goods and workers to industrial areas.	The Project does not involve the movement of goods and workers. Therefore, Policy 7.3.5 does not apply to the Project.
Policy 7.3.6. Retain the City's existing manufacturing base through an outreach program to existing businesses and an ongoing assessment of their specific land use requirements.	The Project Site does not have a manufacturing facility and is currently vacant. The majority of the site's land mass is dedicated to surface parking while the existing buildings are aging and include three small residences and three small one-story buildings used to service vehicles. The Project will not impede the City's efforts to retain existing manufacturing base.
Policy 7.3.7. Prioritize the retention and renewal of existing industrial businesses.	The majority of the site's land mass is dedicated to surface parking while the existing buildings are aging and include three small residences and three small one-story buildings used for the commercial operation of a telecommunications company which have abandoned the site.
Policy 7.3.8. Assist existing industries located in Los Angeles with their expansion plans and/or relocation efforts to find suitable industrial sites in the City.	The Project will not impede the City's efforts to expand or relocate existing industries to suitable industrial sites.

The Project would help to foster the development of a transitional neighborhood and outdated telecommunications infrastructure to construct 454 permanent supportive housing units. Although the Project is not wholly consistent with all policies listed above related to industrial land uses, a project does not need to be in perfect conformity with each and every policy or objective of a General Plan for a finding of consistency.

The Project is consistent with the majority of applicable policies and objectives transit oriented development and provision of a variety of housing types and styles. The Project will bring supportive housing units and services to an area that is largely characterized by residential and commercial uses and which lacks infrastructure for industrial uses. The Project Site is also well-served by transit and ideal for a more active, pedestrian oriented development. Additionally, the Project would meet or exceed several other relevant policies related to residential uses, mass

transit, and affordable housing.

Housing Element 2013-2021

The Project is harmonious with the following goals, objectives and policies of the Housing Element 2013-2021 of the General Plan:

The proposed residential Project would be consistent with the goals, objectives and policies of the General Plan Housing Element 2013-2021 to provide for affordable housing needs of the City's growing population.

The Housing Element 2013-2021 affirms in its Executive Summary that the need to accommodate growth results is the need not only for more housing but a "broader array of housing types to meet evolving household types and sizes." The development of more housing requires a strategy to accommodate residential development in a sustainable way.

The Wilshire Community Plan is identified in the Housing Element as having the capacity for 51,490 new housing units,[26] which represents the second highest capacity for new residential units of the 35 Community Plan areas. The approval of the requested Zone Change would advance the City towards the goal of providing more diverse housing by permitting the construction of a maximum of 449 Restricted Affordable Dwelling Units for Extremely Low to Low Income homeless persons and five market rate managers' units in an area specifically contemplated by the City to help meet the City's housing shortage and comply with its RHNA requirement. A General Plan Amendment from Limited Industrial to Commercial Manufacturing land use designation corresponding to the CM Zone would permit the construction of affordable housing where it is needed and compatible with the surrounding neighborhood. As the Project Site is located in a Community Plan area that has the capacity for more new housing units than other parts of the City, the Project is consistent with the Housing Element's stated need to accommodate growth.

The Project would be developed in a transit-rich area near a commercial corridor with a sustainable infill development appropriate to an area where the Project would be strategically located in proximity to transit and basic amenities. While the Project itself is not a mixed-use development, onsite supportive services will be included as part of the Project, providing opportunities for the residents with job training programs and other services. The Project is also in close proximity to Vermont Avenue, an established commercial corridor. The Project's intent for a smart, sustainable development is encouraged by the General Plan Housing Element's conclusion:

> *The City's General Plan lays out the strategy to meet this challenge, by directing growth to transit-rich and job-rich centers and supporting the growth with smart, sustainable infill development and infrastructure investments. By integrating the City's housing strategy with its growth strategy the City supports economic development, reduces housing costs, minimizes environmental impacts and enhances the quality of life. At the core of this strategy are complete mixed-use, mixed-income neighborhoods strategically located across the City that provide opportunities for housing, jobs, transit and basic amenities for all segments of the population. (Housing Element 2013-2014, Executive Summary, Page*

[26] Housing Element 2013-2014, Table 3.1 Summary of Sites with Housing Capacity by Community Plan Area, page 3-4.

c-xiii.)

The Project would provide much needed housing for Extremely Low to Low Income homeless individuals in an area where easy access to many transit options would provide opportunities for disadvantaged persons to enhance their quality of life by having the ability to access employment centers and neighborhood-serving services and retail uses. Considering the City is expected to need an additional 82,002 new units through 2021, of which 46,590 units (57%) are designated for very low- and low-income households based on the Regional Housing Needs Assessment (RHNA), the Housing Element notes that the "City will face significant challenges in meeting its RHNA income distribution if it is not able to secure additional funding for affordable housing production and preservation." The Applicant proposes to construct affordable housing by proposing a maximum of 449 Restricted Affordable Dwelling Units at the Extremely Low to Low Income level and five managers' units, which would assist the City to meet the challenge of the RHNA by maintaining and adding affordable housing units to the housing stock.

Goal 1: *A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs*

> ***Objective 1.1:*** *Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.*
>
> > ***Policy 1.1.2:*** *Expand affordable rental housing for all income groups that need assistance.*
> >
> > ***Policy 1.1.3:*** *Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.*
> >
> > ***Policy 1.1.7:*** *Strengthen the capacity of the development community to develop affordable housing.*

The Housing Element notes that the "City of Los Angeles is committed to providing affordable housing and amenity-rich, sustainable neighborhoods for its residents, answering the variety of housing needs of its growing population." The Housing Element recognizes that City households comprise a diverse set of needs that can only be met by providing a wide variety of housing types. The proposed Project would provide affordable housing and supportive social services in furtherance of the foregoing goal, objective and policies at a site which is currently underutilized with surface parking lots, three small one-story commercial buildings, and three small single-family buildings that would be demolished in order to develop a maximum of 454 dwelling units.

The Applicant proposes an affordable housing development in a campus setting where the new construction of five buildings with 454 dwelling units and containing supportive social services would create an environment that is safe, healthy and affordable to persons at the Extremely Low to Low Income level. The Project would provide the safe and healthy housing for a population that often lacks any housing options whatsoever, having to rely on shelters, if space is available, or resorting to street encampments that are neither safe nor healthy. By providing onsite services such as case management, mental health services, independent living skills programs, substance abuse programs, and job training, the Project provides for the various needs of the formerly homeless, an income group with the greatest need for affordable housing and the various services. The provision of the supportive social services is a critical element to helping the at-risk population to seek personal betterment, and the Applicant is committed to these supportive

service programs and affordable housing to be provided in a high-quality environment.

Consistent with Policy 1.1.2, the Project expands the availability of affordable rental housing with its 449 Restricted Affordable dwelling units for persons that need assistance. The requested General Plan Amendment from Limited Industrial to Commercial Manufacturing land use designation corresponding to the CM Zone would provide the Applicant the opportunity to develop the affordable housing in a location that is in close proximity to several transit options and neighborhood-serving uses.

The City's Comprehensive Homeless Strategy notes that land use is "an inseparable factor creating additional opportunities to increase housing stock. Los Angeles has not responded to stronger housing demand by allowing for greater residential density in the nearly 500 square miles of our City. Land use and zoning restrictions can and have limited the supply of housing throughout the City."[27] The Comprehensive Homeless Strategy presents data that the City experiences a 9,049 bed deficit for permanent supportive housing for single individuals, which represents the highest need the City is facing relative to the housing gap for the homeless in Los Angeles.

The Comprehensive Homeless Strategy encourages greater density in areas of the City most capable of supporting it, and proposes that the City "should also investigate how well its various zoning density programs are doing to encourage or mandate additional residential development. Further study into reducing or removing parking minimums for affordable and homeless housing profiles, where residents own cars at much lower rates than market-rate housing, could lower the cost of affordable and homeless housing development and ensure efficient use of space for areas where more residential density is needed."[28]

In the Land Use chapter of the Comprehensive Homeless Strategy, the root cause of the affordability crisis is identified as the mismatch in the supply and demand for housing, which is observed as a result of the "limited supply of multi-family zoned housing sites and the difficulty of entitling multi-family housing projects throughout the City limits the creation of affordable housing units. A constrained affordable housing supply coupled with high rent burdens increases the likelihood low wage earners will fall into homelessness if their hours are reduced or if they encounter unavoidable/unforeseen costs……The constrained supply also makes finding affordable replacement housing more difficult and opens the door to homelessness."[29]

L.A.'s Green New Deal, the 2019 update to the Mayor's Sustainable City pLAn, sets targets to accomplish the following:

- End street homelessness by 2028.
- Ensure 57% of new housing units are built within 1,500 feet of transit by 2025; and 75% by 2035.
- Increase cumulative new housing unit construction to 150,000 by 2025; and 275,000 units by 2035.
- Create or preserve 50,000 income-restricted affordable housing units by 2035 and increase stability for renters.

L.A.'s Green New Deal's targets include milestones and initiatives. These include the following:

[27] Comprehensive Homeless Strategy, page 17.
[28] Ibid, page 17.
[29] Ibid, page 183.

- Build 10,000 new permanent supportive housing units by implementing Prop HHH and streamlining the permitting process of permanent supportive housing.
- Build 100,000 new housing units by 2021.
- Build 15,000 units of affordable housing by 2021; and 45,000 by 2035.

In adopting Assembly Bill No. 2162 to address California's homelessness crisis by making it easier to build supportive housing, the State Legislature made findings that twenty-five percent of the nation's total homeless population and almost half of the nation's unsheltered population reside in California. The Legislature found that evidence shows "supportive housing – an affordable rental with intensive services promoting housing stability – works to reduce chronic homelessness." Additionally, AB 2162 notes that studies "reveal supportive housing benefits communities by reducing homelessness locally, addressing blight, and increasing property values. Yet one of the barriers to creating supportive housing has been local delays or denials of applications to build supportive housing, based on subjective local planning standards."

The Los Angeles Homeless Services Authority (LAHSA) reports in its 2018 Greater Los Angeles Homeless Count that within the City of Los Angeles the homeless population consists of 31,285 persons, of which 22,887 are unsheltered and 8,398 are sheltered. The LAHSA report indicates that there has been a 6% decline in the number of homeless in the City of Los Angeles but the economic factors driving people in homelessness persist. Los Angeles has a growing affordable housing crisis. Los Angeles County needs over 565,000 new affordable housing units for low income renters – 16,000 more than the previous year. LAHSA also reports that more people are falling into homelessness for the first time, with a count of 9,205 new homeless persons in 2018 as opposed to 8,044 homeless persons for the first time in 2017.

In contrast to the 2018 report on the homeless count from LAHSA, on June 4, 2019, Peter Flynn, Executive Director of LAHSA, presented the results of its 2019 Greater Los Angeles Homeless Count to the Los Angeles County Board of Supervisors, noting that within the City of Los Angeles the homeless population consists of 36,300 persons, of which 27,221 are unsheltered and 9,079 are sheltered. The 2019 LAHSA report indicates that there has been a 16% increase in the number of homeless in the City of Los Angeles, thereby reversing the trend of the previous year. The LAHSA report states that 516,946 new affordable housing units are needed in the County, according to the May 2019 "Los Angeles County Annual Affordable Housing Outcomes Report" prepared by the California Housing Partnership Corporation.

The Applicant's request for approval of a General Plan Amendment to the Commercial Manufacturing land use designation to permit the construction of restricted affordable housing for the formerly homeless and supportive social services and approval of a new Subarea D.2 in the Vermont/Western Station Neighborhood Area Plan (SNAP) to construct the affordable housing project for the formerly homeless would be consistent with Goal 1 of the Housing Element, the City's Comprehensive Homeless Strategy, L.A.'s Green New Deal, State law as the result of the adoption of AB 2162, and housing reports issued by the State and County that are addressed elsewhere in this application.

Goal 2: *A City in which housing helps to create safe, livable and sustainable neighborhoods.*

> ***Objective 2.2:*** *Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.*
>
> > ***Policy 2.2.2:*** *Provide incentives and flexibility to generate new multi-family*

housing near transit and centers, in accordance with the General Plan Framework element, as reflected in Map ES.1.

The Project's development of affordable housing for formerly homeless persons in a campus setting with the new construction of five buildings with 454 dwelling units affordable to Extremely Low to Low Income individuals, and containing supportive social services would create a safe, livable and sustainable neighborhood. The Project would create synergy with the adjacent similar residential developments that are also safe and livable for formerly homeless residents. The Project supports sustainability by providing 454 multi-family residential units in close proximity to numerous transit options, including being in walking distance to the Vermont/Beverly Metro Red Line Rail Station. The Project Site is also in close proximity with Vermont Avenue, which is an established commercial corridor that provides employment opportunities and neighborhood services and amenities.

The requested General Plan Amendment from Limited Industrial to Commercial Manufacturing land use designation corresponding to the CM Zone would provide the incentive and flexibility that is needed to generate new multi-family housing near transit and commercial centers. The City's L.A.'s Green New Deal, the 2019 update to the Mayor's Sustainable City pLAn, proposes that by 2025 the development of 57% of new housing units should be built within 1,500 feet of transit, that 50,000 income-restricted affordable units should be created and preserved by 2035, that 15,000 units of affordable housing need to be built by 2021, and that 10,000 new permanent supportive housing units need to be built by implementing Prop HHH and streamlining the permitting process of permanent supportive housing. The requested General Plan Amendment, along with the Zone Change and the proposed Specific Plan Amendment, would facilitate the process of meeting the City's goals of more restricted affordable housing with supportive services.

Objective 2.3: *Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources.*

to the Project would construct 449 Restricted Affordable dwelling units and five managers' units where existing surface parking lots, three small, underutilized one-story i commercial buildings, and three small single-family residential buildings are located and would be demolished. The Project design addresses sustainability and minimizes environmental effects. Project would comply with the L.A. Green Building Code, effective January 1, 2017, which requires the use of numerous conservation measures, beyond those required by Title 24 of the California Code of Regulations. The L.A. Green Building Code contains both mandatory and voluntary green building measures to conserve energy, water and other resources, and to avoid other environmental impacts. Among many requirements, the L.A. Green Building Code requires projects to achieve a 20 percent reduction in wastewater generation. Compliance with Title 24 of the California Code of Regulations and the L.A. Green Building Code would reduce the Project's energy and water consumption and other potential environmental effects.

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Objective 2.5: *Promote a more equitable distribution of affordable housing opportunities throughout the City.*

Policy 2.5.1: *Target housing resources, policies and incentives to include affordable housing in residential development, particularly in mixed use development, Transit Oriented Districts and designated Centers.*

Policy 2.5.2: *Foster the development of new affordable housing units citywide*

and within each Community Plan area.

The Los Angeles City Council has pledged to support the development of supportive housing in each Council district as an effective measure at ending homelessness. Councilmember Mitch O'Farrell, representative of the district in which the Project Site is located, has stated on his website that "homelessness and the lack of access to services and affordable housing is the most serious crisis facing the City," noting the City of Los Angeles is the most unaffordable housing market in the country. The Councilmember seeks to combat homelessness by working to increase the supply of covenanted affordable housing and providing access to services and permanent supportive housing. Councilmember O'Farrell also states that he "firmly believes the City has an obligation to provide services and access to affordable, supportive housing." The Councilmember's position is in line with the City's Comprehensive Homeless Strategy.

The proposed Project would meet the City's vision of combating homelessness by developing new affordable housing units within the Wilshire Community Plan area, which as previously noted has the City's second greatest capacity for the provision of new housing units. The Project Site is located within walking distance to the Vermont/Beverly Metro Red Line Rail Station, and within the Vermont/Western Transit Oriented District, which is noted in its Purpose to "improve the quality of housing stock in the neighborhood through the construction of affordable housing units" and to "facilitate the provision of studio and one bedroom apartments for…senior citizens (a significant segment of the homeless population) located near….subway stations." Although the Project itself, is not mixed-use, it does provide onsite supportive services for its residents, including case management, mental health services, independent living skills programs, substance abuse programs and job training, and is located in close proximity to Vermont Avenue, which is an established commercial corridor that provides job opportunities and neighborhood retail and services.

Goal 4: *A City committed to preventing and ending homelessness.*

> ***Objective 4.1:*** *Provide an adequate supply of short-term and permanent housing and services throughout the City that are appropriate and meet the specific needs of all persons who are homeless or at risk of homelessness.*

The City's commitment to preventing and ending homelessness has been realized in its Comprehensive Homeless Strategy, which notes that land use is "an inseparable factor creating additional opportunities to increase housing stock. Los Angeles has not responded to stronger housing demand by allowing for greater residential density in the nearly 500 square miles of our City. Land use and zoning restrictions can and have limited the supply of housing throughout the City."[30] The Comprehensive Homeless Strategy presents data that the City experiences a 9,049 bed deficit for permanent supportive housing for single individuals, which represents the highest need the City is facing relative to the housing gap for the homeless in Los Angeles. The Project would provide permanent supportive housing and supportive social services for persons who are homeless or at-risk of homelessness.

In addition to the Comprehensive Homeless Strategy, the City has recently updated the Mayor's Sustainable City pLAn with L.A.'s Green New Deal which has set targets that would end homelessness by 2028, ensure 57% of new housing units would be built within 1,500 feet of transit by 2025 and 75% of new housing units by 2035, create or preserve 50,000 income-restricted affordable housing units by 2035, build 10,000 new permanent supportive housing units by

[30] Comprehensive Homeless Strategy, page 17.

implementing Prop HHH and streamlining the permitting process of permanent supportive housing, and build 15,000 units of affordable housing by 2021 and 45,000 units by 2035. The City's vision for the creation of new affordable units is ambitious and requires the support of the development community to provide such units, particularly ones that would accommodate homeless persons. The Applicant's Project would generate 449 new dwelling units to be occupied by formerly homeless persons and five market rate managers' units.

The Applicant's request for approval of a General Plan Amendment of the land use designation from Limited Industrial to Commercial Manufacturing corresponding to the CM Zone to permit the construction of affordable housing for the formerly homeless and supportive social services, the request for a Zone Change from M1-1 to CM-1 Zone, and the request for approval of a new Subarea D.2 in the Vermont/Western Station Neighborhood Area Plan (SNAP) to construct the affordable housing Project for the formerly homeless would provide for a supply of permanent supportive housing and services to meet the specific needs of persons who are homeless or at-risk of homelessness.

> ***Policy 4.1.3:*** *Provide permanent supportive housing options with services for homeless persons and persons/families at risk of homelessness to ensure that they remain housed and get the individualized help they may need.*
>
> ***Policy 4.1.4:*** *Target chronically homeless individuals and prioritize the most vulnerable among them for services and Permanent Supportive Housing, including through the coordination of service provision and the efficient access to information so as to rapidly match available services to those in need of services.*
>
> ***Policy 4.1.6:*** *Provide housing facilities and supportive services for the homeless and special needs populations throughout the City, and reduce zoning and other regulatory barriers to their placement and operation in appropriate locations.*

The proposed Project would provide housing for Extremely Low to Low Income homeless individuals in furtherance of the foregoing goal, objective and policies with a permanent housing solution in a residential development that also would provide supportive social services onsite for its residents. The supportive social services would offer a range of services that include case management, mental health services, independent living skills programs, substance abuse programs, and job training. The provision of supportive social services to Extremely Low to Low Income homeless persons is a critical element to helping the at-risk population to seek personal betterment, and the Applicant is committed to these supportive service programs and affordable housing to be provided in a high-quality environment.

Enlightenment Plaza will offer a Service Plan dedicated to assisting the residents that are homeless individuals, including those experiencing chronic homelessness with special needs as defined by HUD, unaccompanied homeless persons with disabling conditions, and other homeless individuals with conditions of mental illness and/or chronic medical conditions, developmental disabilities, substance abuse, and HIV/AIDS or co-occurring disorders.

Each resident will be provided case management services as well as mental health services. The program would use the Housing First approach that prioritizes permanent housing for those experiencing homelessness so that the resident may pursue personal goals and improve their quality of life. This approach will be achieved by providing integrated services that allow for a wide range of mental health, substance abuse, and medical and functional needs of the resident to be addressed simultaneously and directly by on-site case managers or coordinated with the

appropriate community provider.

Enlightenment Plaza will provide supportive services and amenities including:

- New tenant orientation to identify the types of services and activities that would benefit them.
- Case management services to develop an Individual Service Plan for each resident to identify short- and long-term goals to be achieved, along with a plan for monthly reviews, at a minimum, of the resident's progress.
- Mental health services on-site that include psychiatric assessments, individual and group therapy, and crisis intervention with a focus on achieving wellness, recovery and housing stability.
- Substance abuse treatment services that address recovery planning and relapse prevention strategies, along with outpatient and inpatient provider referral and treatment options.
- Recreational and educational activities to foster a sense of community within the building and engage the residents with the surrounding neighborhood. Residents will have the opportunity to participate in theatre classes and perform plays in the Project's outdoor amphitheater.
- Housing stabilization and retention are the primary goals for each resident. Residents with specific issues or barriers to complying with lease regulations or pay rent will be helped to overcome these issues in order to prevent eviction.

Enlightenment Plaza's general goals of the Service Plan are to assist the residents in 1) maintaining stable housing, 2) increasing skills and/or income, and 3) achieving self-determined life goals.

The Project is consistent and compatible with the goals, objectives and policies of the Housing Element 2013-2021.

Wilshire Community Plan

The Wilshire Community Plan observes that the "Wilshire area includes only minimal light industrial uses," and that only 0.43 percent of the total Plan Area is designated for industrial use. The largest such area is located along Beverly Boulevard, from Oakwood Avenue to the north, to Council and 1st Streets on the south, to Hoover Street on the east, to Juanita Avenue on the west, and is occupied by various business park type uses. Some of these industrial areas, according to the Community Plan, have been developed with "two story retail and medium-rise office buildings (two to four story); however, the majority of the area has been developed with retail/wholesale businesses and light manufacturing uses."

The Project Site is located on parcels zoned M1-1 and is developed with three small one-story buildings for single-family residences, three small one-story commercial buildings and surface parking lots. The adjacent properties are improved with a variety of residential, commercial and industrial uses. The Project Site is surrounded by parcels that are zoned R4, C2, CM and M1. Within the blocks surrounding the Project Site, bounded by Oakwood Avenue to the north, Juanita Avenue to the west, Madison Avenue to the east, and property adjoining Beverly Boulevard to the south, the adjoining properties are developed with a used-car sales lot and a pest control company that front on Beverly Boulevard on M1-1 zoned property. Adjoining the Project Site on the northwest end is a manufacturer of stone furnishings and fireplace mantels. Directly across from

the Project Site to the east, on the other side of Madison Avenue, the property is zoned M1-1 and is developed with the PATH Affordable Housing Project that provides housing and supportive services similar to those proposed by the Applicant. Additional affordable housing units are currently under construction across the Project Site on the east side of Madison Avenue. Across the Project Site to the west, on the other side of Juanita Avenue, a R4-1 zoned parcel is developed with the La Kretz Villas, a 49-unit residential building that combines subsidized and affordable studio units for individuals who have experienced homelessness and/or disabilities. This Project also provides integrated case management services for the residents through PATH Ventures. Across the Project Site to the west is an office building on a parcel zoned C2-1. A CM zoned parcel is also located across the Project Site to the west. Other nearby buildings in the vicinity along Beverly Boulevard include auto repair shops and a dog and cat hospital located on parcels zoned M1-1.

The Applicant is requesting a General Plan Amendment from Limited Industrial to the Commercial Manufacturing land use designation corresponding to the CM Zone to permit the construction of a new Restricted Affordable housing Project containing a maximum of 454 residential dwelling units including 449 Restricted Affordable Units at the Extremely Low to Low Income level and five managers' units as well as approximately 11,772 square feet of resident-focused supportive services.

The Project is consistent with the following goals, objectives and policies of the Wilshire Community Plan:

> ***Goal 1:*** *Provide a safe, secure and high quality residential environment for all economic, age, and ethnic segments of the Wilshire Community.*
>
> ***Objective 1-1:*** *Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Wilshire Community Plan Area to the year 2010.*

The Project would provide housing opportunities for Extremely Low to Low Income homeless population that seeks restricted affordable units in a development that provides onsite supportive social services, including case management, mental health services, independent living skills programs, substance abuse programs, and job training. The provision of supportive social services to the residentsis a critical element to helping the at-risk population to seek personal betterment, and the Applicant is committed to these supportive service programs and affordable housing to be provided in a high-quality environment. The Project would increase the housing stock and address the homelessness crisis that is most acute in Los Angeles County, which has one-third of the state's homeless population. The Project would replace surface parking lots, three small one-story commercial buildings and three small detached residential buildings with the new construction of affordable dwelling units in a development with high quality design, supportive social services for residents, and open space areas throughout the Project's campus setting.

The proposed Project would offer permanent housing choices for the homeless individuals that are often relegated to shelters or transitional housing. The proposed Project also brings new residential units to an area which consists of a mix of residential, commercial and industrial uses, and is within easy walking distance of several public transit alternatives to access jobs and services.

The proposed Project would guard against the loss of units through conversion or deterioration of units, as the new construction of Restricted Affordable units would guarantee the long-term supply of very low-income housing stock. The Applicant proposes permanent affordable housing with the supportive services designed to ensure that the homeless persons remain housed and get the individualized help they need. The Project would target the chronically homeless individuals as permanent residents, while providing access to the residential supportive services to be provided within the campus setting.

> ***Objective 1-2:*** *Reduce vehicular trips and congestion by developing new housing in close proximity to regional and community commercial centers, subway stations and existing bus route stops.*
>
> > ***Policy 1-2.1:*** *Encourage higher density residential uses near major public transportation centers*.

The Project is a 100% Restricted Affordable housing development for the formerly homeless who will also be provided with onsite supportive social services. The Project would provide 449 Extremely Low to Low Income dwelling units and five managers' units within five new high-quality buildings. Due to economic circumstances, residents are unlikely to own personal vehicles, and the Project would not provide any parking for automobiles for these residential units, and only provides parking for the onsite supportive services and for guests. Therefore, the Project by design would result in a low vehicle miles traveled.

Located in close proximity to a subway station and existing bus route stops, the Project site is located within 500 feet of the intersection of Beverly Boulevard and Vermont Avenue, where the Vermont/Beverly Metro Red Line Rail Station, Metro Rapid Bus 754 and two Metro Local Bus lines have stops. The Metro Red Line rail station provides access to the Metro Purple Line at the Wilshire/Vermont rail station and access to the Metro Expo Line and Metro Blue Line at the 7th Street/Metro Center rail station in downtown Los Angeles. The Metro Expo Line ends in downtown Santa Monica and the Metro Blue Line ends in downtown Long Beach with a stop that connects to the Metro Green Line. The Metro Red Line runs from North Hollywood to Union Station, where riders may access the Metro Gold Line.

The most convenient Metro Rapid Bus stop to the Project site is Metro Rapid Bus 754, which runs north-south on Vermont Avenue with a stop at Vermont Avenue and Beverly Boulevard, one block to the west of the Project site. Metro Rapid Bus 754 runs from Sunset Boulevard to the north to the Vermont/Athens Metro Green Line stop to the south. Metro Rapid Bus 754 includes a stop at Exposition Boulevard that accesses the Expo/Vermont Metro Expo Line rail station.

Metro Rapid Bus 754 offers connections to several Metro Rapid Bus lines. To the north, Metro Rapid Bus 754 includes a stop at Hollywood Boulevard which includes a connection to Metro Rapid Bus 780 that runs from the Washington/Fairfax Transit Hub to the west to Colorado Boulevard and Hill Avenue in Pasadena to the east. To the north at Santa Monica Boulevard, a connection is available to Metro Rapid Bus 704 which runs from Santa Monica to the west to the Patsaouras Bus Plaza/Union Station to the east. The Metro Rapid Bus 754 stop at Wilshire Boulevard provides access to Metro Rapid Bus 720 that runs from Santa Monica to the west to the Commerce Center to the east with stops on 5th and 6th Streets through downtown Los Angeles. At Olympic Boulevard and Vermont Avenue, Metro Rapid Bus 728 runs from Century City to the west to the Patsaouras Bus Plaza/Union Station to the east with stops on Hill and Spring Streets through downtown Los Angeles. At Venice Boulevard and Vermont Avenue, Metro Rapid Bus 733 runs from Santa Monica to the west to Patsaouras Bus Plaza/Union Station to the east with

stops on Main and Spring Streets in downtown Los Angeles. Further to the south at Vernon Avenue, Metro Rapid Bus 705 runs from La Cienega Boulevard and Rodeo Road to the west and Santa Monica and San Vicente Boulevards to the north to Long Beach Boulevard and Vernon Avenue to the east.

Two Metro Local Bus lines with stops at Vermont Avenue and Beverly Boulevard are located one block to the west of the Project site. Metro Local Bus 204 runs north-south on Vermont Avenue along the same path as Metro Rapid Bus 754. Metro Local Bus 204 runs from Sunset Boulevard to the north to the Vermont/Athens Metro Green Line stop to the south. Metro Local Bus 204 includes a stop at Exposition Boulevard that accesses the Expo/Vermont Metro Expo Line rail station.

Metro Local Bus 14 runs east-west along Beverly Boulevard from Beverly Hills to the west, with stops at the Beverly Center, Farmer's Market/The Grove and Larchmont Village, to Adams Boulevard and Figueroa Street to the east, with stops at locations in downtown Los Angeles along Grand Avenue and Olive Street.

Therefore, the Project furthers this objective and policy.

> ***Objective 1-4:*** *Provide affordable housing and increased accessibility to more population segments, especially students, the handicapped and senior citizens.*
>
> > ***Policy 1-4.1:*** *Promote greater individual choice in type, quality, price and location of housing.*
> >
> > > ***Program:*** *The plan promotes greater individual choice by allocating adequate lands in the Plan Area for a variety of residential densities, and for the promotion of housing in mixed-use projects.*

The General Plan and the Housing Element 2013-2021 identify the critical need for more affordable housing to be built in the City of Los Angeles. As discussed more fully in the findings for the Housing Element, the assessment is that the City of Los Angeles is "facing an unprecedented housing crisis," and this crisis impacts all segments of the housing market. The housing crisis is most acute for the homeless population, as observed in the City's Comprehensive Homeless Strategy which reports that a 9,049 bed deficit for permanent supportive housing for single individuals represents the highest need the City is facing relative to the housing gap for the homeless in Los Angeles.

The lack of adequate housing supply has resulted in the increased need for affordable housing for lower income families. The Housing Element notes that housing production is likely insufficient to meet future demands, as the City has not kept pace with projected growth according to the Regional Housing Needs Assessment and that the City has been producing an average of 1,100 affordable units per year since 2006, which falls far below the provision of adequate housing for persons of Extremely Low to Low Income.

The Project proposes an affordable housing development, consisting of 449 Restricted Affordable Units and five managers' units, for the formerly homeless with a majority of the units to be provided as studio units along with a mix of one- and two-bedroom units. Each unit would contain its own bathroom and kitchen. The Project would draw a homeless population that would benefit from the supportive social services to be provided onsite for the residents. The Project Site is in close proximity to transit options offered by the Metro Red Line, Metro Rapid Bus and Metro Local Bus

lines.

The Project is consistent and compatible with the goals, objectives and policies of the Wilshire Community Plan.

Wilshire Center/Koreatown Redevelopment Project

Section 105 – Project Goals

The Project is consistent with the following Wilshire Center/Koreatown Redevelopment Project land use goals :

Goal 3: Promote the economic, social, educational and cultural and physical well-being through the revitalization of the residential, commercial and industrial areas.

The Project would promote the social and physical well-being of the formerly homeless persons that are in great need of supportive housing. The Project would provide housing for a homeless population that would no longer reside on the streets or in makeshift encampments. The residents would be provided with a variety of supportive social services, including case management, mental health services, independent living skills programs, substance abuse programs, and job training. The provision of supportive social services to homeless persons is a critical element to helping the at-risk population to seek personal betterment, and the Applicant is committed to these supportive service programs and affordable housing to be provided in a high-quality environment. The Project would be located where other high-quality affordable dwelling units are located on properties adjoining to the west and the east of the Project Site. The Project would revitalize the existing industrial property that is underutilized with small buildings and surface parking lots with residential uses that have already been established on adjacent parcels.

Goal 4: Promote the livability of the Project Area as a cohesive and sustainable neighborhood.

The Project Site is uniquely located within 500 feet of major transit options. The intersection of Beverly Boulevard and Vermont Avenue, one block to the west of the Project Site, includes the Metro Red Line Rail Station and the bus stops for a Metro Rapid Bus Line and two Metro Local Bus lines which run to areas throughout the City where residents may have easy access to a variety of neighborhood-serving commercial uses and services. The neighborhood would become more cohesive as the Project would connect with the two affordable housing developments that have been constructed in recent years, providing a more cohesive neighborhood.

Goal 5: Encourage the development of housing in a wide range of types, prices, rent levels and ownership options.

The General Plan and the Housing Element 2013-2021 identify the critical need for more affordable housing to be built in the City of Los Angeles. As discussed more fully in the findings for the Housing Element, the assessment is that the City of Los Angeles is “facing an unprecedented housing crisis,” and this crisis impacts all segments of the housing market. The housing crisis is most acute for the homeless population, as observed in the City’s Comprehensive Homeless Strategy which reports that a 9,049 bed deficit for permanent supportive housing for single individuals represents the highest need the City is facing relative to the housing gap for the homeless in Los Angeles.

The lack of adequate housing supply has resulted in the increased need for affordable housing for Extremely Low to Low Income families. The Housing Element notes that housing production is likely insufficient to meet future demands, as the City has not kept pace with projected growth according to the Regional Housing Needs Assessment and that the City has been producing an average of 1,100 affordable units per year since 2006, which falls far below the provision of adequate housing for persons of Extremely Low to Low Income.

The Project proposes an affordable housing development, consisting of 449 Restricted Affordable Units and five managers' units, for the formerly homeless with a majority of the units to be provided as studio units along with a mix of one- and two-bedroom units. Each unit would contain its own bathroom and kitchen. The units would be available to a range of income levels, including Extremely Low (5%), Very Low (11%) and Low (84%), in addition to five market rate managers' units. The Project would draw a homeless population that would benefit from the supportive social services to be provided onsite for the residents. Therefore, the Project provides a wide range of a range of housing types at various affordability levels.

Goal 6: Enhance the safety and security of residents, businesses, employees and visitors.

Security for the Project would be provided via site planning and secured access points of entry. The Project includes an onsite leasing office and onsite manager's units which will provide continuous onsite presence and services for residents to report security concerns. Entry doors to the main building and public areas will be secured with locks and gates to ensure safe and convenient access for residents.

The plans for the Project will incorporate design guidelines as identified in the "Design Out Crime Guidelines: Crime Prevention Through Environmental Design," published by the Los Angeles Police Department. Such design guidelines provide security design measures for semi-public and private spaces, which may include but not be limited to access control to the building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of building entrances in high-foot traffic areas.

To complement the two affordable housing developments that are located adjoining the Project Site to the west and east, the Project would add to the 24-hour population with "eyes on the street," thereby enhancing the safety and security of the residents. The formerly homeless that would occupy the dwelling units are unlikely to own personal vehicles, and therefore, are very likely to increase the pedestrian activity in the neighborhood, thereby adding more "eyes on the street" and enhancing the safety and security of the neighborhood.

Section 401 - General Redevelopment Actions

To accomplish the goals of the Plan as set forth in Section 401, the Project proposes to implement the Plan by:

9. Provision for low- and moderate-income housing;

Section 409.4 – New or Rehabilitated Dwelling Units Within the Project Area

"…..at least fifteen percent (15%) of all new and rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the Agency shall be available at affordable housing cost to persons and families of low- or moderate-income; and of such fifteen (15%) not less than forty percent (40%) thereof shall be at affordable housing cost to very low-income households."

The Project would provide 100% Restricted Affordable dwelling units to the formerly homeless at the Extremely Low to Low Income level. The Project would be consistent with the Redevelopment Plan's general development action of providing low-income housing.

Section 411 – Social Needs

"The realization of the goals established in this Plan are dependent upon providing for the social as well as the physical and economic needs of the residential and business communities of Wilshire Center and Koreatown."

"The social needs of the community include but are not limited to the need for day care facilities, housing very low- and low-income persons including the elderly and the homeless, English as a second language and literacy programs, educational and job training facilities, counseling and youth-at-risk programs and facilities."

The Project would fulfill the social needs of the community by providing Extremely Low to Low Income housing for the formerly homeless with supportive social services that include case management, mental health services, independent living skills programs, substance abuse programs, and job training.

The redevelopment of the Project Site with a new affordable housing project would promote community revitalization. The goals of the Redevelopment Plan are met with a project that would provide permanent affordable housing with supportive services in an environment that would be safe and secure for the residents and visitors. The immediate vicinity, which includes residential, commercial and industrial uses, is already developed with affordable residential uses and homeless supportive services that are compatible with the proposed Project. The Project would provide a significant amenity for the Extremely Low to Low Income and homeless population with much needed supportive services. The Project would also be developed with high quality architectural design features.

The Project is consistent and compatible with the goals of the Wilshire Center/Koreatown Redevelopment Project.

Mobility Plan 2035

The Mobility Plan 2035 includes goals that define the City's high-level mobility priorities. Each of the goals contains objectives and policies that guide the City's Mobility goals.

In the Mobility Plan 2035, Chapter 3 entitled "Access for All Angelenos" includes the discussion topic "A transportation system is only useful insofar as it accessible and convenient."

One aspect of accessibility relates to the design of the built environment. The Mobility Plan 2035

recognizes that the "3.8 million people who live in the City have widely varying levels of physical ability. They include the large numbers of children, senior, and people with disabilities." The Project would accommodate affordable housing for homeless persons, some of whom may well have disabilities or limited physical abilities.

Approval of the 454 Restricted Affordable dwelling units for the formerly homeless, inclusive of the five managers' units, at a site in close proximity to several mass transit options would be consistent with the purposes of the Mobility Plan. Various modes of travel are encouraged by the Mobility Plan 2035, including walking, biking and using public transit. The proposed General Plan Amendment would be in conformance with the following policies of the Mobility Plan 2035:

Policy 3.1: Access for All: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes – including goods movement – as integral components of the City's transportation system.

The residents of the 100% Restricted Affordable housing development would be less likely to own personal vehicles, thereby relying on alternative modes of travel, including pedestrian, bicycle and transit modes. The Project would be located within 500 feet of the Vermont/Beverly Metro Red Line rail station, the Metro Rapid Bus 754 line on Vermont Avenue and two Metro Local Bus lines. The Project would be in close walking distance of the multiple transit options. The Project would provide bicycle parking and storage for the residents. The Project would improve the public sidewalks adjacent to Project Site and would include active ground floor uses to enhance the pedestrian experience and promote walkability. In addition, the Proposed Project will provide 251 bicycle spaces to promote travel by bicycle.

Policy 3.3: Land Use Access and Mix: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

The Project Site is located approximately 90 feet from Beverly Boulevard, designated as an Avenue II in the Mobility Plan, and within 500 feet of Vermont Avenue, designated as an Avenue I in the Mobility Plan. Vermont Avenue is a major commercial corridor in the Wilshire Community Plan. Residents of the affordable housing development are less likely to own personal vehicles and the close proximity to several mass transit options would further reduce the need for vehicle trips. As such, the siting of the proposed Project at this location would result in fewer vehicle trips. The Vermont/Beverly Metro Red Line rail station and the Metro Rapid Bus that runs north-south on Vermont Avenue allow easy access to other destinations for employment opportunities, retail stores and neighborhood services.

Policy 3.3 notes that "it makes sense for land uses situated near major transit stops to be of the intensity and type that they attract a high number of transit riders" and that the "greatest benefits of transit accrue when the greatest number of potential riders can be located within easy access of the transit services." The Policy also observes that neighborhoods with "frequent, reliable transit seven days a week are the ideal place to cluster uses and services so that area residents, students, and/or employees can complete a number of errands within a single walk or bike trip." The proposed Project is ideally situated to allow the residents not only easy access to commercial services in the neighborhood by walking or bicycling, but the ability to use reliable transit options for trips to access job opportunities and services or to accomplish errands without the use of personal vehicles.

Policy 3.4: Transit Services: Provide all residents, workers and visitors with affordable, efficient, convenient, and attractive transit services.

Policy 3.4 recognizes that transit services offer a mobility alternative for residents who do not have access to a car. The policy recognizes that car ownership may be expensive when factoring, besides the cost of a vehicle, the additional costs of fuel, insurance and maintenance. The Project would accommodate Extremely Low to Low Income homeless residents who are less likely to own personal vehicles due to these costs as well as having to bear the costs of housing, food, and health care, among other basic necessities. As described in detail above, the Project provides easy access to several public transit options, including the Vermont/Beverly Metro Red Line Rail Station located within 500 feet of the Project Site. Policy 3.4 notes that when "private vehicles are no longer considered to be a necessity, the cost of living decreases and quality of life improves for everyone." Residents of the Project would have no need to own a personal vehicle as a mode of transportation.

Policy 3.8: Bicycle Parking: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The Project Site accommodates the required bicycle parking according to the Vermont/Western Transit Oriented District Specific Plan, as amended in new Subarea D.2.

The Project would provide the required 227 bicycle parking spaces in a secure, convenient and well-maintained parking facility located at grade on the ground level in the five residential buildings. An additional 24 short-term bicycling parking spaces would be provided near the main entrance to buildings fronting on Juanita Avenue and Madison Avenue in bike racks installed, per the design guidelines of the Vermont/Western Transit Oriented District Specific Plan, three feet from the curb edge or per the City Department of Transportation's requirements.

In the Mobility Plan 2035, Chapter 5 entitled "Clean Environments & Healthy Communities" includes the discussion topic "Transportation is deeply implicated in the health of both human beings and natural systems. Mobility directly impacts human health and wellness, both physical and mental. Active transportation modes such as bicycling and walking can significantly improve personal fitness and create new opportunities for social interaction, while lessening impacts on the environment."

The discussion topic notes that a "2004 analysis found that each additional hour spent in a car per day was associated with a six percent increase in the likelihood of obesity. Walking to transit or biking adds a fitness element to an everyday routine." As described in detail above, the Project Site's location in close proximity to public transit and to neighborhood services and retail stores would promote more walking and bicycling by the residents which allow an improvement in personal fitness and create an environment for social interaction as an alternative to the use of personal vehicles.

Policy 5.1: Sustainable Transportation: Encourage the development of a sustainable transportation system that promotes environmental and public health.

The Project Site is located in close proximity to the Vermont/Beverly Metro Red Line rail station, Metro Rapid Bus 754 that runs north-south on Vermont Avenue, and two Metro Local Bus lines. With easy access to transit options and local retail establishments and neighborhood services, residents of the Project would have the healthy option of walking, bicycling and using public transit as a safe, attractive, and convenient mode for environmentally sustainable and physically

beneficial transportation choices.

Policy 5.2: Vehicle Miles Traveled (VMT): Support ways to reduce vehicle miles traveled (VMT) per capita.

This policy notes that a sustainable approach to reducing Vehicle Miles Traveled is to increase "the availability of affordable housing options with proximity to transit stations and major bus stops" and to offer "more attractive non-vehicle alternatives, including transit, walking, and bicycling." The Project would add 545 affordable housing units to the housing stock in a location with close proximity to a major stop for the Metro Red Line at the Vermont/Beverly Rail Station and Metro Rapid Bus 754 that runs north-south on Vermont. The residents of the Project are less likely to own personal vehicles and thus by walking, bicycling and using public transit the Vehicle Miles Traveled would be reduced.

The Project would be compatible and consistent with goals, objectives and policies of the Mobility Plan 2035.

Health and Wellness Element

In the Introduction to the Health and Wellness Element, the "City of Los Angeles' Vision of Health" articulates goals for a healthy Los Angeles that include "safe and just neighborhoods that are free of violence;" "a balanced, multi-modal, and sustainable transportation system that offers safe and efficient options for all users;" and "access to affordable, healthy, and safe housing for residents of all ages and income levels." The Project would create a safe environment with new affordable housing dwelling units for homeless persons, allowing residents to escape the unsafe alternative of living in homeless encampments where personal safety and health are easily jeopardized. As a result, the new housing will be affordable, healthy and safe for the formerly homeless residents, who will also benefit from the sustainable transportation system of the Metro Red Line and Metro Rapid Bus and Local Bus lines as safe and efficient options that are easily accessible.

The Introduction in the "Housing and Community Stability" section notes that "housing and health are inextricably linked. Where a person lives determines their access to, or lack of, health-promoting resources such as goods and services, quality schools, transportation access and jobs." In addition, the Health and Wellness Element observes that access "to safe, affordable, accessible, and healthy housing is of paramount importance to living a healthy life." The Project would offer Extremely Low to Low Income homeless persons easy access to goods and services as well as transportation access that are easily accessible in the neighborhood.

The health and wellness of the Project's residents would be further enhanced by the supportive social services contained within the new residential development. These services would include mental health services with psychiatric assessments, individual and group therapy and crisis intervention. Substance abuse treatment services would address recovery and relapse prevention strategies. The well-being of the residents would be addressed with independent living skills programs and job training. The Project would offer recreational and educational activities to foster a sense of community within the building and engage the residents with the surrounding neighborhood.

In Chapter 2 entitled "A City Built for Health," a healthy city is one where goods and services are abundant and accessible, so that the "healthy choice is the easy choice for all residents." Health is supported by active transportation alternatives, which would be in fact accessible to the Project's residents.

Policy 2.2: Healthy Building Design and Construction:
Promote a healthy built environment by encouraging the design and rehabilitation of buildings and sites for healthy living and working conditions, including promoting enhanced pedestrian-oriented circulation, lighting, attractive and open stairs, healthy building materials and universal accessibility using existing tools, practices, and programs.

The Project would revitalize the underutilized Project Site and surrounding area. The Project would demolish large surface parking lots, three small one-story residential buildings, and three small, one-story commercial buildings and would provide a campus of new affordable housing buildings constructed to be consistent with the L.A. Green Building Code which is based on the California Green Building Code and represents a high standard of sustainability, incorporating features that minimize adverse effects on the environment. Healthy building design and construction would also reduce environmental hazards and improve indoor air quality.

A Project's healthy building design develops communal spaces for social interactions, green and open spaces for active and passive activity. The campus-like site plan provides well-positioned open space areas from west to east allowing site grading to Enlightenment Plaza naturally. The largest open space is located along Madison Avenue as a backdrop to the pedestrian and vehicular arrival area. The addition of the drop-off/pick-up turnaround along Madison will slow traffic providing a safer pedestrian crossing connecting PATH Metro Villas to the Project. Once riders and walking visitors arrive at the Project, they will be met with a park-like setting, including a large front lawn and orchard grove, both leading to community gardens to the west. The Project will provide approximately 26,000 square feet of open-to-sky, park-like and courtyard open space for residents and visitors. Building frontage will be set back to provide 12-foot sidewalks along both Madison and Juanita avenues. All units along Oakwood Avenue, on the north side of the site, will face to the east, west or south away from the 101 highway, thereby providing more enjoyable courtyard views.

The Project is designed around a pedestrian oriented site plan, with five multi-family housing buildings framing open spaces that weave through the site. All buildings will have service or community areas flanking the central open axis to activate the ground level and allow for easy flow between indoor and outdoor amenity and circulation spaces. The common open spaces will include one to two larger outdoor hardscape areas with planters and seating for residents to gather for social events. Community gardens and other interactive green spaces and planting areas will be available for residents to encourage wellness, healthy living options, and social interaction. Shaded walking paths lead through the site and connect to the two streets flanking the property to the east and west.

In Chapter 5 entitled "An Environment Where Life Thrives," Los Angeles is committed to green and sustainable growth that provides a healthy environment for all Angelenos. Persons who have been homeless and living on the streets would be a vulnerable population to be affected by environmental hazards. Affordable housing in a clean, safe and healthy environment where residents have access to supportive services would offer a focus on health that would not otherwise be available to homeless persons.

Policy 5.7: Land Use Planning for Public Health and GHG Emission Reduction:
Promote land use policies that reduce per capita greenhouse gas emissions, result in improved air quality and decrease air pollution, especially for children, seniors and others susceptible to respiratory diseases.

This policy notes that creating "land use patterns that make walking, cycling and taking transit viable modes of transportation to multiple destinations reduces the need for driving, and therefore reduces pollution and greenhouse gas emissions." The Project would provide affordable housing for Extremely Low to Low Income homeless persons in a location that is easily accessible by walking or bicycling to neighborhood-retail uses and services and to the transit corridor of Vermont Avenue where the Metro Red Line Rail Station and Metro Rapid Bus 754 are within 00 feet of the Project Site. As described above, the Project Site is located within walking distance of many bus lines. As such, residents of the Project would have numerous alternatives to the use of personal vehicles, thereby reducing air pollution and greenhouse gas emissions.

In Chapter 7 entitled "Safe and Just Neighborhoods," public safety is an essential component of a healthy neighborhood, and the effects of violence and crime disproportionately affect the city's low-income neighborhoods. One of this chapter's Objectives is to increase the number of non-violent vulnerable offenders, which includes the homeless, who are diverted from incarceration and rerouted into support services.

Policy 7.6: Diversion:
Proactively collaborate with public, private, and nonprofit partners to divert vulnerable populations such as homeless individuals, veterans, individuals with mental health issues, at-risk youth and young adults, and other non-violent offenders from conviction and incarceration to supportive services that promote access to economic, education, housing, and health resources within their communities.

The Project would offer a safe environment for the residents of the 449 Restricted Affordable dwelling units reserved for homeless persons with supportive social services to address the needs of its residents. The supportive services for the residents would include case management, mental health services, independent living skills programs, substance abuse programs, and job training. The provision of supportive social services to homeless persons is a critical element to helping the at-risk population to seek personal betterment, and the Applicant is committed to these supportive service programs and affordable housing to be provided in a high-quality environment consistent with City's vision to achieve better health and quality of life to be provided in the Applicant's affordable housing development.

The Project would be compatible and consistent with goals, objectives and policies of the Plan for a Healthy Los Angeles, a Health and Wellness Element of the General Plan.

FINDINGS FOR ZONE CHANGE
PURSUANT TO LOS ANGELES MUNICIPAL CODE (L.A.M.C.) SECTION 12.32 F

A. That the proposed Zone Change is in conformity with the General Plan.

See General Plan consistency findings above.

B. That the proposed Zone Change is in conformity with public necessity, convenience, general welfare and good zoning practice.

The proposed Zone Change from M1-1 to CM-1 seeks to create consistency with the emerging land use pattern of an area already developed with multi-family residential, commercial and light industrial uses on residential, commercial and industrial zoned land. The properties zoned M1-1 to the immediate east are developed with the PATH Affordable Housing Development, along with additional affordable units currently under construction. The properties to the immediate east are zoned [Q]CM-1, R4-1 and C2-1 and developed with affordable housing units, an office building and surface parking lots. The properties zoned M1-1 adjoining the Project Site to the south are developed with the commercial businesses of a car rental agency and pest control company. Other properties in the surrounding area to the south and east are zoned M1-1 and developed with a mix of commercial and industrial uses.

The proposed Zone Change to CM-1, in conjunction with the approval of a Specific Plan Amendment to the Vermont/Western Transit Oriented District Station Neighborhood Area Specific Plan (SNAP) to create a new Subarea D.2, would permit the development of residential units with a floor area ratio of up to 3 to 1 that would allow the development of 454 dwelling units, of which 449 units would be Restricted Affordable dwelling units for the Extremely Low to Low Income level. The proposed Subarea D.2 would utilize the use and area regulations of LAMC Section 12.17.1 (CM Zone), except that the permitted residential uses would be those that have met the requirements of a Qualified Permanent Supportive Housing Project (these requirements are contained within this application under the request for a Specific Plan Amendment that creates Subarea D.2).

The Wilshire Community Plan observes that the "Wilshire area includes only minimal light industrial uses," and that only 0.43 percent of the total Plan Area is designated for industrial use. The largest such area is located along Beverly Boulevard, from Oakwood Avenue to the north, to Council and 1st Streets on the south, to Hoover Street on the east, to Juanita Avenue on the west, and is occupied by various business park type uses. Some of these industrial areas, according to the Community Plan, have been developed with "two story retail and medium-rise office buildings (two to four story); however, the majority of the area has been developed with retail/wholesale businesses and light manufacturing uses." The M1-1 zoned property located to the east, immediately across Madison Avenue from the Project Site, has been previously approved and developed with a similar affordable housing development. Also on the east side of Madison Avenue, additional affordable housing units are being constructed on the M1-1 zoned land. As a result, the neighboring industrial properties have been developed with a mix of residential, commercial and light industrial uses. The proposed Zone Change to CM-1 would be compatible with existing adjacent development. The Project Site is designated as "Limited Industrial" in the Wilshire Community Plan, with a zoning designation of M1, which does not permit any dwelling units. As part of this application, the Applicant is requesting a General Plan Amendment to the land use of "Commercial Manufacturing," a designation compatible with the proposed Zone Change to CM-1.

With an approval of the requested Zone Change, the proposed Project would contribute to a more stable population for homeless individuals by the development of a maximum of 449 new Restricted Affordable dwelling units on property now zoned industrial but which has been previously used for residential and commercial purposes. Replacing outmoded, small detached residential buildings and underutilized, small commercial buildings with a well-designed campus of residential buildings would offer housing and supportive services to Extremely Low to Low Income homeless individuals. The Project would create synergy with the existing residential properties for the lower income and homeless that are located to the immediate east and west of the Project Site. This, in turn, creates a vibrant, cohesive neighborhood that is greatly needed in very close proximity to a Metro Rapid Bus stop and the Vermont/Beverly Metro Red Line Rail Station, allowing the residents easy access within walking distance to several transit options. Additionally, the Project Site is located in very close proximity to the commercial corridor of Vermont Avenue.

Approval of the Zone Change to CM-1 would permit the location of residential housing in close proximity to commercial centers, a rail station and several existing bus stops. The Wilshire Community Plan proposes in its land use plan policies support for the type of housing that would be permitted in the CM Zone. Objective 1-2 of the Wilshire Community Plan proposes to "Reduce vehicular trips and congestion by developing new housing in close proximity to regional and community commercial centers, subway stations and existing bus route stops." This objective is supported by Policy 1-2.1 which seeks to "Encourage higher density residential uses near major public transportation centers." With a maximum of 454 residential units, the Project proposes a higher density residential use near a major public transportation center, considering that the intersection of Vermont Avenue and Beverly Boulevard, which is within 500 feet of the Project Site, includes a rail station and a Metro Rapid Bus stop.

The Vermont/Western Transit Oriented District Specific Plan (SNAP) includes in its introduction that the Specific Plan was created for the purpose of making "the neighborhood more livable, economically viable, as well as pedestrian and transit friendly…..and achieve maximum benefit from the subway stations as a valuable public asset." As noted in Section 2 of the SNAP, the purposes of the Specific Plan include "D. Establish a clean, safe, comfortable and pedestrian oriented community environment for residents to shop in and use the public community services in the neighborhood," and "R. Facilitate the provision of studio and one bedroom apartments for adult students and senior citizens located near colleges, subway stations and along commercial corridors." The proposed Project, designed with five residential buildings in an open campus setting, would establish a clean, safe, comfortable and pedestrian oriented environment where the residents would have easy access to a subway station and the commercial corridor of Vermont Avenue.

The proposed CM zoning of the Project Site is consistent with the proposed land use designation of Commercial Manufacturing and supports higher density residential development within a Restricted Affordable housing development for Extremely Low to Low Income homeless individuals. The Project is compatible with the Wilshire Community Plan's goals, objectives and policies, as discussed in the findings for the Community Plan. In general, these goals, objectives and policies encourage the development of higher density new housing in proximity to commercial centers and major transportation centers, along with providing more affordable and increased accessibility for the handicapped and senior citizens, many of which are within the Target Population for Permanent Supportive Housing, i.e., homeless individuals. The proposed Project would offer better housing choices for homeless individuals that are often relegated to shelters or transitional housing, or even worse, have no temporary housing options at all. The proposed Project would also bring new residential units to an area that has a mix of residential, commercial

and light industrial uses, but which offers several options to place residents within easy walking distance of several public transit alternatives and a major commercial corridor.

The approval of the proposed Zone Change would permit the construction of the new residential development consisting of supportive services that are vitally needed by the Extremely Low to Low Income homeless individuals that would occupy the Restricted Affordable dwelling units. Without the approval of the Zone Change, the property would remain underutilized by outmoded buildings that do not generate improved benefits for the homeless community and to the area at large. The immediate area, consisting of existing affordable housing projects and aging commercial properties and limited industrial uses, is no longer viable for the new industrial development. As noted above, the Wilshire Community Plan has already observed that the area has been developed with non-industrial uses.

The Zone Change would permit the construction of a residential development which is compatible with its surroundings (including similar housing developments adjacent to the subject property) and consistent with State and City planning goals. The approval would allow this urban infill site to achieve numerous laudable Planning goals, including affordable housing proximate to mass transit and the introduction of supportive services that are much needed by the Extremely Low to Low Income homeless residents.

Public Necessity, Convenience and General Welfare

Approval of the Zone Change would facilitate a vibrant residential development that would replace aging, outmoded small single-family residences and small commercial buildings. The new development would create a higher density affordable housing project that would be proximate to mass transit options and easily accessible to the commercial corridor of Vermont Avenue. A portion of the surrounding area has emerged as a neighborhood with affordable housing developments that have supportive services. In fact, properties immediately adjacent to the east and the west of the Project Site have been developed with affordable housing for Low income and the homeless. Housing for the Extremely Low to Low homeless individuals is a public necessity, and the location of the proposed new affordable housing development provides a convenience for the public and helps to provide for the general welfare of the public.

In support of the type of residential development proposed by the Applicant, the Wilshire Community Plan includes Objective 1-2 which proposes to "Reduce vehicular trips and congestion by developing new housing in close proximity to regional and community commercial centers, subway stations and existing bus route stops." This objective is supported by Policy 1-2.1 which seeks to "Encourage higher density residential uses near major public transportation centers." With a maximum of 454 residential units, the Project proposes a higher density residential use near a major public transportation center, considering that the intersection of Vermont Avenue and Beverly Boulevard, which is within 500 feet of the Project Site, includes a rail station and a Metro Rapid Bus stop.

The Housing Element 2013-2021 affirms in its Executive Summary that the need to accommodate growth results in the need not only for more housing but a "broader array of housing types to meet evolving household types and sizes." The development of more housing requires a strategy to accommodate residential development in a sustainable way. The Housing Element estimates that the Wilshire Community Plan has the capacity for 51,490 new housing units,[31] which represents the second highest capacity for new residential units of the 35 Community Plan areas.

[31] Housing Element 2013-2014, Table 3.1 Summary of Sites with Housing Capacity by Community Plan Area, page 3-4.

The approval of the requested Zone Change, along with the General Plan Amendment and Specific Plan Amendment, would advance the City towards the goal of providing more housing by permitting the construction of a maximum of 449 Restricted Affordable Dwelling Units for Extremely Lot to Low Income homeless persons in an area specifically contemplated by the City to help meet the City's housing shortage and comply with its RHNA requirement. A Zone Change to the CM Zone and a General Plan Amendment to Commercial Manufacturing land use designation would permit the construction of affordable housing where it is needed and compatible with the surrounding neighborhood. As the Project Site is located in a Community Plan area that has the capacity for more new housing units than other parts of the City, the Project is consistent with the Housing Element's stated need to accommodate growth.

According to the Regional Housing Needs Assessment (RHNA), the City is expected to need an additional 82,002 new units through 2021, of which 46,590 units (57%) are designated for very low- and low-income households. The Housing Element notes that the "City will face significant challenges in meeting its RHNA income distribution if it is not able to secure additional funding for affordable housing production and preservation." The Applicant proposes to construct affordable housing by proposing a maximum of 449 Restricted Affordable Dwelling Units at the Extremely Low to Low income level and five managers' units, which would assist the City to meet the challenge of the RHNA by maintaining and adding affordable housing units to the housing stock. Considering that the Wilshire Community Plan, as noted above, has the second highest capacity for new housing units of all 35 community plans, the approval of the Zone Change to CM-1 would facilitate the development of much needed housing for Extremely Low to Low Income homeless individuals that is a public necessity which may be fulfilled with the appropriate zoning designation.

The Community Plan further encourages new housing in proximity to transit, goods, services and facilities. In its introductory chapter, the Wilshire Community Plan observed as one of its residential issues that new "development needs to be coordinated with the availability of public infrastructure." Objective 1-2 of the Wilshire Community Plan proposes to "Reduce vehicular trips and congestion by developing new housing in close proximity to regional and community commercial centers, subway stations and existing bus route stops." This objective is supported by Policy 1-2.1 which seeks to "Encourage higher density residential uses near major public transportation centers." The Vermont/Beverly Metro Red Line Rail Station, which is within 500 feet of the Project Site, is the type of public infrastructure improvement that should be easily available to the residents of new residential projects. With a maximum of 454 residential units, the Project proposes a higher density residential use near a major public transportation center. The proposed Project's location near transit options would facilitate the residents' interaction with the community, activating the pedestrian environment and providing more customers to businesses on the commercial corridor of Vermont Avenue. The public convenience and general welfare is enhanced by offering homeless individuals the ability to live in close proximity to transit, job opportunities, various public and private facilities, shopping for necessities and other basic services.

The public necessity, convenience and general welfare are further enhanced by a well-designed campus, with the five buildings arranged to provide common open space areas in courtyards and passageways that serve to improve the quality of life in the neighborhood with improved security and an increased 24-hour population that activates the street. With the development of an attractive residential development consisting of a maximum of 449 Restricted Affordable units for Extremely Lot to Low Income homeless individuals and five managers' units, the Project is not only compatible and complementary with the adjacent residential and commercial uses in the immediate vicinity, the Project would fulfill the need to provide clean, sanitary and safe housing

for underserved segment of society. The need for this type of housing is greatly underscored by the report of the Los Angeles Homeless Services Authority in its 2019 Greater Los Angeles Homeless Count that the homeless population in the City of Los Angeles increased by 16% over the previous year, which now consists of 36,300 homeless persons, of which 27,221 need shelter.

The proposed CM zoning of the Project Site is consistent with the proposed General Plan land use designation of Commercial Manufacturing and supports higher density residential development within a affordable housing development for Extremely Low to Low Income homeless individuals. The Project is compatible with the Wilshire Community Plan's goals, objectives and policies, as discussed in the findings for the Community Plan. In general, these goals, objectives and policies encourage the development of higher density new housing in proximity to commercial centers and major transportation centers, along with providing more affordable and increased accessibility for the handicapped and senior citizens, many of which are within the Target Population for Permanent Supportive Housing, i.e., homeless individuals. The proposed Project would offer better housing choices for homeless individuals that are often relegated to shelters or transitional housing, or even worse, have no temporary housing options at all. The proposed Project would also bring new residential units to an area that has a mix of residential, commercial and light industrial uses, but which offers several options to place residents within easy walking distance of several public transit alternatives and a major commercial corridor. The proposed Zone Change to the CM Zone would facilitate the much needed housing for an underserved segment of society, and as a result, the Zone Change would promote the public necessity, convenience and general welfare to accommodate a population that would benefit from housing and supportive services for those in the greatest need.

Good Zoning Practices

The location of the proposed Restricted Affordable housing development as it fronts on Madison Avenue to the east and Juanita Avenue to the west supports good zoning principles in that this location would be appropriately rezoned to the CM Zone. The General Plan Framework notes that the City of Los Angeles has "insufficient vacant properties to accommodate forecast population increases. Consequently, the City's growth will require the reuse and intensification of existing developed properties."[32] The existing Project Site consists of three, small one-story residential buildings and three, small underutilized one-story commercial buildings. The Project Site also includes a large amount of parking lot areas that should be utilized to accommodate an intensification of the land use in order to construct an affordable housing development.

A basic principle of good zoning practice, and State law as required by California Government Code Section 65860, is consistency between the General Plan land use designation and zoning designations. The General Plan Framework's Objective 3.1 seeks to accommodate a "diversity of uses that support the needs of the City's existing and future residents, businesses and visitors." The Objective is supported by Policy 3.1.6 which proposes to allow for the "adjustment of General Plan Framework Element land use boundaries to account for the changes in the location and introduction of new transit routes and stations…and, in such cases, consider the appropriate type and density of use generally within one-quarter mile of the corridor and station to reflect the principles of the General Plan Framework Element and the Land Use/Transportation Policy." The Applicant is requesting approval of a General Plan Amendment to revise the land use designation in the Wilshire Community Plan from Limited Industrial (corresponding to the existing M1 Zone) to Commercial Manufacturing (corresponding to the requested CM Zone). The requested General Plan Amendment to Commercial Manufacturing would create a development site compatible with

[32] The Citywide General Plan Framework, page 3-4.

the Wilshire Community Plan's recognition of a residential community issue that there is a need to accommodate more affordable housing in transit-rich areas.

Rezoning the subject property from M1 to CM would result in consistency with residential goal, objectives and policies of the Wilshire Community Plan. Goal 1 seeks a "high quality residential environment for all economic, age, and ethnic segments of the Wilshire Community." The Applicant proposes to build a high quality residential campus of five buildings of Restricted Affordable units for Low income and formerly homeless individuals. Objective 1-2 seeks to "Reduce vehicular trips and congestion by developing new housing in close proximity to regional and community commercial centers, subway stations and existing bus route stops.: This objective is supported by Policy 1-2.1 which proposes to "Encourage higher density residential uses near major public transportation centers." The CM Zone, in conjunction with the proposed Specific Plan Amendment, would permit the development of the affordable housing project. The Project would be located within 500 feet of the Metro Red Line Rail Station located at Vermont Avenue and Beverly Boulevard, and several Metro bus lines, including the Metro Rapid Bus Line 754, that have stops at Vermont Avenue and Beverly Boulevard. Additionally, Vermont Avenue is a commercial center within easy walking distance of the Project. The Project would replace underutilized buildings on a lot that is 2.09 acres in size in order to create a higher density residential use that is near the major transportation center at Vermont Avenue and Beverly Boulevard. Objective 1-4 seeks to "Provide affordable housing and increased accessibility to more population segments, especially students, the handicapped and senior citizens." The Target Population for the Applicant's affordable housing project would include the handicapped and senior citizens." Policy 1.4-2 proposes to "Ensure that new housing opportunities minimize displacement of residents." In addition to the demolition of commercial buildings, the Project would replace three small one-story single family residential buildings in order to facilitate the development of 454 dwelling units, of which 449 units would be occupied by Extremely Low to Low Income homeless individuals. As such, the displacement of existing residents is significantly minimized by the development of a high-density residential project, which would provide affordable housing for a wide range of population segments that are lacking permanent housing opportunities.

The Project reflects the existing land use patterns, trends and uses in the immediate area, which is developed with a mix of residential, commercial and light industrial projects on properties currently zoned for a mix of residential, commercial and industrial uses. The Project would create synergy with the existing residential properties for the lower income and homeless that are located to the immediate east and west of the Project Site. This, in turn, creates a vibrant, cohesive neighborhood that is greatly needed in very close proximity to a Metro Rapid Bus stop and the Vermont/Beverly Metro Red Line Rail Station, allowing the residents easy access within walking distance to several transit options.

Based on the foregoing, the proposed Zone Change promotes good zoning practices by allowing the affordable housing development that is consistent with a coherent zoning pattern of establishing a CM Zone for parcels that are within close proximity to a commercial center and a major transportation corridor that includes a Metro Rail station and Metro Rapid Bus stop.

SPECIFIC PLAN AMENDMENT VERMONT/WESTERN TRANSIT ORIENTED DISTRICT SPECIFIC PLAN (STATION NEIGHBORHOOD AREA PLAN) PURSUANT TO L.A.M.C. SECTION 11.5.7 G

The Applicant requests approval of a Specific Plan Amendment to introduce a new Subarea within the Vermont/Western Transit Oriented District Specific Plan - Station Neighborhood Area Plan (SNAP), Subarea D.2 - Commercial Manufacturing/Permanent Supportive Housing, to permit the construction of a new five building Restricted Affordable housing project with supportive social services for homeless and formerly homeless individuals containing a maximum of 454 residential dwelling units including 449 Restricted Affordable units and 5 managers' units and approximately 11,772 square feet of resident focused supportive services.

The Project Site is located in a developed area and affords a unique opportunity for redevelopment of an otherwise underutilized site on industrial land in a neighborhood where adjoining industrial land has been similarly converted to much-needed affordable housing for homeless persons. The goals of the SNAP seek to create a higher density of land uses and a livelier pedestrian environment along and in close proximity to major transit corridors such as Vermont Avenue. With the approval of the Specific Plan Amendment, the Project would be consistent with the following goals and purposes outlined by the Specific Plan:

Section 2.C: Establish a clean, safe, comfortable and pedestrian oriented community environment for residents to shop in and use the public community services in the neighborhood.

The Specific Plan Amendment creates regulations to ensure the proposed Project would provide a much needed, convenient, high quality affordable housing development for Extremely Low to Low Income homeless persons in a location that is now occupied by surface parking and underutilized small, one-story residential uses and buildings for storage and telecommunications purposes. The Project would provide a safe, clean and healthy environment for a resident population that is currently underserved.

Currently, the SNAP allows the use and area regulations of the CM Zone (LAMC Section 12.17.1) to be applied to all lots in Subarea D, except that projects with residential uses are prohibited. The Specific Plan Amendment to create a new Subarea D.2 to allow for an affordable housing development in the proposed CM Zone would be consistent with the purpose of the SNAP to establish a clean, safe, comfortable and pedestrian oriented community environment for the residents. The Project would be located within 500 feet of the commercial corridor of Vermont Avenue, where residents may shop and use the public community services in the neighborhood. The development of the Applicant's Project would be incompatible with adjacent development and would provide a sense of place in the vicinity of Beverly Boulevard and Vermont Avenue consistent with good zoning practice. Properties that adjoin the Project Site are zoned residential, commercial and industrial, developed with a mix of residential, commercial and industrial uses. Similar affordable housing developments adjoin the Project Site to the immediate east and west, with one affordable development on industrially zoned land and the other on residentially zoned land. The development of the proposed affordable housing Project would create a synergy with other similar projects, resulting in an enhanced pedestrian oriented community.

Section 2.E: Guide all development, including use, location, height and density, to assure compatibility of uses and to provide for the consideration of transportation and public facilities, aesthetics, landscaping, open space and the economic and social well-being of area residents.

The Specific Plan Amendment would establish a new Subarea D.2 with associated Development Standards and Guidelines and would change the Subarea designation for the Project Site from Subarea D (Light Industrial/Commercial) to Subarea D.2 (Commercial Manufacturing/Permanent Supportive Housing). Subarea D.2 would contain development regulations tailored to the specific needs of a high density affordable housing project. The Specific Plan Amendment proposed regulations are intended to accommodate the Project while requiring it to adhere to design and development regulations ensuring that its built form is urban scaled, pedestrian friendly, transit oriented, and otherwise compatible with the mix of uses in adjacent developments.

The Specific Plan Amendment would create regulations for allowable uses, height, floor area, density, usable open space, and parking. It would also include design guidelines that address landscape plans, streetscape, pedestrian and vehicular circulation, building design, trash and recycling location, urban form, building form, façade treatment, building setbacks, and lighting.

The Specific Plan Amendment would only apply to the Project Site. Subarea D.2 would contain specific requirements for eligibility, including that the Project Site must be improved with a Qualified Permanent Supportive Housing Project to be eligible for residential uses.

The Specific Plan Amendment would lead to a development that would be deemed consistent with public necessity, convenience, general welfare and good zoning practice, as outlined in the findings for the requested Zone Change from M1-1 to CM-1. As specified in the findings for the General Plan Amendment, Zone Change and the Site Plan Review, the proposed Specific Plan Amendment would be consistent with the General Plan Framework, the Housing Element, the Wilshire Community Plan, the Wilshire Center/Koreatown Redevelopment Project, the Mobility Plan 2035, and the Health and Wellness Element.

Section 2.G: Create a transit friendly area by requiring conformance to pedestrian oriented design guidelines that establish building façade treatments, landscape standards, criteria for shade-producing building overhangs and awnings, street lighting and security lighting for streets, alleys, sidewalks and other pedestrian areas that adjoin new development.

The Specific Plan Amendment would create regulations for allowable uses, height, floor area, density, usable open space, and parking. It would also include design guidelines that address landscape plans, streetscape, pedestrian and vehicular circulation, building design, trash and recycling location, urban form, building form, façade treatment, building setbacks, and lighting.

The Specific Plan Amendment requires the Project achieve almost the same design criteria as required for residential developments in other Subareas. A few design criteria would be modified in recognition of the unique development constraints for an affordable housing project on industrial land, but the Project proposes to be a transit and pedestrian friendly project that is conveniently located within close proximity to major transit options. The Project would support transit usage as the residents of the affordable housing development would less likely to own personal vehicles for transportation. As described above, the Project would improve adjacent streetscape and activate the streets with more pedestrian activity.

Section 2.R: Facilitate the provision of studio and one bedroom apartments for adult students and senior citizens located near colleges, subway stations and along commercial corridors.

The Specific Plan Amendment would facilitate the development of affordable housing for

Extremely Low to Low Income homeless persons. The resident population would most likely include, among other age groups, senior citizens who are homeless or at-risk of homelessness. The Los Angeles Homeless Services Authority issued the "Greater Los Angeles Homeless Count" report in 2018, noting there was a 22% increase in homelessness for persons aged 62 and older, while there was a decrease in homelessness for all other age groups. Senior citizens would benefit from the provision of more affordable units located near subway stations and commercial corridors.

The Project proposes to provide 454 Restricted Affordable units, inclusive of the five managers' units, consisting of 370 studio units, 71 one-bedroom units and 13 two-bedroom units. The Specific Plan Amendment facilitates the provision of studio and one bedroom apartments for approximately three-quarters of the total units. The Project is located within 500 feet of the Vermont/Beverly Metro Red Line subway station and the commercial corridor of Vermont Avenue.

FINDINGS FOR PROJECT PERMIT COMPLIANCE PURSUANT TO L.A.M.C. SECTION 11.5.7.C

1. That the project substantially complies with the applicable regulations, standards and provisions of the Specific Plan.

For the reasons stated above, the proposed Project substantially complies with the applicable regulations, standards and provisions of the Vermont/Western Transit Oriented District Station Neighborhood Area Specific Plan (SNAP) as amended by the Specific Plan Amendment to create Subarea D.2.

2. That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

The Project will undergo CEQA review by the City and any appropriate environmental mitigation measures will be placed on the project at that time.

PROJECT PERMIT COMPLIANCE FINDINGS

1. ADDITIONAL INFORMATION/FINDINGS: Please complete all of the following which apply to your request. You may attach additional sheets if necessary if there is not enough room in the spaces provided.

a. Specific Plan area: **Vermont/Western Transit Oriented District Station Neighborhood Area Specific Plan**

b. Specific Plan subarea (if any): **Subarea D.2**

c. Specific Plan land use designation (if any): **Commercial Manufacturing**

d. Specific Plan requirements: Specify those which apply to the subject property:

i. Maximum permitted height: **Unlimited**

ii. Maximum permitted floor area ratio (FAR): **The maximum permitted FAR for Qualified Permanent Supportive Housing is 3 to 1.**

iii. Minimum required setbacks/yards:

Front: None (CM Zone)

Side: Developer Incentive for 5 ft.

Rear: Does not apply to Development Site.

iv. Maximum lot coverage: **n/a**

v. Parking requirements: **None for affordable units with Target Population residents. 1 space per every 20 dwelling units for the purpose of accommodating guests, supportive services, case management and managers' units.**

vi. Transportation improvements/fees: **n/a**

vii. Other requirements: **n/a**

e. What is the current zoning on the subject property? **Existing Zone: M1-1. Proposed Zone: CM-1 (per Zone Change)**

f. Subject property is (check whichever applies): ☒ level; ☐ sloping; ☐ rectangular; ☒ irregular-shaped parcel of land.

g. Describe how the site is presently developed, including details such as square footage of buildings, occupancy loads, number of stories, number of parking spaces provided, etc.

Site is presently developed with six small buildings and parking lots to be demolished. These buildings include: 1. One-story masonry building with 387.69 square feet. 2. One-story brick building with 5,336.04 square feet. 3. One-story sheet metal building with 2,157.39 square feet. 4. One-story wood building with 390.02 square feet. 5. One-story wood buildings with 390.41 square feet. 6. Two-story wood building with 738.42 square feet. 194 parking spaces, including one handicapped space, are located on the surface parking lots.

h. Adjacent Properties

	Zoning or Specific Plan Land Use Designation	Existing Land Use
Northerly	**PF-1XL**	101 Freeway
Southerly	**M1-1**	Surface parking; auto sales; warehouse; light manufacturing and auto body repair.
Westerly	**[Q]CM-1, R4-1 and C2-1**	A low-income multi-family affordable housing residential building, an office building, and surface parking.
Easterly	**M1-1**	Affordable housing residential development and a pest control company.

i. Proposed Project

i. Height: (Approximates)
Building NE: 92 feet 3 inches
Building NW: 94 feet 3 inches
Building SE: 93 feet 7 inches
Building SW-A: 94 feet 6 inches
Building SW-B: 95 feet 0 inches

ii. Project floor area: 247,812 square feet (floor area definition from Subarea D.2)

iii. Total floor area ratio (FAR): 2.8:1

iv. Number of dwelling units: 454

v. Setbacks/yards:
Front: 0 feet
Rear: n/a
Side: at least 5'-1" feet

vi. Lot coverage: 48% building coverage

vii. Number of parking spaces to be provided: The Applicant proposes to provide up to 23 parking spaces.

viii. If demolition is proposed, describe the type of buildings/structures to be removed, amount of floor area demolished and any buildings/structures to remain:

Six buildings and surface parking lots with 194 spaces are to be removed. The six buildings have a combined floor area of approximately 9,400 square feet. No buildings or structures are to remain on the Development Site.

FINDINGS FOR SITE PLAN REVIEW PURSUANT TO L.A.M.C. SECTION 16.05

Pursuant to LAMC Section 16.05 F, the following findings are required for any project that proposes more than 49 new residential dwelling units.

1. That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan;

See General Plan consistency findings above.

2. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties; and

The Project is designed to be compatible with the existing and future development on adjacent and neighboring properties. To the east of the Development Site, across Madison Avenue, is the PATH Affordable Housing Project and the construction of additional affordable dwelling units in multi-family buildings. To the west of the Development Site, across Juanita Avenue, is a four-story La Kretz Villas affordable housing development. The Project would be designed with many similar design features of building articulation that is provided with building massing, fenestration locations and material color and texture choices.

The Project would be consistent with the City's vision in its Comprehensive Homeless Strategy that encourages greater density in areas of the City most capable of supporting it, and proposes that the City "should also investigate how well its various zoning density programs are doing to encourage or mandate additional residential development. Further study into reducing or removing parking minimums for affordable and homeless housing profiles, where residents own cars at much lower rates than market-rate housing, could lower the cost of affordable and homeless housing development and ensure efficient use of space for areas where more residential density is needed."[33]

The City's Comprehensive Homeless Strategy notes that land use is "an inseparable factor creating additional opportunities to increase housing stock. Los Angeles has not responded to stronger housing demand by allowing for greater residential density in the nearly 500 square miles of our City. Land use and zoning restrictions can and have limited the supply of housing throughout the City."[34]

The City's vision to address the housing crisis is contained within L.A.'s Green New Deal, the 2019 update to the Mayor's Sustainable City pLAn, which sets targets to increase cumulative new housing unit construction to 150,000 by 2025 and 275,000 units by 2035, and to ensure 57% of new housing units are built within 1,500 feet of transit by 2025 and 75% by 2035. These targets, by necessity, require higher density residential development, given that the Comprehensive Homeless Strategy has identified the need for greater residential density.

The proposed Project consists of an arrangement of buildings and structures, off-street parking,

[33] Ibid, page 17.
[34] Comprehensive Homeless Strategy, page 17.

lighting, landscaping and trash collection that is or will be compatible with existing and future development on the neighboring properties:

- Height of Buildings: 95 feet for tallest building (unlimited height limit is permitted by the Specific Plan Amendment for Subarea D.2 in the SNAP).

- FAR: Approximately 2.8 to 1 overall (3 to 1 FAR is permitted for Qualified Permanent Supportive Housing Projects by Specific Plan Amendment for Subarea D.2 in the SNAP).

Off-street Parking Facilities: 23 automobile parking spaces and 251 bicycle parking spaces are required and provided. The following automobile parking standards apply to all Qualified Permanent Supportive Housing Projects: None for affordable units with Target Population residents. One (1) parking space for every 20 dwelling units or guest rooms shall be provided for the purpose of accommodating guests, supportive services, case management and managers' units. Up to 40% of the total required parking spaces may be provided as compact stalls. The Project consists of 454 dwelling units, resulting in the requirement of 23 parking spaces that are provided on-site in ground level garage spaces. The Project will provide 15 standard parking spaces, 5 compact spaces and 3 handicapped spaces.

- Off-street parking spaces for bicycles shall be provided at a ratio of one-half parking space per dwelling unit, which results in 251 bicycle parking spaces for the 454 dwelling units. No bicycle parking shall be required for the non-residential uses in a Qualified Permanent Supportive Housing Project that consist of supportive services, case management offices, computer rooms and other non-residential uses related to providing services to the Target Population. In addition, 24 bicycle parking spaces are provided on the street frontages of Juanita Avenue and Madison Avenue, consistent with the design guidelines of the Vermont/Western Transit Oriented District SNAP.

- Yards: The minimum front yard setback would be 0 feet. The minimum interior yard setback would be 5' – 1" for a portion of the Southwest Building B between the building and the southwesterly property line. All other interior yard setbacks range from 10' – 2" to 13' – 11".

- Open Space and Landscaping: The Project would create approximately 36,580 square feet of open space including 7,627 square feet of landscaped areas. The large central courtyard will activate pedestrian activity on the Development Site with landscaping provided with trees and planters.

Height, Bulk and Setbacks

The project is proposed to reach a maximum height of 95 feet for the eight-story residential Southwest Building B located within the interior of the Development Site behind the Southwest Building A that fronts on Juanita Avenue. The Southwest Building A is proposed to reach a maximum height of 94 feet 6 inches. The Northeast Building that fronts on Oakwood Avenue is proposed to reach a maximum height of 92 feet 3 inches. The Northwest Building that fronts on Juanita Avenue is proposed to reach a maximum height of 94 feet 3 inches. The Northeast Building is proposed to reach a maximum height of 92 feet 3 inches. The Southeast Building that fronts on Madison Avenue is proposed to reach a maximum height of 93 feet 7 inches.

The bulk and massing of the five residential buildings that are 8 stories in height avoid blank

walls with articulations, recesses, balconies and terraces on upper level. The approximately 26,000-square foot courtyard is the Project's driving concept, which is allowed to transform both horizontal and vertical planes. The transformations provide various scales of communal spaces for tenants to engage with and activate. Horizontal plane transformation informs building location, spacing, orientation, proportions and size. Vertical plane transformations inform initial building massing, voids and unit orientation. Additionally, the courtyard influences the location of interior communal spaces that overlook the larger outdoor park space in the courtyard.

Madison Avenue is designated as the Development Site's front yard, which will have varying setback from 0 feet to 21 feet. The minimum interior side yard setbacks are 5 feet, but generally range between 10 feet and 13 feet. Pedestrian activity is encouraged throughout the Project Site as outdoor passageways connect to the street frontages of Juanita Avenue, Oakwood Avenue and Madison Avenue.

Off-street Parking Facilities

Residential parking will be provided according to the following automobile parking standards that apply to all Qualified Permanent Supportive Housing Projects: None for affordable units with Target Population residents. One (1) parking space for every 20 dwelling units or guest rooms shall be provided for the purpose of accommodating guests, supportive services, case management and managers' units. Up to 40% of the total required parking spaces may be provided as compact stalls. The Project consists of 454 dwelling units. Although the City cannot enforce parking requirements pursuant to Government Code Section 65915(p), the Project will provide 23 parking spaces on-site in ground level garage spaces. The Project will provide 15 standard parking spaces, 5 compact spaces and 2 3 handicapped spaces.

Bicycle parking will be provided according to the ratio of one-half parking space per dwelling unit, which results in 251 bicycle parking spaces for the 454 dwelling units. No bicycle parking shall be required for the non-residential uses in a Qualified Permanent Supportive Housing Project that consist of supportive services, case management offices, computer rooms and other non-residential uses related to providing services to the Target Population. In addition, 24 bicycle parking spaces are provided on the street frontages of Juanita Avenue and Madison Avenue, consistent with the design guidelines of the Vermont/Western Transit Oriented District SNAP.

As shown on the Plot Plan, all automobile parking is provided within the ground level of the Northeast Building, the Southwest Building A and the Southeast Building, which is accessed respectively by the driveways on Oakwood Avenue, Juanita Avenue and Madison Avenue. Bicycle parking and storage are provided with the ground level of all five buildings.

Open Space and Landscaping

The required open space would be 45,725 square feet of open space. However, the Applicant is requesting a Developer Incentive pursuant to LAMC Section 11.5.11(e) for a 20% reduction in overall open space for a total requirement of 36,580 square feet.

The Project would provide the majority of open space in one large landscaped courtyard area throughout the entire Development Site. The Northeast Building would provide additional outdoor open space in a podium deck and a roof deck. Indoor common open space would be provided in community rooms in some buildings. Consistent with the proposed SNAP

Subarea D.2 open space requirements, all common open space areas would have a minimum horizontal dimension of 20 feet and an overall minimum dimension of 600 square feet, and they make up less than 40 percent of the required open space. Additionally, 27,229 square feet of open space would be provided on the ground floor level.

The courtyard will activate pedestrian activity on the Development Site with landscaping provided with trees and planters. Activity space will be created with the barbecue and dining areas and the game tables. Residents will have access to the community garden. Outdoor seating areas are spread throughout the open space courtyard and the passageways that link all buildings.

The Project will provide 7,627 square feet of landscaped area, which would accommodate a total of 114 trees.

Loading Areas, Lighting and Trash Collections

Lighting and trash collection areas are provided consistent with City Code requirements. Trash room and trash enclosure areas are provided for the residential and supportive services uses of the Project. The trash collection areas are accessible on the ground level of each building. Loading areas are not contained within the buildings. The Project proposes a drop-off and arrival area within a loop driveway along Madison Avenue, as it fronts on the courtyard and is located between the Northeast Building and the Southeast Building.

3. That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

As a Qualified Permanent Supportive Housing project, the Applicant's development provides 11,772 square feet of case management supportive services including 5,700 square feet dedicated to case management offices with meeting areas and 6,072 square feet of interior common open space for the residents. The Project will provide an indoor fitness center and extensive outdoor recreational activity areas in the approximately 26,000-square foot open space courtyard. The courtyard includes barbecue and dining areas, a community garden, outdoor seating areas, a dog park, game tables, an outdoor amphitheater, a shade structure, and a passageway that connects to the street frontages of Juanita Avenue, Oakwood Avenue and Madison Avenue. The Project's recreational and service amenities will improve the habitability for its residents. With a large outdoor courtyard that provides many activity areas for the residents, the Project's recreational amenities minimize impacts on neighboring properties.

SUBDIVISION MAP ACT

FINDINGS FOR VESTING TENTATIVE TRACT MAP NO. 82798 PURSUANT TO LAMC SECTIONS 17.01 & 17.15

Pursuant to **California Government Code Sections 66473.1, 66474 (Subdivision Map Act) and LAMC Section 17.01 and 17.15**, the Project Applicant requests approval of a Vesting Airspace Tentative Tract Map to permit the merger and re-subdivision of the land and the creation of one ground lot containing 5 air space lots necessary to facilitate the development of the project. The Project Applicant also requests to record the Final Map in phases. The requested Lots included:

i. Lot 1: Master Ground Lot
ii. Airspace Lot 2: Northeast
iii. Airspace Lot 3: Southeast
iv. Airspace Lot 4: Southwest B
v. Airspace Lot 5: Southwest A
vi. Airspace Lot 6: Northwest

1. The proposed map will be/is consistent with applicable General and Specific Plans.

The proposed Vesting Airspace Tentative Tract Map enables the consolidation of urban infill lots for the proposed affordable housing development project. The project as designed is consistent with various elements and objectives of the General Plan. See General Plan consistency findings above.

2. The site is physically suitable for the proposed type of development.

The Development Site consists of a Lot Area of 90,974 square feet comprised of the Assessor Parcels 5501-001-023 and 5501-001-800. Located mid-block on the east side of Juanita Avenue, north side of Oakwood Avenue and fronting on the west side of Madison Avenue, the Project Site is generally bound by Juanita Avenue to the west, Oakwood Avenue to the north, Madison Avenue to the east, and private property to the south that borders on Beverly Boulevard. The site is a generally level parcel of land which is physically suitable for the proposed five residential buildings, all of which are 8 stories. The Project is not located in a Hillside Area, a Very High Fire Hazard Severity Zone, a Flood Zone, a Hazardous Waste Area, a Landside Area, or a Liquefaction Area.

The site is prime location for developing a high-density residential development in close proximity to major transit options and a commercial corridor. The site is located within 500 feet of the Vermont/Beverly Metro Red Line Rail Station and the commercial corridor of Vermont Avenue. The Wilshire Community Plan includes Objective 1-4, which seeks to "provide affordable housing and increased accessibility to more population segments, especially students, the handicapped and senior citizens. The Vermont/Western Transit Oriented District Specific Plan (SNAP) includes as one its purposes to "facilitate the provision of studio and one bedroom apartments for adult students and senior citizens located near colleges, subway stations and along commercial corridors." The Project would consist of Restricted Affordable units for the Extremely Low to Low Income level homeless individuals, many of whom would be senior citizens. The Project proposes to provide primarily studio and one bedroom units, with only a few two bedroom units.

Therefore, the Development Site is suitable for Permanent Supportive Housing project.

3. The site is physically suitable for the proposed density of development.

The Development Site is physically suitable for the 454 residential units that would be ultimately constructed within 8-story buildings on 2.09 acres. The Project includes a maximum of 454 residential units; ample supportive services that consist of community rooms, case management offices, computer rooms and kitchens; and common indoor area consisting of lobbies, mailrooms and laundry rooms. The Project would be allowable under the requested land use designation of Commercial Manufacturing and the Zone Change from M1-1 to CM-1, along with the Specific Plan Amendment to create new Subarea D.2. The subject site is currently zoned M1-1 within the Wilshire Community Plan area of the City of Los Angeles and is designated Limited Industrial by the Community Plan. The designated height for the site is "1," limiting the site to a FAR of 1.5 to 1 on the project site. Concurrent with this application for a Vesting Tentative Airspace Tract Map, the Applicant has requested a General Plan Amendment from Limited Industrial to Commercial Manufacturing to Commercial Manufacturing, corresponding to the requested Zone Change to the CM Zone.

The Applicant has also requested a Specific Plan Amendment to the Vermont/Western Transit Oriented District Specific Plan Station Neighborhood Area Plan (SNAP) to permit the construction of a new Restricted Affordable housing development. The Specific Plan Amendment to the SNAP would create a new Subarea D.2, which would establish a FAR of 3 to 1 for the project site. The Buildable Area of the project site is 87,466 square feet, which would yield 262,398 square feet of floor area for a 3 to 1 FAR upon approval of the requested Zone Change and Specific Plan Amendment. The project is proposed to provide 247,812 square feet of floor area for the residential units, case management services, indoor open spaces and common areas. which results in a FAR of 2.8 to 1.

The subject property is located within the Wilshire Center/Koreatown Recovery Redevelopment Project which designates the site as Limited Industrial. Section 1100 of the Redevelopment Plan indicates that "if and when the City's General Plan is amended so as to change the land uses permitted within the Project Area, the land uses specified for the Project Area in the City's General Plan as so amended shall supersede the land use designations on the attached Redevelopment Plan Map and all of the other land use provisions of this Plan, to the extent that such Plan land use designations and provisions are inconsistent with the City's General Plan as so amended." As part of this application, the Applicant is requesting a General Plan Amendment from Limited Industrial to Commercial Manufacturing, a land use designation that would permit, along with the Zone Change to the CM Zone, the residential development that is proposed for the subject property.

Section 401 of the Redevelopment Plan proposes to implement general redevelopment actions, which include Section 409.4 (New or Rehabilitated Dwelling Units Within the Project Area), which states that "…..at least fifteen percent (15%) of all new and rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the Agency shall be available at affordable housing cost to persons and families of low- or moderate-income; and of such fifteen (15%) not less than forty percent (40%) thereof shall be at affordable housing cost to very low-income households." The Project would provide 100% Restricted Affordable dwelling units to the homeless and formerly homeless at the Extremely Low to Low income level. The Project would be consistent with the Redevelopment Plan's general development action of providing low-income housing.

Immediately adjacent to the subject property, to the east across Madison Avenue, is an existing affordable housing development on M1-1 zoned land. Additionally, adjoining this existing development is the construction of additional affordable housing units. Immediately adjacent to the subject property, to the west across Juanita Avenue, is an existing affordable development on R4 zoned land. The Project would provide an appropriate transitional development between these existing residential developments in an area that is within close proximity to a commercial center and the major transportation corridor on Vermont Avenue which includes a Metro Red Line rail station, Metro Rapid Bus line 754 and Metro Local Bus lines.

The proposed project would comply with Los Angeles Municipal Code (LAMC) sections as permitted by the proposed CM-1 Zone and the Specific Plan Amendment to the Vermont/Western Transit Oriented Specific Plan (SNAP) that would create a new development standards for the new Subarea D.2.

The Vesting Airspace Tentative Tract Map, to permit the merger and re-subdivision of the land and the creation of one ground lot containing 5 air space lots necessary to facilitate the five-lot development of the project, is the subject of this application. The Vesting Airspace Tentative Tract Map would facilitate the creation of an affordable housing development with space provided for supportive services for the benefit of the Extremely Low to Low income homeless residents.

4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The site of the proposed project is relatively flat and developed with three, small detached residential buildings, three, small one-story commercial buildings and large surface parking lots that will be demolished to create a campus of five residential buildings for Restricted Affordable units and supportive services. The project is undergoing an environmental review pursuant to the CEQA. As there are apparently no water bodies on the site and runoff would be directed to local storm sewers, it would not be likely to result in any injury to fish as a result of the development of the project.

Any potential wildlife and habitats will also be studied in the CEQA analysis. The project site and the surrounding area are presently developed with structures and surface parking lots that do not provide a natural habitat for either fish or wildlife. Given the developed nature of the site and the surrounding area, it is not likely that there are any existing habitats or endangered wildlife that would be disturbed.

The site is located in an urbanized area in the Wilshire Community Plan area. The subject property has been developed with paved parking lots and structures which do not provide a natural habitat for either fish or wildlife. Similarly, the surrounding area has been developed with a mix of residential, commercial and industrial structures and paved parking lots.

The design of the subdivision and the proposed improvements are not likely to cause substantial impacts to the environment.

5. That design of the subdivision or type of improvements is not likely to cause serious public health problems.

There appear to be no potential public health problems caused by the design of the subdivision or the proposed improvements to the property. The design merely merges the lots into one ground level lot and five airspace lots.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet State-wide ocean discharge standards.

The City Planning Commission has taken an increased interest in the relationship of populations living near freeways and health risks. This issue creates tension between the City's desire to focus high intensity residential development near jobs and transit centers, which are typically serviced by or proximate to freeways and arterials.

In 2009, the City created a policy that required projects located near vehicular pollution sources to include a higher level of air filtration and to consider these potential impacts when designing the site massing and landscaping. On November 8, 2012, the City Planning Commission approved a Staff recommendation to attach a notice to all properties within 1,000 feet of a freeway highlighting that this potential health risk needs to be analyzed if residential uses are being proposed. Such notice is identified as a zoning information report ZI No. 2427 in this instance which gives property owners who are subject to discretionary permits notice to consider design alternatives to help reduce or address impacts and public health risks. The Project is located within approximately 500 feet of the 101 Freeway and will require a discretionary permit for approval of the subdivision map and therefore could potentially be subject to ZI No. 2427. Alternatives to help reduce or address impacts and public health risks will be considered in the Project design as established by compliance with CALGreen standards.

The proposed subdivision and subsequent Project improvements will be subject to numerous provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code, and the Building Code). Other health and safety related requirements mandated by state and local law would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The Project could improve the public health by the removal of the surface parking lots which facilitates the heat island effect and uncontrolled runoff.

The Project would not be placed over a hazardous materials site, flood hazard area, or be located on unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. The proposed residential land uses are consistent with surrounding land uses, as similar affordable housing developments are located to the immediate east and west of the Project Site.

The Department of Transportation requires the submittal of a parking and driveway plan to ensure safe egress and ingress of the project site and to ensure conformance with transportation safety design policies. The Applicant will work with the Department of Transportation to arrive at the proposed design of ingress and egress to the proposed Project.

Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

6. That the design of the subdivision or the type of improvements will not likely conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

7. The design of a subdivision for which a tentative map is required pursuant to Section 66426 shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

In assessing the feasibility of passive or natural cooling opportunities in the proposed subdivision design, the Applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcels(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

Exhibit A

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Exhibit B

Proposed Specific Plan Amendment

EXHIBIT B
SPECIFIC PLAN AMENDMENT
VERMONT/WESTERN TRANSIT ORIENTED DISTRICT SPECIFIC PLAN
(STATION NEIGHBORHOOD AREA PLAN)
PURSUANT TO L.A.M.C. SECTION 11.5.7 G

Section 10.A Subarea D.2 – Commercial Manufacturing/Permanent Supportive Housing

Definitions

Whenever the following terms are used in this Subarea, they shall be construed as defined in this Section. Words and phrases not defined herein shall be constructed as defined in Section 4 of this Specific Plan, and Sections 12.03, 13.07.C and 13.09.B.3, Division 4 of Article 1, Chapter 9 of the Code, and Division 62 of Article 1, Chapter 9 of the Code if defined there:

Local Public Agency. A local public agency identified on a list maintained by the Department of City Planning (Department) that funds Supportive Services, keeps a prequalified list of service providers, or both.

Qualified Permanent Supportive Housing Project. The construction of, addition to, or remodeling of a building or buildings offering Supportive Housing; and where all of the total combined Dwelling Units or Guest Rooms, exclusive of any manager's units, are affordable. For the purposes of this subdivision, affordable means that rents or housing costs to the occupying residents do not exceed 30 percent of the maximum gross income of Extremely Low, Very Low or Low Income households, as those income ranges are defined by the United States Department of Housing and Urban Development (HUD) or any successor agency, as verified by the Housing & Community Investment Department (HCIDLA). A minimum of 50 percent of the total combined Dwelling Units or Guest Rooms is occupied by the Target Population.

Target Population. Persons with qualifying lower incomes who (i) have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, and are homeless as defined by any Los Angeles City, Los Angeles County, State of California, or Federal guidelines; or (ii) are chronically homeless, as defined by any Los Angeles City, Los Angeles County, State of California, or Federal guidelines.

~~**Local Public Agency**. A local public agency identified on a list maintained by the Department of City Planning that funds Supportive Services, keeps a prequalified list of service providers, or both.~~

A. Use. The use and area regulations of Section 12.17.1 of the Code (CM Zone) shall apply to all lots in the Subarea D.2, except that residential uses are permitted provided the following requirements are met ~~such that~~and the ~~Project~~ project meets the definition of~~is~~ a Qualified Permanent Supportive Housing Project:

1. Supportive Services. Applicants shall provide documentation describing the Supportive Services that will be provided onsite and offsite. Prior to any approval of a Qualified Permanent Supportive Housing Project, the applicant shall submit information demonstrating that Supportive Services will be provided to residents

of the project. The applicant shall indicate the name of the entity or entities that will provide the Supportive Services, the Local Public Agency funding source(s) for those services, and proposed staffing levels. If a preliminary funding commitment is needed, the applicant shall also submit a signed letter of intent from the Local Public Agency verifying that it is providing a preliminary funding commitment for the Supportive Services. If no funding commitment is needed, the applicant shall demonstrate that the entity or entities that will provide the Supportive Services are service providers prequalified by a Local Public Agency.

2. Affordable Housing Covenant. Projects shall record a covenant acceptable to HCIDLA that reserves and maintains the total combined number of Dwelling Units and Guest Rooms designated as restricted affordable for at least 55 years from the issuance of the Certificate of Occupancy.

3. Housing Replacement. Projects shall meet any applicable dwelling unit replacement requirements of California Government Code Section 65915(c)(3), or as thereafter amended, as verified by HCIDLA, and all applicable covenant and monitoring fees in Section 19.14 of this Code shall be paid by the applicant prior to the issuance of any building permit.

4. Notification of Application. The following requirements shall be completed at least 30 days prior to the Department ~~of City Planning~~'s approval of the Qualified Permanent Supportive Housing Project:

a. Written Notices. The Department shall send written notices of the Qualified Permanent Supportive Housing Project application by U.S. mail to the abutting property owners,

b. Posting. The applicant shall post, in a conspicuous place near the entrance of the property, a public notice of the Qualified Permanent Supportive Housing Project application. The applicant shall submit proof of posting to the Department, which includes submission of a completed public notice form provided by the Department and photographs of the posted notice.

5. Performance Standards. A Qualified Permanent Support Housing Project must comply with the following Performance Standards:

a. Location Requirement. The Qualified Permanent Supportive Housing Project shall be located within a High Quality Transit Area for the horizon year in the current Regional Transportation Plan/Sustainable Communities Strategy for the Southern California Association of Governments region.

b. Onsite Supportive Services Requirement. Nonresidential floor area shall be provided for onsite Supportive Services in the following ratios:

(i) For Qualified Permanent Supportive Housing Projects with 20 or fewer total combined Dwelling Units or Guest Rooms, no less than 90 square feet of dedicated office space shall be provided onsite; or

(ii) For Qualified Permanent Supportive Housing Projects with greater than 20 Dwelling Units or Guest Rooms, a minimum of 3 percent of the total Residential Floor Area shall be dedicated for onsite Supportive Services provided solely to Project residents, including but not limited to community rooms, case management offices, computer rooms, and/or a community kitchen.

c. Massing. Buildings more than 200 feet in length along any exterior street-facing building facade shall include a design element that provides visual relief every 100 feet. The design element shall either setback from or step forward from the face of the building by at least a depth of 12 inches and shall be a width of no less than 5 percent of the building face (ex: 5 percent of 100' = 5') and shall extend up the face of the building to at least 50 percent of the facade height.

d. At-Grade Parking. No at-grade parking space shall be located within the front yard. Loading areas and off-street parking facilities containing three or more spaces shall be effectively screened from abutting streets and lots. The screening shall not obstruct the view of the driver entering or leaving the loading area or parking facility, or the view from the street of entrances and exits to a loading area or parking facility. The screening shall consist of one or more of the following:

(i) A strip at least 5 feet in width of densely planted shrubs or trees that are at least 2 feet high at the time of planting and are of a type that may be expected to form, within three years after time of planting, a continuous, unbroken, year round visual screen; or

(ii) A wall, barrier, or fence of uniform appearance. Such wall, barrier, or fence may be opaque or perforated, provided that not more than 50 percent of the face is open. The wall, barrier or fence shall be between 4 and 6 feet in height.

Commercial Corner Exemption. Notwithstanding any provisions of Sections 12.22 A 23 and 12.24 W 26 of the Code to the contrary, and except as otherwise required by this Specific Plan, ~~Projects~~ projects that constitute a Commercial Corner Development or Mini-shopping Center, as defined in Section 12.03 of the Code, may be developed within Subarea D.2 without first obtaining a conditional use approval pursuant to Section 12.24 W 26 of the Code or having to comply with the requirements and conditions set forth in Section 12.22 A 23 of the Code.

B. Density. Qualified Permanent Supportive Housing ~~projects~~ Projects shall be permitted unlimited density. No other residential uses are permitted includ~~ed~~ing hotel, motel and apartment hotel.

C. Floor Area. Qualified Permanent Supportive Housing Projects shall not exceed a maximum Floor Area Ratio of 3:1. Areas designated exclusively for ~~supportive~~ Supportive ~~services~~ Services uses or ~~public~~ common areas accessible to all residents, including those for accessory residential or ~~supportive~~ Supportive ~~services~~ Services uses, shall not be considered floor area of the building for purposes of calculating the total allowable Floor Area. The Floor Area shall be measured to the center line of wall partitions between public and non-public areas.

D. Transitional Height. Notwithstanding any provisions of Section 12.21.1 A 10 of the Zoning Code to the contrary, portions of buildings on a lot located within Subarea D.2 shall not exceed the transitional height limits set forth below when located within the distances specified therein from a lot within the Subarea A.

Distance	Height
0 to 49 feet	25 feet
50 to 99 feet	33 feet
100 to 200 feet	61 feet

E. Usable Open Space. Notwithstanding any provisions of Section 12.21.G of the Zoning Code to the contrary, ~~Projects constituting~~ Qualified Permanent Supportive Housing Projects containing two or more Dwelling Units or Guest Rooms ~~dwelling units~~ contain usable open space in accordance with the standards of Section 12.21.G.2 of the Code, with the following exceptions:

1. **Common Open Space.** Notwithstanding the requirements in Section 12.21 G.2(a)(4)(i) of the Zoning Code, recreation rooms at least 600 square feet in area for a development of 10 or more ~~dwelling units or guest rooms~~Dwelling Units or Guest Rooms, or at least 400 square feet in area for a development of fewer than 10 ~~dwelling units or guest rooms~~Dwelling Units or Guest Rooms, may qualify as common open space, but shall not qualify for more than 40 percent of the total required usable open space.

2. **Above Grade.** Up to 75% of the common or private open space, regardless of the underlying zone, may be located above the grade level or first habitable room level.

3. **Roof decks.** Roof Decks, regardless of the underlying zone, may be used in their entirety as common or private open space, excluding that portion of the roof within 20 feet of the roof perimeter.

F. Project Parking Requirement

1. **Residential.** Notwithstanding the contrary provisions of Section 12.21.A.4(a) of the Code and regardless of the underlying zone, no parking spaces shall be required for ~~dwelling units or guest rooms~~Dwelling Units or Guest Rooms restricted to the Target

Population of a Qualified Permanent Supportive Housing Project. For a Qualified Permanent Supportive Housing Project located within one-half (1/2) mile of a Transit Stop, no more than one-half (1/2) parking space shall be required for each income-restricted Dwelling Unit or Guest Room not occupied by the Target Population. Otherwise, no more than one (1) parking space shall be required for each income-restricted Dwelling Unit or Guest Room not occupied by the Target Population.

Notwithstanding the contrary provisions of Section 12.21 A 4 of the Zoning Code and regardless of the underlying zone, the following parking standards shall apply to all Qualified Permanent Supportive Housing Projects: One (1) parking space for every 20 ~~dwelling units or guest rooms~~Dwelling Units or Guest Rooms shall be provided for the purpose of accommodating guests, ~~supportive~~ Supportive ~~services~~Services~~, case management~~ and managers' units. Up to 40% of the total required parking spaces may be provided as compact stalls.

Additionally, market rate units that do not qualify as managers' units for Qualified Permanent Supportive Housing Projects shall comply with the following standards:

a. Minimum Standards. Notwithstanding the contrary provisions of Section 12.21 A 4 (a) of the Code and regardless of the underlying zone, the minimum number of parking spaces required shall be provided at the following ratios: at least one parking space for each ~~dwelling unit~~Dwelling Unit or Guest Room having fewer than three habitable rooms, and at least one and one-half parking spaces for each ~~dwelling unit~~Dwelling ~~u~~Unit or Guest Room having more than three habitable rooms, in addition to at least one quarter parking space for each ~~dwelling unit~~Dwelling Unit or Guest Room as guest parking.

b. Maximum Standards. Notwithstanding the contrary provisions of Section 12.21 A 4 (a) of the Code and regardless of the underlying zone, the maximum number of parking spaces provided shall be limited to the following ratios: a maximum of one parking space for each Dwelling Unit or Guest Room ~~dwelling unit~~ having fewer than three habitable rooms, a maximum of one and one-half parking spaces for each Dwelling Unit or Guest Room ~~dwelling unit~~ having three habitable rooms, a maximum of two parking spaces for each Dwelling Unit or Guest Room ~~dwelling unit~~ having more than three habitable rooms, and a maximum of one-half parking space for each Dwelling Unit or Guest Room ~~dwelling unit~~ as guest parking.

2. **Non-residential uses.** Parking shall be required pursuant to Section 12.21.A.4 of the Code.

3. **Bicycles.** Notwithstanding the contrary provisions of Section 12.21 A 16 of the Code and regardless of the underlying zone, for Projects with two or more dwelling units, off-street parking spaces for bicycles shall be provided at a ratio of one-half parking space per Dwelling Unit or Guest Room~~dwelling unit~~, and for Projects with non-residential uses, regardless of the underlying zone, off-street parking spaces for bicycles shall be provided at a ratio of one parking space for every 1,000 square feet of non-residential floor area for the first 10,000 square feet of floor area, and one bicycle parking space for every additional 10,000 square feet of floor area. Bicycle parking spaces shall conform to the standards set forth in Section 12.21 A 16 (c)

through (h) of the Code, and the Guidelines.

G. Development Standards. Projects shall be in substantial conformance with the Guidelines.

Exhibit C

Proposed Development Standards

EXHIBIT C

VI. SUBAREA D.2 – COMMERCIAL MANUFACTURING/PERMANENT SUPPORTIVE HOUSING

The purpose of these regulations is to create a more opportunities for Qualified Permanent Supportive Housing; require concealment of offensive elements and activities from view; regulate transitional treatments where industrial sites abut residential uses; provide criteria for improved building design; and to improve the landscape standards.

Residential uses shall be prohibited except that Qualified Permanent Supportive Housing linked to onsite or offsite supportive services for the target population are be permitted. The height permitted is 100 feet, except that transitional height for portions of buildings located within specific distances of Subarea A must be observed.

Pedestrian arcades or mid-block pass throughways are required for projects with more than 250 feet of street frontage on Boulevards and Avenues.

Development Standards
The following standards have been established to promote development that enhances the economic vitality of the community by providing opportunities for offices and stores, live/work space, workshops and affordable housing. These standards apply to all new development and extensive remodeling projects.

Landscaped Buffers, or landscaped setbacks, referred to in this section of the document, unless otherwise indicated, shall conform to the following standards:

a. be at least three feet wide;
b. contain clinging vines along any adjacent walls or fences with a minimum height of three feet at maturity, and continuous ground cover planted over the entire setback;
c. contain one twenty-four inch shade box tree, not less than ten feet in height at the time of planting, planted every 20 lineal feet. Shade trees as identified in the Street Tree List of the Bureau of Street Maintenance shall be planted;
d. include an automated irrigation system; and
e. be in accordance with a landscape plan prepared by a landscape architect, licensed architect, or licensed land scape contractor.

1. Landscape Plan. All open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities shall be landscaped by shrubs, trees, clinging vines, ground cover, lawns, planter boxes, flowers, fountains, and any practicable combination so that it is dust free and allows convenient outdoor activities, especially for children in mixed use or residential projects. Indigenous plantings are preferred, especially those that can support native species of butterflies and other small insects or animals. All landscaped areas shall be landscaped in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or licensed landscape contractor.

2. Usable Open Space. No portion of the required usable open space shall have a slope exceeding 10%. Up to 75% of the usable open space may be provided above the ground floor regardless of the underlying Zone.

Common Usable Open Space. No portion of the required common usable open space shall have a dimension of less than 20 feet or be less than 400 square feet for projects under 10 dwelling units and 600 square feet for projects 10 dwelling units or more.

Private Usable Open Space. Once the standards for the common usable open space referenced in the paragraph above have been met, Projects may provide private usable open space, such as balconies or patios, with a minimum dimension of six feet for balconies and ten feet for patios, thereby reducing the required usable open space directly commensurate with the amount of private open space provided.

3. Streetscape Elements.
Note that virtually all street furniture requires the issuance of a revocable permit from the Bureau of Street Services in the Department of Public Works, prior to placement in the public right of way. Some variation in the design of the tree well covers, bike racks, street trees, trash receptacles or public benches may be authorized by the Director of Planning or his /her representative, for aesthetic, consistency or practical purposes, but not for the purpose of lowering costs to the Project.

Street Trees. At least one 36-inch box shade tree shall be planted in the public right of way on-center, or in a pattern satisfactory to the Bureau of Street Maintenance, for every 30 feet of street frontage. Shade trees as

identified in the Street Tree List of the Bureau of Street Maintenance shall be planted. An automatic irrigation system shall also be provided within the tree well. Businesses, tenants, and property owners along both block faces of a street are encouraged to collaboratively select a signature tree.

Tree Well Covers. A four foot by eight foot, black, cast iron tree well cover shall be provided for each new and reused street tree in the project area. The design shall meet the Americans With Disabilities Act requirements and minimize trip and fall accidents, and provide a cut out adequate for whatever tree used.

Bike Racks. One bike rack per lot, or 50 feet of lot frontage for lots with more than 50 feet of frontage, shall be required. Bike racks shall be installed three feet from the curb edge or per the City Department of Transportation's requirements. Simple bike racks painted black are required.

Trash Receptacles. One trash receptacle, painted black, per 100 feet of a lot frontage along major or secondary highways, to be maintained and emptied by the Project owner, and placed in the public right of way, according to the requirements of the City Department of Public Works.

Public Benches. One public bench, painted black with a backrest, three armrests, and intermediate frame, for every 250 feet of lot frontage on a major or secondary highway shall be required and placed in the public right of way according to the requirements of the City Department of Public Works.

4. Pedestrian/Vehicular Circulation. All structures shall be oriented toward the main commercial street where the parcel is located and shall avoid pedestrian/vehicular conflicts by adhering to the following standards:

Parking Lot Location. Surface parking shall be located to the rear of all structures if vehicular access is available to the rear of the parcel either via an alley or a public street. Where no vehicular access is available from the rear of any lot, parking shall be provided to the rear of a lot via a "flag" parking layout.

Waiver. The Director of Planning or his/her representative may authorize a waiver from the requirement to provide parking in the rear of the lot for mid-block lots that do not have through access to an alley or public street at the rear, and where creation of a flag parking lot results in a total building frontage of 30 feet or less. Applicants requesting a waiver shall submit

alternative site plan scenarios with calculations showing total building frontage. Applicants shall incorporate design mitigation measures to ensure the pedestrian oriented streetscape is not undermined.

Curb cuts. Whenever a project must take its access from a major or secondary street, only one curb cut shall be permitted for every 150 feet of street frontage on the main commercial street. Such curb cuts shall be a maximum width of 20 feet, unless otherwise required by the Departments of Public Works, Transportation or Building and Safety.

Pedestrian Entrance. All buildings that front on a Boulevard or Avenue or main commercial street, including parking structures, shall provide a pedestrian entrance at the front of the building, even when rear public entrances are provided. Maximum spacing of entries along commercial frontages for shops, lobbies or arcades is fifty feet.

Design of Entrances. Pedestrian Walkways, arcades or entrances shall be located in the center of the facade, or symmetrically spaced if there are more than one, or at the corner if in a corner building. Entrances shall be accented by architectural elements such as columns, overhanging roofs, awnings, etc.

Speed Bumps. Whenever a pedestrian walk way and a drive way share the same path for more than 50 lineal feet, speed bumps shall be provided on the driveway at a distance of no more than 20 feet apart.

5. Utilities. When new utility service is installed in conjunction with new development or extensive remodeling, all proposed utilities on the project site shall be placed underground. If underground service is not currently available, then provisions shall be made for future underground service.

6. Building Design. The purpose of the following provisions is to ensure that a project avoids large blank expanses of building walls, is designed in harmony with the surrounding neighborhood, and contributes to a lively pedestrian friendly atmosphere. Accordingly, the following standards shall be met:

Stepbacks. No portion of any structure located in Subareas D.2 shall exceed more than 30 feet in height within 15 feet of the front property line. (See Figure 1) All buildings with a property line fronting on a major highway, including Hollywood Boulevard, Sunset Boulevard, Santa Monica Boulevard

and Vermont Avenue, shall set the second floor back from the first floor frontage at least ten feet.

Transparent Building Elements. For any building located in a Non-Residential Zone, a minimum of 25 percent of that portion of the exterior street-facing walls which are between 2 feet to 8 feet above the sidewalk grade shall be comprised of transparent (untinted, unfrosted, non-reflective) windows or openings, exclusive of areas for walkways, driveways, paseos and plazas.

A minimum of 10 percent of the upper story portions of the exterior street-facing building facade as measured from the top of the finished ground floor to the top of the building facade shall be comprised of transparent (untinted, unfrosted, non-reflective) windows or openings.

Glass Transparency. Glass is considered transparent where it has a transparency higher than 80 percent and external reflectance of less than 15 percent.

Facade Relief. All exterior building walls shall provide a break in the plane, or a change in material every 45 feet in horizontal length and every 30 feet in vertical length, created by an articulation or architectural detail such as: a change in plane of at least six inches for a distance of not more than 45 feet; recessed entry ways, recessed windows, or pop-out windows; porticos, awnings, terraces, balconies, or trellises; building overhangs, projections or cantilevered designs; horizontal moldings; cornice lines; or other features or building materials that create a visual break. Aluminum framed window or doors that are flush with the plane of the building shall not be included as a change in material or as a break in the plane. Materials such as wood, glass block, brick, adobe and tile are encouraged. Architectural treatments on the building front elevation shall be continued on the sides and back of buildings.

Building Materials. All buildings shall apply at least two types of complementary building materials to exterior building facades such as adobe, wood, brick, stone or tile. Transparent building elements shall not be included as a change in material towards this requirement.

Surface Mechanical Equipment. All surface or ground mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters and electric meter cabinets shall be

screened from public view and treated to match the materials and colors of the building which they serve.

Roof Lines. All roof lines in excess of forty feet must be broken up through the use of gables, dormers, plant-ons, cutouts or other appropriate means. (See Figure 4)

7. Rooftop Appurtenances. All rooftop equipment and building appurtenances shall be screened from public view or architecturally integrated into the design of the building as follows:

Flat Roofs. Building equipment and ducts shall be screened from view from any street, public right of way or adjacent property. The screening shall be solid and match the exterior materials, design and color of the building.

Pitched Roofs. Building equipment and ducts on pitched roofs shall be screened from view from any street, public right of way or adjacent property. The pitched roof shall be designed and constructed to accommodate roof-mounted equipment. A platform shall be constructed and recessed into the roof such that one side of the equipment shall be below the pitch of the roof. The remainder of the equipment and ducts which are above the roof pitch shall be screened from view. The screening shall be solid and match the exterior materials, design and color of the building.

Parapet Roofs. The parapet roof shall be designed and constructed to accommodate roof-mounted equipment. Any portions of the equipment or ducts which are above the parapet shall be screened from view from any street, public right of way or adjacent property. The screening shall be solid and match the exterior building material, design and color. 8. Trash and Recycling Areas. Trash storage bins shall be located within a gated, covered enclosure constructed of materials identical to the exterior wall materials of the building. The trash enclosure shall be minimum six feet high, and shall have a separate area for recyclable materials. (See Figure 5) 9. Pavement. Paved areas, excluding parking and driveway areas, shall consist of enhanced paving materials such as stamped concrete, permeable paved surfaces, tile, and/or brick pavers.

8. Trash and Recycling Areas. Trash storage bins shall be located within a gated, covered enclosure constructed of materials identical to the exterior wall materials of the building. The trash enclosure shall be minimum six feet high, and shall have a separate area for recyclable materials. (See Figure 5)

9. Pavement. Paved areas, excluding parking and driveway areas, shall consist of enhanced paving materials such as stamped concrete, permeable paved surfaces, tile, and/or brick pavers.

10. Freestanding Walls. All freestanding walls shall contain an architectural element at intervals of no more than 20 feet. All freestanding walls shall be setback from the property line adjacent to a public street with a landscaped buffer. Chain-link, barbed and concertina fences are not permitted. (See Figure 6)

11. Parking Structures-Required Commercial Frontage. All of the building frontage along major or secondary highways, for a parking structure shall be for commercial, community facilities, or other non-residential uses to a minimum depth of 25 feet. (See Figure 7).

12. Parking Structures-Facade treatments. The exterior elevations of all parking structures shall be designed to match the style, materials and color of the main building they serve so there is no notable differentiation between the parking and non-parking structure. (See Figure 8) If the parking structure is not architecturally associated with any one building, the wall at ground level shall be screened by a landscaped buffer.(See Figure 9)

13. Parking Structures Across from Residential Uses. Wherever a parking structure abuts or is directly across an alley or public street from any residential use or zone, the facade facing such residential use or zone shall conform to the following standards: a landscaped buffer in front of a decorative perimeter wall at least three feet six inches in height shall be provided along the sides of any structure which faces any residential use or zone, so that light is blocked and noise deflected; a maximum of 40% of the building facade shall be for openings that allow for natural ventilation; solid panels a minimum of three feet six inches tall shall be installed at the ramps of the structure which are adjacent to residential uses or zones so as to minimize headlight glare; light standards on any uncovered above ground level areas of the structure shall not be higher than the adjacent perimeter walls; and garage floors and ramps shall be constructed with textured surfaces to minimize tire squeal noises.

14. Surface Parking lots. Surface parking lots and driveways shall be paved with portland cement concrete, pervious cement, grass-crete or any other porous surface acceptable to the Department of Building and safety, that reduces heat radiation and/or increases surface absorption. A landscape plan prepared by a licensed landscape architect, licensed architect or licensed

landscape contractor shall be required. At least ten percent of a surface parking lot shall be landscaped in accordance with the following standards: One 24-inch box shade tree for every four parking spaces, spaced evenly to create an orchard-like effect; a landscaped buffer around the property line; and a three and a half foot solid decorative masonry wall trees as identified in the Street Tree List of the Bureau of Street Maintenance shall be planted. The trees shall be located so that an overhead canopy effect is anticipated to cover at least 50 percent of the parking area after ten years of growth. **(See Figure 10)**

15. Surface Parking Abutting Residential. Whenever a surface parking lot abuts or is directly across an alley from an residential use or zone, a decorative wall at least six feet in height shall be erected along the perimeter of the parking area facing such residential lot or use, and a landscaped buffer shall be installed along this wall with one 24-inch box shade tree planted for every 20 feet of landscaped buffer around the property line. A landscape plan prepared by a landscape architect, licensed architect, or licensed landscape contractor is required.

16. On-Site Lighting. On-site lighting shall be installed along all vehicular access ways and pedestrian walkways. Parking areas shall have a minimum of 3/4 foot-candle of flood lighting measured at the pavement. All on-site lighting shall be directed away from adjacent properties. This condition shall not preclude the installation of low-level security lighting.

Lighting Shielded. Sources of illumination shall be shielded from casting light higher than fifteen degrees (15) below the horizontal plane as measured from the light source. They shall not cast light directly into adjacent residential windows. Light Mounting Height. A maximum mounting height of light sources for ground level illumination shall be fourteen feet, measured from the finished grade of the area to be lit.

Lamp Color. Color corrected ("white") high pressure sodium (HPS), color corrected fluorescent (2,700-3,000 degrees K), metal halide, or incandescent lamps shall be used for ground level illumination. Standard "peach" high pressure sodium, low pressure sodium, standard mercury vapor, and cool white fluorescent shall not be used for ground floor illumination.

17. Security Devices. Security devices shall be screened from public view. Alternative methods such as interior electronic security and fire alarm systems are encouraged. If metal security grills are used, grilles which recess into pockets or overhead cylinders, completely concealed and retractable shall be

used and shall be integrated into the design of the building, using the space behind signage to house the gate if possible. Vertical or horizontally folding accordion grills in front of a building are prohibited. All security window bars shall be installed on the inside of the building.

18. Privacy. Buildings shall be arranged to avoid windows facing windows across property lines, or the private open space of other residential units.

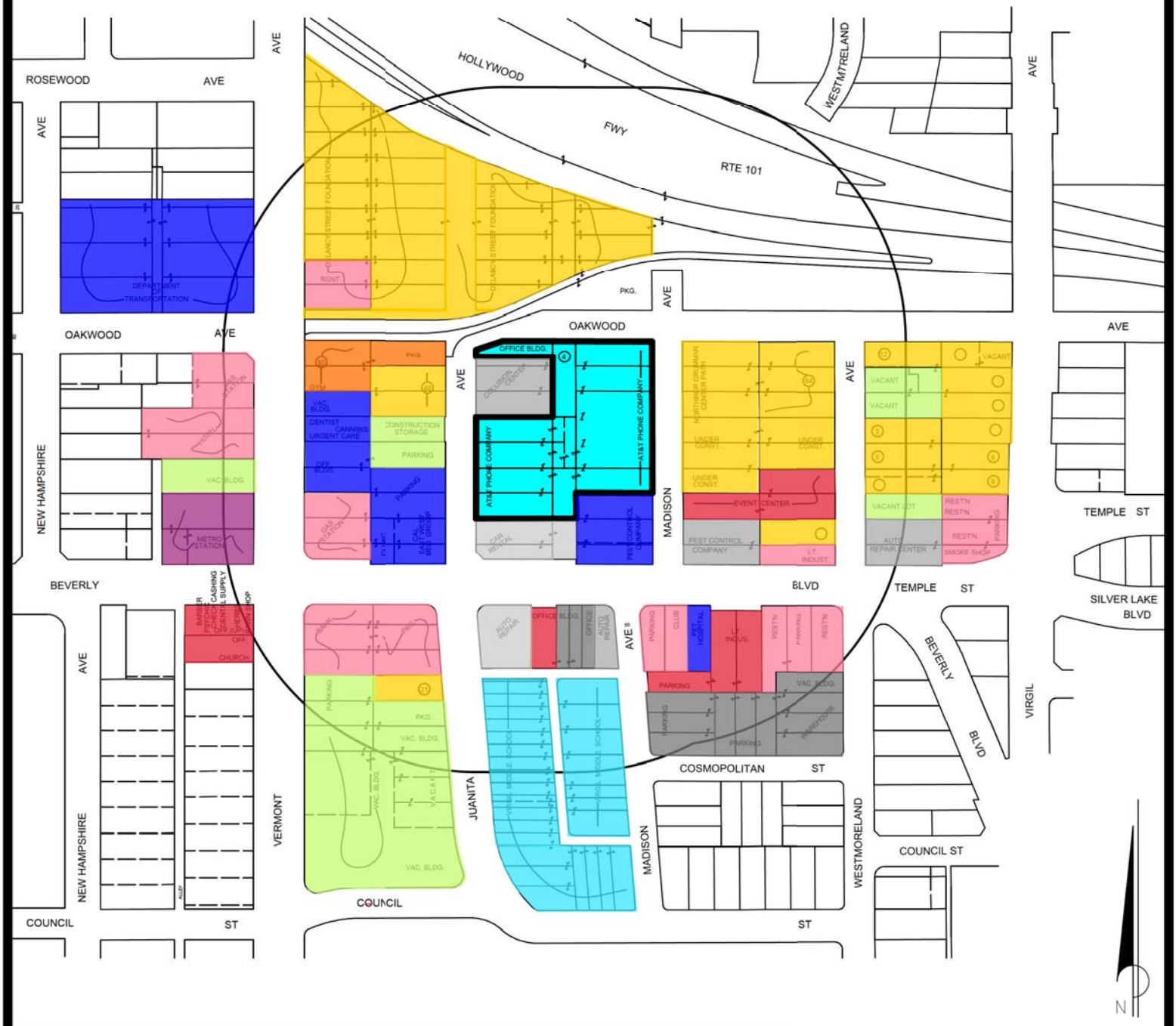
19. Hours of operation. Parking lot cleaning and sweeping, trash collections and deliveries to or from a building shall occur no earlier than 7AM and no later than 8PM, Monday through Friday, and no earlier than 10AM and no later than 4PM on Saturdays and Sundays.

20. Noise Control. Any dwelling unit exterior wall including windows and doors having a line of sight to a public street or alley, shall be constructed so as to provide a Sound Transmission Class of 50 or greater, as defined in the Uniform Building Code Standard No. 35-1, 1979 edition, or latest edition. The developer, as an alternative, may retain an acoustical engineer to submit evidence, along with the application of a building permit, specifying any alternative means of sound insulation sufficient to reduce interior noise levels below 45dBA in any habitable room.

21. Required Ground Floor Uses. Any residential, community facility or commercial use permitted by the Specific Plan Ordinance is allowed on the ground floor.

Exhibit D

Land Use Map



LEGEND

- Mixed-Use w/ Residential
- Residential
- Commercial Retail
- Vacant Lot/ Building
- Office
- Metro Stop
- Mixed Use w/ Commercial
- Automotive
- Warehouse
- School

CASE NO.

DATE: 04-15-2020

SCALE: 0' 100' 200' 300' 400' 500'

CRAIG LAWSON & CO., LLC
3221 Hutchison Avenue, Suite D
Los Angeles, CA 90034
Phone: 310-838-2400 Fax: 310-838-2424

LAND USE MAP BASED ON BUILDING PERMIT RECORDS

Exhibit E

Industrial Feasibility Memo prepared by MR+E

MR+E

Memo

From: David Bergman, MR+E

To: Flexible PSH Solutions

RE: Industrial feasibility at 316 Juanita, Los Angeles

Date 4/15/20

Project Description

Flexible PSH Solutions, a not-for-profit public benefit corporation, is proposing to develop 454 permanent supportive housing units for the chronically homeless along with 11,772 sq. ft. of program service support space. The project is called Enlightenment Plaza (henceforth referred to as "the Project"). Exclusive of the five managers' units, the Project would be 100% Restricted Affordable housing, serving extremely low- to low-income individuals, and would be available only to target population members. To construct these units, the Project would redevelop an approximately 90,984-square-foot site located at 312–328 N. Juanita Avenue in the City of Los Angeles (henceforth referred to as "the Site"). The Site is located in an M1-1 zone with a limited industrial land use designation. The Site is currently improved with light industrial and commercial buildings, three residential units, and accessory surface parking. Table 1 summarizes the existing improvements at the site.

Table 1

Address	Use	Sq. Ft.	Year Built
316 N. Juanita	Industrial (Telecom)	6,105	1960
316 N. Juanita	Storage	240	1960
316 N. Juanita	Garage	2,160	1974
3812 W. Oakwood	Multi-unit Residential	384	1924
3813 W. Oakwood	Storage	160	1961
3814 W. Oakwood	Storage	760	1961

Source: City of Los Angeles Department of Building and Safety

Industrial Rents

Industrial use at this site is a remnant from a previous technological regime that required infrastructure and proximity of hard-wired telephone connections to users. The main industrial building at 316 N. Juanita was

constructed in 1961 to house telephone switching equipment, a function that is now largely obsolete. At present, the facility is mostly used for its surface parking capacity. It is not part of any local industrial agglomeration or district. There are currently two industrial land uses within 500 feet of the property, including:

- 310 N. Madison Ave (APN # 5501-00-2034). A 7,860 sq. ft. warehouse building constructed in 1971 that is used for vehicle storage and is occasionally rented for special events.
- 3655 Beverly Blvd. (APN #5501-002-009). A 1,296 sq. ft. building originally constructed as a retail store in 1964, now used for vehicular storage and office space for a pest control company.

The character of the surrounding area is primarily a mix of residential and commercial buildings, along with surface parking. The immediate vicinity does not contain any industrial infrastructure or uses other than access to US-101 (The Hollywood Freeway).

The market for industrial use in the area is limited. At present, two industrial properties are listed as being available for rent less than three miles from the site. These properties are listed in Table 2.

Table 2

Address	Size	Rent Sf/ Year	year built	Distance
1027 Lillian Way	12,400	$30	1962	2.25
1260 W 2nd St	11,900	$9.72	1921	2.25

Source: LoopNet (accessed 4/12/20)

Both the available properties in the nearby market are significantly larger than the existing industrial properties on the site and, as such, are likely to receive higher market rents than what would be achieved by the existing buildings on site. The rental rates for leasable industrial buildings that are 6,000 sq. ft. or less and are located within Central Los Angeles range from $10.20 per sq. ft. per year to $33.60, with a median listed price of $21.72 per sq. ft. per year.

Residual Land Value Analysis

At present, the cap rate for stabilized class A industrial space in the Los Angeles market averages 4.0%. Capital construction costs for new industrial/warehouse space in Los Angeles currently ranges between $317 and $203 per sq. ft., with an average cost of $285 per sq. ft. Using these parameters, it is possible to prepare a residual land value analysis to determine the maximum feasible price that an industrial user could

pay for the land at the site in order to develop industrial space. Table 3 shows the results of this analysis. Given these inputs, the maximum feasible price at which an industrial user could purchase the site would be $4.4 million per acre, or approximately $9.2 million for the entire site. This compares to the $17.8 million land purchase price that the Project was able to offer for the site.

Summary and Conclusions

New industrial development would not be feasible at the project site. The maximum price a feasible industrial project could purchase the project site for would be $9.2 million. Generally speaking, new industrial development in the Los Angeles market is infeasible where land costs are greater than approximately $101 per sq. ft. The existing improvements on the site are obsolete due to their configuration and the size of the space is not in demand in the market. The current asking price of $21.72 per sq. ft. per year is below replacement costs for new construction and would therefore not be feasible as a reuse. The project site has minimal features that would support industrial use, is not located in an active industrial district, and is surrounded by incompatible land uses. Current market conditions effectively foreclose the possibility of redeveloping the project site for industrial use.

Table 3
Residual Land Value Analysis

Industrial Use at 316 N Juanita

Site		
Site Address:		
Parcel Size	90,984	SF
Parcel Size in Acres	2.09	AC
Site Coverage	80%	
Gross Building Area	72,787	

Program		
Industrial		
Percent	100%	SF
Efficiency	90%	
Gross Leasable Area	65,508	
Total		
Industrial	65,508	SF

Annual Rents			
	Per		Total
Industrial	$21.72	SF	$1,422,840
Total Gross			$1,422,840
Less O&M	15%	Percent	
Net Revenue			$1,209,414

Parking Requiemts		
	Rate	Spaces
Industrial	1 per 500 sq. ft.	146
Total		146

Capital Costs			
	Per		Total
Industrial	$285	SF	$18,669,866
Parking	$100	Space	$14,557
Demolition and site costs	$10	SF	$2,330,000
Total			$21,014,423

Project Valuation	
Cap Rate	4.00%
Capitalized Value (Total)	$30,235,356

Residual Land Value	
Per SF of Site	$101.35
Per Acre	$4,414,665
Total	$9,220,933